

## Minutes

### **CITY COUNCIL MEETING TUESDAY, JANUARY 24, 2023**

Meeting Location: City Hall, 330 Town Center Avenue, Council Chambers

Attendees: Jimmy Burnette, Mayor  
Larry Pettiford, Mayor Pro Tempore  
Heather Hall, Councilmember  
Linnea Miller, Councilmember  
Beth Hilscher, Councilmember  
Peter Charpentier, Councilmember  
Marty Allen, City Manager  
Robyn O'Donnell, City Clerk  
Gregory Jay, City Attorney

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#### **A. Call to Order**

Mayor Burnette called the meeting to order at 6:32 p.m.

#### **B. Adoption of Rules and Procedures**

In accordance with Section 2.19 of the City Charter, the City Council shall each year adopt its rules of procedure and order of business. Staff recommends adopting the current edition of Robert's Rules of Order.

*Mayor Pro Tempore Pettiford motioned to adopt Robert's Rules of Order, second by Councilmember Charpentier and so carried 6-0.*

#### **C. Selection of Mayor Pro Tempore**

In accordance with Section 2.27 of the City Charter, by a majority of vote, the City Council shall elect a Councilmember to serve as Mayor Pro Tempore for that ensuing year. The Mayor Pro Tempore shall assume duties and powers of the Mayor during the Mayor's disability or absence.

*Councilmember Hilscher motioned to elect Councilmember Miller as Mayor Pro Tempore, second by Councilmember Hall and so carried 6-0.*

#### **D. Public Hearing**

##### **1. Alcohol Beverage License for EHL Food, LLC dba La Belle Vie, 1500 Peachtree Industrial Blvd., Suite 150**

EHL Food, LLC dba La Belle Vie, located at 1500 Peachtree Industrial Blvd Suite 150, has applied for an alcohol license for on-premises consumption of beer, wine, and distilled spirits under new ownership. Chae Yong Lee has applied to be the licensee. The Business Services Department recommends approval.

The applicant's representative, Mr. Jim Chen, Thomas Choi Law Firm, and the applicant, Mr. Chae Yong Lee, 1600 Ashbury Park Drive, Hoschton, spoke in support of the request. No one spoke in opposition.

**2. RZ-2023-001 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

The applicant requests a rezoning from C-2 (General Commercial District) and C-2A (Special Commercial District) to M-1 (Light Industry District) to allow for a self-storage facility. The site is located at 300 Peachtree Industrial Boulevard south of Tench Road and contains approximately 3.5 acres. The Planning Department and Planning Commission recommend approval with staff conditions.

Mr. Josh Campbell detailed the request, and included the details of SUP-2023-001 and SUP-2023-002, as these requests involve the same property, with the same Owner and Applicant.

The applicant's representative, Mr. Brian Easley, 1550 North Brown Road, Lawrenceville, spoke in support of RZ-2023-001, SUP-2023-001, and SUP-2023-002. Mr. Easley noted that this is a 5-acre property where a portion has retail space that has been vacant for approximately 3 years. Mr. Easley stated that this is a good redevelopment opportunity for the entire property.

Councilmember Charpentier asked for, and was given by Mr. Easley, clarification on the traffic flow to access the storage facility and the carwash and Mr. Easley explained in detail.

No one spoke in opposition.

**3. SUP-2023-001 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

The applicant requests a Special Use Permit to allow for a self-storage facility in the M-1 (Light Industry District) zoning district. The site is located at 300 Peachtree Industrial Boulevard south of Tench Road and contains approximately 3.5 acres. The Planning Department and Planning Commission recommend approval with conditions.

**4. SUP-2023-002 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

The applicant requests a Special Use Permit to allow for a car wash in the C-2A (Special Commercial District) zoning district. The site is located at 300 Peachtree Industrial Boulevard south of Tench Road and contains approximately 1.4 acres. The Planning Department and Planning Commission recommended approval with conditions. Mr. Campbell stated that Condition #4 was subsequently revised therefore, if Council chooses to approve this request, he recommended they should do so by approving it with the conditions dated January 24, 2023.

**5. SUP-2023-003 – Owner/Applicant: ACS Properties, LLC**

The applicant requests a Special Use Permit to allow for outdoor storage in the C-2 (General Commercial District) zoning district. The site is located at 3640 Burnette Road and contains approximately 8 acres. Mr. Josh Campbell explained that this is an indoor recreation facility that hosts basketball and volleyball tournaments, as well as hosting mobile tournaments. Four trailers are kept on the property to hold the equipment for the mobile tournaments. The Planning Department and Planning Commission recommend approval with conditions.

No one spoke in support or opposition.

**6. AMD-2023-001 – Amendment to the Suwanee Zoning Ordinance**

Mr. Josh Campbell presented a proposed amendment to the City of Suwanee Zoning Ordinance including Article XX. Zoning Board of Appeals, by adding paragraphs to Section 2012 Administrative Variances, in order to allow for single-family residential lots either greater than 1.5 acres in size and/or located in the Old Town Overlay District to be considered for administrative variances related to accessory structure requirements. The Planning Commission recommends approval of this amendment.

No one spoke in support or opposition.

**E. Announcements**

1. Suwanee’s Winter Farmers Market is happening twice monthly. Come and enjoy the great outdoors at Town Center Park from 9am – 11am. Stop by and enjoy fresh local winter produces such as lettuces, greens, potatoes, carrots baked goods and a variety of other delicious local flavors. Upcoming Farmers Market dates are January 28<sup>th</sup>, February 11<sup>th</sup>, and February 25<sup>th</sup>.
2. Donate blood at City Hall in the Red Cross Blood Drive on February 10<sup>th</sup> from 10:00 AM to 3:00 PM. To reserve your spot, select a time by visiting [redcrossblood.org](http://redcrossblood.org).
3. On February 11<sup>th</sup> the Rotary Club of Buford/North Gwinnett is pleased to host the 12th Annual Suwanee Sweetheart Sprint 5k and Fun Run. The race is a Peachtree Road Race qualifier and boasts tons of fun including, medals for each age group, fastest dog, most senior finisher and a Valentine themed costume contest. The race begins at 9am but come early and take part in DJ and mascot fun and a great pre-race warm up. After the race enjoy some hot chocolate, post-race snacks and some fun with your friends and family at the photo booth. Visit [Suwanee.com](http://Suwanee.com) for more information
4. Help us celebrate Arbor Day on Saturday, February 25<sup>th</sup>! Meet us at Level Creek Elementary School at 9am to plant trees in honor of this special day. Those interested in volunteering can contact City of Suwanee Environmental Specialist Bill Stinehart at [bstinehart@suwanee.com](mailto:bstinehart@suwanee.com).

5. Join us for the 9th annual Suwanee Half Marathon and Old Town 5k on Sunday, February 19<sup>th</sup> presented by Performance Race Services along with the City of Suwanee. To register visit SuwaneeHalf.com. These races will benefit the Suwanee Public Arts Program.

**F. Pledge of Allegiance**

**G. Approval of Agenda**

*Motion to approve by Councilmember Hall, second by Councilmember Pettiford and so carried 6-0.*

**H. Approval of Minutes**

1. **December 8, 2022 Council Workshop**
2. **December 20, 2022 Council Meeting**

*Motion to approve both sets of minutes by Mayor Pro Tempore Miller, second by Councilmember Hilscher and so carried 6-0.*

**I. Presentation: FY 22 Audit**

Mr. Josh Carroll of Mauldin & Jenkins presented the results. “It is a clean audit with no findings” Mr. Carroll stated and noted that due to the excellence of the audit outcome, no improvement recommendations are necessary.

**J. Special Recognition**

Representatives from Quantum Bank were in attendance to present the city with a check for \$100,000 for the Art-For-All Campaign and were in turn recognized by the city for their continued support.

Mr. Bryan Cohen was honored with the distinction of “Friend of Suwanee” for his long-time support and involvement in the community.

**K. Audience Participation – None.**

**NEW BUSINESS**

**L. Consider Alcohol Beverage License for EHL Food, LLC dba La Belle Vie, 1500 Peachtree Industrial Blvd., Suite 150**

*Motion to approve by Councilmember Charpentier, second by Councilmember Hall and so carried 6-0.*

**M. Consider RZ-2023-001 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

*Councilmember Hilscher motioned to approve RZ-2023-001 subject to staff and Planning Commission conditions, second by Mayor Pro Tempore Miller and so carried 6-0.*

**N. Consider SUP-2023-001 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

*Councilmember Pettiford motioned to approve SUP-2023-001 subject to staff and Planning Commission conditions, second by Councilmember Charpentier and so carried 6-0.*

**O. Consider SUP-2023-002 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

*Councilmember Hall motioned to approve SUP-2023-002 subject to staff conditions dated January 24, 2023, second by Councilmember Hilscher and so carried 6-0.*

**P. Consider SUP-2023-003 – Owner/Applicant: ACS Properties, LLC**

*Mayor Pro Tempore Miller motioned to approve SUP-2023-003 subject to staff and Planning Commission conditions, second by Councilmember Pettiford and so carried 6-0.*

**Q. Consider AMD-2023-001 – Amendment to the Suwanee Zoning Ordinance**

*Motion to approve by Councilmember Hilscher, second by Councilmember Hall and so carried 6-0.*

**R. Consider Intergovernmental Agreement (IGA) with Gwinnett County**

Consideration of an IGA with Gwinnett County regarding jointly funded 2017 SPLOST parks and recreation project.

*Motion to approve by Councilmember Pettiford, second by Councilmember Charpentier and so carried 6-0.*

**S. Authorize Mayor to Enter into an Agreement with Allied Paving Contractors in the Amount of \$98,345.00 for Installation of Pavement Markings at the Intersection of Russell Street and Main Street**

Initial consideration of this item appeared on the December 20, 2022 Council Regular Agenda however it was tabled until this meeting.

*Motion to authorize the Mayor to enter into the agreement with Allied Paving Contractor by Mayor Pro Tempore Miller, second by Councilmember Hall and so carried 6-0.*

**T. Consider Annual Council Board Appointments and Re-Appointments**

There are various annual appointments for multiple city boards and commissions expiring January 31<sup>st</sup>. Additionally, the DDA recommends Jessica Rantamaki for appointment to Seat 6 (vacant), and the Public Arts Commission recommends Jason Smith for appointment to their vacant board seat.

*Mayor Pro Tempore Miller motioned to approve the board appointments of Jessica Rantamaki to the Downtown Development Authority, Jason Smith to the Public Arts Commission, and the reappointments of all other seats, second by Councilmember Charpentier and so carried 6-0.*

**U. Consider Ordinance to Establish 2023 Election Fees**

The City must adopt an ordinance to call the November 7, 2023 municipal election and to establish the qualifying fees to fill the expired terms of Mayor, and Council posts 1 and 2.

*Motion to approve by Councilmember Hall, second by Councilmember Hilscher and so carried 6-0.*

**V. Arbor Day Proclamation**

The City will celebrate Arbor Day on February 25, 2023.

*Motion to approve by Councilmember Charpentier, second by Councilmember Pettiford and so carried 6-0.*

**W. Council Consent Agenda**

**1. Approve 2nd Quarter Budget Adjustments**

The proposed 2rd quarter capital budget adjustments provide the final funding for Town Center on Main project from the sale of StillFire. The proposed budget adjustments create the structure for receiving the funds from the sale of StillFire and the transfer from the Downtown Development Authority (DDA) fund to the Master Plan Implementation fund for the percentage of the StillFire sale that was due to the City (75%).

**2. Authorize Riverview Run Drive Stormwater Project**

A stormwater pipe at 4121 Riverview Run Dr. will need to be rebuilt. The estimated cost is \$300,000. The work will be performed by Thomas & Hutton and Peach State Construction, who have design-build contracts with the city.

**3. Authorize Red Rock Point and Red Rock Court Stormwater Project**

A stormwater system on Red Rock Point and Red Rock Court needs to be redesigned and rebuilt. The scope of work is still being developed however the initial estimated cost is \$500,000. The work will be performed by Thomas & Hutton and Peach State Construction, who have design-build contracts with the city.

- 4. Approve 2023 Local Maintenance and Improvement Grant (LMIG) Application**  
Staff has assembled a list of streets, utilizing a scoring system as a guide to prioritize resurfacing. This list must be submitted to GDOT for their consideration.

*Motion to adopt the Consent Agenda by Councilmember Hilscher, second by Mayor Pro Tempore and so carried 6-0.*

**X. Executive Session: None.**

**Y. Adjournment**

*Motion to adjourn at 7:20 p.m. by Councilmember Hall, second by Councilmember Charpentier and so carried 6-0.*

**Approved February 28, 2023**