

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PUBLIC HEARING & CITY COUNCIL MEETING  
SEPTEMBER 28, 2010**

Meeting Location: City Hall, 330 Town Center Avenue

Attendees: Dave Williams, Mayor  
Jimmy Burnette, Councilmember  
Richard I. Goodman, Councilmember  
Kevin McOmber, Councilmember  
Marty Allen, City Manager  
Elvira Rogers, City Clerk  
Gregory Jay, City Attorney

Absent: Jace Brooks, Mayor Pro Tem  
Daniel F. Foster, Councilmember

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**5:30 P.M.  
DINNER SESSION  
Big Splash Room - #2302**

**1. City Council Informal Session**

*Informal discussion among City Councilmembers and staff. Food provided for Elected Officials and staff. No action to be taken during session.*

**6:30 P.M.  
PUBLIC HEARING  
Council Chambers – Room 2101**

Mayor Williams opened the public meeting at 6:30 p.m. and read the procedures for public meetings for the record.

- 2. RZ-2010-004 – Applicant: QuikTrip Corporation. Owner: Eugene Walls. Requests a rezoning from R-100 (Residential Single Family District) to C-2A (Special Commercial District with alcohol sales) to allow for a convenience store with gas pumps. The site is located at 3359 Lawrenceville-Suwanee Road and contains approximately 3.96 acres**
- 3. SUP-2010-002 – Applicant: Eugene Walls. Owner: Eugene Walls. Requests a special use permit to allow for a car wash facility. The site is located at 3359 Lawrenceville-Suwanee Road and contains approximately 3.96 acres.**

Josh Campbell, Planning Director, presented the staff presentation and recommended the two cases be combined. The applicant's representative phoned today and requested postponement of the request. Staff recommended denial of RZ-2010-004, as currently proposed, and denial of SUP-2010-002. The Planning Commission recommended approval of the RZ-2010-004 with conditions and denial of SUP-2010-002.

Applicant' Representative: Michael Sullivan, Anderson, Tate, Carr Attorneys, 1960 Satellite Boulevard, Duluth, GA. Mr. Sullivan stated that the applicant is requesting postponement for 30 days to the October meeting. The applicant has worked with city staff and other city stakeholders regarding this plan. They would like another month to review the plan and bring it back to the City and request that the request rezoning and special use permit be postponed for a month.

Opposition:

- Tom McConnell, 3795 Smithtown Road, Suwanee, GA. Mr. McConnell stated that many hours of citizen time have gone into the recent 2030 Comprehensive Plan. This plan is not 12 months old. Mr. McConnell expressed there are enough gas stations along this corridor and added that this corner is across the street from the Kids R Kids daycare. He also stated this project if approved will increase the traffic problem in this corridor. Mr. McConnell stated "Our business community needs a well flowing traffic pattern. People will not shop in this Suwanee Gateway if there continues to be congested traffic." He referenced funds that have been spent to study the corridor and gateway area. The gas station and car wash do not meet the integrity of the 2030 Comprehensive Plan.
- Michael Harper, 3535 Century View Trace, Suwanee, GA. Another gas station is not needed at this intersection. He stated his personal experience trying to maneuver the traffic congestion. He said it is ridiculous to consider a gas station at this intersection, it will do nothing but back up traffic east and west/north and south. Putting in a gas station along with a car wash will lead to nothing but filth and debris. Quik Trip has asked to keep trying to get it right. They should have gotten it right the first time. This gas station is not needed.
- Gary Dennis, Mammoth Holdings, owner of property at 3121 Lawrenceville-Suwanee Road a future car wash site. He stated that over a year ago, his company obtained a special use permit for a car wash at 3121 Lawrenceville-Suwanee Road. They have complied with the City's requests and have met the restrictions placed on the facility and the strict architectural standards. Two car washes on the same side of the street within a few feet of each other will be an eyesore to the community. Once it's built to be a carwash, it will always be a carwash.

Councilmember Goodman asked Mr. Dennis when they will begin construction. Mr. Dennis stated they are in the process of resubmitting their site plan to the City and building plans will be submitted in the next 2-4 weeks. Construction is tentative for the end of this year or early 2011.

There being no additional comment, the Public Hearing closed at 6:54 p.m., with the Council Meeting to begin at 7:00 p.m.

**7:00 P.M.**  
**CITY COUNCIL MEETING**  
**Council Chambers – Room 2101**

**4. Call to Order**

Mayor Williams called the meeting to order at 7:10 p.m.

**5. Announcements**

- a. *Do you want to get a duck-eye's view of Sims Lake Park this weekend?! Kayak rentals will be available at the park this Saturday, as well as on October 23 and 24. Up the River Outfitters will offer rentals from noon-5 p.m on a first-come, first-served basis for 30-minute intervals. Tickets are \$10 per boat.*
- b. *Suwanee area residents are invited to be part of one of the country's hottest – and healthiest – trends by applying for a plot next year at Suwanee's Harvest Farm community garden. Completed applications will be accepted at the red barn at Harvest Farm from 6-8 p.m. Wednesday, October 6. Applications are available at [www.suwanee.com](http://www.suwanee.com). Any plots that remain available after October 6 will be assigned on a first-come, first-served basis.*
- c. *The Georgia Soil & Water Conservation Commission recently conducted its annual review of the City's Erosion & Sediment Control program. The Commission rated the City's program as "exceptional," giving it 461 out of a possible 500 points. Congratulations to our Planning & Inspections staff for their hard work in this effort!*
- d. *Mark your calendars now for a date night made fun, inexpensive, and convenient. The Suwanee Downtown Development Authority will host Festa della Pasta at 6:30 p.m. on Friday, October 15th in historic Old Town. Dine al fresco under a festive tent with your favorite friends and neighbors as Ippolito's serves up a traditional spaghetti dinner. Tickets are \$10/person and are available for purchase at City Hall.*
- e. *Good meals, good deals, and good times will be on the menu for Suwanee's September Toast @ Town Center event Thursday, September 30 beginning at 5pm. Town Center Avenue is closed for this monthly event, and a street-festival atmosphere is created. The North Gwinnett Arts Association will once again host an Art Walk as part of Toast @ Town Center. This will be a great opportunity to use one of our recently launched Downtown Suwanee gift certificates, available for sale at City Hall.*

**6. Pledge of Allegiance**

**7. Approval of Minutes**

- a) August 12, 2010 Called Council Meeting  
*Motion to approve by Councilmember Goodman, second by Councilmember Burnette and so carried 4-0.*
  
- b) August 24, 2010 Council Meeting  
*Motion to approve by Councilmember Burnette, second by Councilmember McOmber and so carried 4-0.*

**8. Adoption of Agenda as Presented**

*Motion to adopt by Councilmember Burnette, second by Councilmember Goodman and so carried 4-0.*

**9. Special Recognition**

**a. The Bradham Family**

Twins Spencer and Trevor Bradham, sophomores at North Gwinnett H.S., recently earned their Eagle Scout award. Their recent award makes them the 7<sup>th</sup> and 8<sup>th</sup> members of their family to be Eagle Scouts, joining their four older brothers, father, and grandfather. Mayor Williams presented a Proclamation to the Bradham family and announced that Wednesday, September 29, 2010 would be recognized as Bradham Family Day in the City of Suwanee.

**b. Suwanee Creek Road PACT**

Suwanee Creek Road has recently earned its PACT status. Officer Casanas and Officer Latham presented the award.

**10. Audience Participation**

- o Randy Winfield, 4043 Stonecypher Road, Suwanee, GA. Mr. Winfield expressed thanks to the Council and DDA for creation of the Façade Grant Program. He stated “what started as a small project has grown as a result of the grant program.” He also expressed he is hopeful that others in the community will take advantage of the program and it will have the same impact.

**NEW BUSINESS**

- 11. RZ-2010-004 – Applicant: QuikTrip Corporation. Owner: Eugene Walls. Requests a rezoning from R-100 (Residential Single Family District) to C-2A (Special Commercial District with alcohol sales) to allow for a convenience store with gas pumps. The site is located at 3359 Lawrenceville-Suwanee Road and contains approximately 3.96 acres**

*Motion to postpone RZ-2010-004 to the October 26, 2010 Council Meeting by Councilmember Burnette, second by Councilmember McOmber and so carried 4-0*

- 12. SUP-2010-002 – Applicant: Eugene Walls. Owner: Eugene Walls. Requests a special use permit to allow for a car wash facility. The site is located at 3359 Lawrenceville-Suwanee Road and contains approximately 3.96 acres**

*Motion to postpone SUP-2010-002 to the October 26, 2010 Council Meeting by Councilmember McOmer, second by Councilmember Burnette, and so carried 4-0.*

- 13. Consider Authorizing the Mayor to Execute a Contract with Pond & Company in an Amount Not to Exceed \$11,990.00 to Update the City's Alternate Modes Transportation Plan**

*The City's Alternate Modes Transportation Plan (ATP) was last updated in 2007. While both planning for and implementing recent projects, the need has arisen to have updated funding costs and priorities. Staff has received three proposals for this work and recommends awarding the contract to Pond & Company in an amount not to exceed \$11,990.00.*

*Motion to approve by Councilmember Foster, second by Councilmember Burnette and so carried 4-0.*

**14. Consent Agenda**

- a. Authorize Mayor to Execute an Intergovernmental Agreement with Gwinnett County for the Installation of Security Cameras at George Pierce Park**

*Per approval at the August 24<sup>th</sup> Council meeting, staff is moving forward with the installation of security cameras at various Suwanee parks, including George Pierce Park. As Gwinnett County operates George Pierce Park, the City needs to enter into an intergovernmental agreement with the County before the cameras can be installed.*

- b. Authorize Mayor to Execute a Contract with A&S Paving, Inc. in an Amount Not to Exceed \$31,376.00 for a Storm Drainage Repair Project on Settles Point Road**

*The storm drain pipe located near 4640 Settles Point Road is in need of replacement. Staff recommends awarding the contract for this work to A&S Paving, Inc., in the amount of \$31,376.00, based on the unit prices included in the Gwinnett County on-demand bid. This project will be paid for using SPLOST funds.*

- c. Authorize Staff to Apply for a Grant Through the Georgia Recreational Trails Program for the PlayTown Suwanee Trails Project**

*Staff seeks authorization to apply for a grant through the Georgia Recreational Trails Program to construct the trail connecting PlayTown Suwanee to Stonecypher Road. This program offers reimbursement grants up to 80% of the project cost. Staff will submit a total project cost of \$295,000, requesting a grant of \$236,000 and a local match of \$59,000.*

*Motion to approve the Consent Agenda by Councilmember Burnette, second by Councilmember Goodman and so carried 4-0.*

**15. City Manager's Report - None**

**16. Executive Session: Legal and Real Estate Issues**

*Motion to ENTER Executive Session by Councilmember Goodman, second by Councilmember McOmber and so carried 4-0.*

*Motion to EXIT Executive Session by Councilmember Burnette, second by Mayor Williams and so carried 4-0.*

*No Action Taken*

**17. Adjournment**

*Motion to approve by Councilmember McOmber, second by Councilmember Goodman and so carried 3-1 (Williams).*

*Approved 10/26/2010*