

Minutes
CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
NOVEMBER 18, 2003

Meeting Location: *Suwanee City Hall*

Present: Nick Masino, Mayor
Jace Brooks, Councilmember
Jimmy Burnette, Councilmember
Carol Hassell, Councilmember
Alan Landers, Mayor Pro Tem
Jeannine Rispin, Councilmember
Gregory Jay, City Attorney
Hardin Watkins, City Manager
Elvira Rogers, City Clerk

6:30 P.M.
PUBLIC HEARING

Public Hearing called to order by Mayor Masino. Hardin Watkins, City Manager, read the procedures for public meetings.

- 1. RZ-2003-017 - Applicant/Owner: James M. Harris III. Requests a rezoning from M-1 (Light Industry District) to C-2A (Special Commercial District) to allow for a retail shopping center. The site is located in Land Lot 209 of the 7th District at the southwest corner of the intersection of Scales Road and McGinnis Ferry Road and contains approximately 2.39 acres.**

Marty Allen presented the staff analysis as follows: The applicant requests rezoning of a 2.18 acre tract from M-1 (Light Industry District) to C-2A (Special Commercial District) for a 31,000 square foot commercial/retail shopping center. The subject property is located on the southwest corner of the intersection of Scales Road and McGinnis Ferry Road. The applicant wishes to construct a small shopping center totaling 31,000 square feet divided between two L-shaped buildings.

The current M-1 zoning district permits light industrial, distribution and manufacturing uses. The proposed C-2A classification permits retail stores, restaurants, offices and other similar establishments.

The subject property is an approximately 2.18-acre parcel. The site is undeveloped and slopes away from Scales Road towards the existing Norfolk Southern Railroad.

A mixture of residential and developing commercial and industrial uses characterize the surrounding area. Adjoining the property to the east is the railroad. Farther east are several light industrial tracts zoned M-1. To the south is the developing Suwanee Station mixed-use development zoned PMUD. To the west, across Scales Road, are several single-family homes zoned R-100. The proposed commercial classification could be compatible with the surrounding area.

The City's Future Land Use Plan recommends a mixture of uses on the property as part of a Mixed-Use Village associated with the Suwanee Station character area. The Plan could support a single use commercial project on the property provided it was a retail establishment intended to serve the immediate area. The subject property is at a key location serving as the entrance to the Suwanee

Station project on McGinnis Ferry Road. That project will include numerous residents (over 1,000 residential units are planned) that would patronize a retail establishment at this location.

In conclusion, the requested rezoning to C-2A would be appropriate at this location with conditions to mitigate the impact to the existing single-family residential uses in the area. Therefore, the Planning Department recommends approval with conditions of the request.

The Planning Commission recommended approval with conditions at the November meeting.

Applicant

- Mr. Jim Harris, 6 Pertshire Drive, Peachtree City, GA 30269.
Mr. Harris stated he feels this project will be an addition to Suwanee.

Councilmember Hassell stated there is concern that when a commercial area is adjacent to or abuts a residential area the lighting may be extremely intrusive to the surrounding area. Council is inclined to propose a condition to limit the height of the light pole. Councilmember Rispin stated that another proposed condition would be that if the property is sold before development, the purchaser will maintain the conceptual plan for development as presented.

Opposition – None.

- 2. RZ-2003-018 - Applicant: Marti J. Blackstock. Owner: Mo Hemani. Requests rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for restaurants with alcohol sales in a retail shopping center. Site is located in Land Lot 152 of the 7th District at 45 Old Peachtree Road and contains approximately 1.65 acres.**

Marty Allen read the staff analysis as follows: The applicant requests rezoning on a 1.65-acre site from C-2 (General Commercial District) to C-2A (Special Commercial District-Alcohol Sales) to allow for a restaurant with alcohol sales within an existing shopping center. The subject property is located on the east side of Old Peachtree Road just south of its intersection with Lawrenceville-Suwanee Road. The project includes two recently constructed commercial buildings totaling roughly 20,000 square feet. The applicant proposes to locate one or more restaurants in the shopping center that may include alcohol sales.

The surrounding area contains a variety of existing commercial uses including convenience stores, restaurants and grocery stores within the I-85 Business District that sell alcoholic beverages. Abutting the property to the north is an existing commercially zoned BP/Amoco convenience store that sells alcoholic beverages. To the west is a tract in unincorporated Gwinnett County that contains a Chinese Restaurant that also sells alcoholic beverages. Farther north and west is a shopping center containing numerous businesses that sell alcoholic beverages including Jeffery's Sports Bar and Publix Grocery Store.

It should be noted that the City's Alcohol Beverage Regulations require distance separation requirements from places that sell alcohol and certain other land uses. The regulations prohibit alcohol sales within 300 feet of a church or 600 feet from a school. To the south of the subject property, there is a church. However, it is farther than 300 feet from the proposed businesses. No other uses currently exist near the subject property that would prohibit such sales.

In conclusion, the requested C-2A zoning would be appropriate at this location. The zoning request is consistent with the Future Land Use Plan and the other uses in the area. There are no extraordinary conditions present that should prohibit such a use. Therefore, the Planning Department recommends approval of the request.

The Planning Commission recommended approval at the November meeting.

Applicant

- Marti Blackstock, 3872 Highgreen Drive, Marietta, GA 30068.
Ms. Blackstock stated that the request for rezoning from C-2 to C-2A is to make the property more attractive from a leasing standpoint and also to provide additional restaurants in the area.

Opposition – None.

3. **AN-2003-004 - Applicant: Development Consultants Group. Owner: Shawnee Ridge Joint Venture. Requests annexation into the corporate limits of Suwanee. Site is located in Land Lots 195 and 168 of the 7th District at the northeast intersection of McGinnis Ferry Road/Burnette Road and Satellite Boulevard, consists of parcel number 7-195-006 and contains approximately 14.25 acres.**
4. **RZ-2003-019 - Applicant: Development Consultants Group. Owner: Shawnee Ridge Joint Venture. Requests annexation and rezoning from M-1 (Unincorporated Gwinnett County - Light Industry District) to M-1 (City of Suwanee - Light Industry District) to allow for an office/warehouse facility. Site is located in Land Lots 195 and 168 of the 7th District at the northeast intersection of McGinnis Ferry Road/Burnette Road and Satellite Boulevard and contains approximately 11.92 acres.**
5. **RZ-2003-020 - Applicant: Development Consultants Group. Owner: Shawnee Ridge Joint Venture. Requests annexation and rezoning from M-1 (Unincorporated Gwinnett County - Light Industry District) to C-2A (City of Suwanee Special Commercial District) to allow for a retail shopping center. Site is located in Land Lots 195 and 168 of the 7th District at the northeast intersection of McGinnis Ferry Road/Burnette Road and Satellite Boulevard and contains approximately 2.33 acres.**

Marty Allen presented the staff analysis as follows: For rezoning cases numbered RZ-2003-019 and RZ-2003-020 both associated with approximately 14 acre annexation. The subject tract is located at the intersection of Satellite Boulevard and Burnette Road.

RZ-2003-019, the applicant requests annexation and rezoning of an approximately 11.92 acre tract of land from M-1 (unincorporated Gwinnett County) to M-1 (City of Suwanee). The applicant seeks to develop a 122,625 square foot office/warehouse building similar to the other industrial buildings already on Satellite Boulevard. The applicants propose two access points onto Satellite Boulevard, with one of those access points serving primarily truck traffic.

For RZ-2003-020, the applicant requests annexation and rezoning of an approximately 2.3 acre tract of land from M-1 (unincorporated Gwinnett County) to C-2 (City of Suwanee). The applicant seeks to develop a 23,250 square foot retail center at the corner of Satellite Boulevard and Burnette Road. It should be noted that McGinnis Ferry Road is scheduled to be extended and upgraded in this area. Gwinnett County is currently designing a road to cross over I-85.

The subject property totals approximately 14 acres and consists of a densely wooded area with young pines. The property is bounded to the north by state waters as well as some regulatory floodplain. The property is suitable for a light industrial designation and use.

The surrounding area consists of a mixture of undeveloped and existing light industrial uses as well as lightly developed residential uses. To the north of the subject property is a large office warehouse building (M-1). To the east of the subject parcel are several larger single-family residential lots in

unincorporated Gwinnett County. To the west, across Satellite Boulevard, is a large cleared light-industrial parcel (M-1).

RZ-2003-019 proposed M-1 use and zoning would be compatible with and similar to many of the buildings already lining Satellite Boulevard.

Although not entirely consistent with the existing zoning in the surrounding area, the proposed C-2 district is not wholly consistent with this designation. However, it should be noted that the subject property is located at a major intersection. Major intersections are typically well situated to handle commercial uses. Additionally, similar roads in Gwinnett County that cross both Satellite Boulevard and I-85 are predominantly commercial at both the I-85 interchange and the Satellite Boulevard intersection. Since McGinnis Ferry Road will soon be crossing the interstate it would be appropriate to treat this intersection in a similar manner.

As the proposed site to be annexed is not currently located within the City limits, it is not shown on the City's Future Land Use Map. However, the Gwinnett County Future Land Use Map indicates that this entire area should be used for office/professional uses. The proposed M-1 district for an office warehouse is generally consistent with this designation. Although the proposed C-2 district is not entirely consistent with this as previously noted, it is consistent with other similarly situated tracts.

In light of existing and anticipated land uses in the area and improvements planned for McGinnis Ferry, M-1 is an appropriate zoning category for RZ-2003-019 and C-2 is appropriate for RZ-2003-020.

The Planning Commission recommended approval as M-1 for RZ-2003-019 and C-2 for RZ-2003-020. The information was presented to Gwinnett County and no objections to the request were received.

Application

- Tim Kopro, Development Consultants Group, 2302 Paper Chase Drive, Lawrenceville, GA Agree with Mr. Allen's staff analysis. The property will be difficult to develop and feel retail will be the best use.

Councilmember Hassell stated that lighting near residential may be intrusive. Mr. Kopro was asked if there would be objections to a proposed condition to limit the height of the poles. Mr. Kopro stated there would be no problem.

Mayor Masino inquired if there would be any difficulties or issues which may arise once the County begins acquiring right of way. Mr. Kopro stated that the right of way for future improvements has already been acquired.

Opposition – None.

6. **AN-2003-005 - Applicant/Owner: Richard and Tammy Hansard. Requests annexation into the corporate limits of Suwanee. Site is located in Land Lot 168 of the 7th District at 3113 Burnette Road, consists of tax parcel 7-168-021 and contains approximately 2.50 acres.**
7. **RZ-2003-021 - Applicant/Owner: Richard and Tammy Hansard. Requests annexation and rezoning from R-100 (Unincorporated Gwinnett County - Residential Single Family District) to R-100 (City of Suwanee - Residential Single Family District) for an existing single family residence. Site is located in Land Lot 168 of the 7th District at 3113 Burnette Road and contains approximately 2.50 acres.**

The applicant requests annexation and rezoning of approximately 2.50 acres of land from R-100 (unincorporated Gwinnett County – Residential Single Family District) to R-100 (City of Suwanee – Residential Single Family District) for an existing single family residence. The site is located at 3113 Burnette Road south of Satellite Boulevard. The subject property is on the City’s target list for annexation.

The subject property is surrounded by residential and industrial uses. The area along Burnett Road is all residential zoned in unincorporated Gwinnett County.

As the property is outside of the City limits, it is not shown on the City’s Future Land Use Plan. Gwinnett County’s Future Land Use Map recommends office/professional uses for the property. However, the applicant plans to continue living at the residence and simply wishes to bring the site into the corporate limits. As such, approval as R-100 which reflects the existing zoning in the County would be appropriate.

If the City Council chooses to annex the subject property, approval as R-100 would be the most suitable category. Therefore, the Planning Department recommends approval as R-100.

The Planning Commission recommended approval at the November meeting.

Applicant

- Richard Hansard, 3113 Burnette Road, Suwanee, Georgia 30024.

Opposition – None.

8. SUP-2003-006 - Applicant: Mitchell B. Jacoby. Owner: M. D. Suwanee, LLC. Requests a special use permit to allow for an automotive repair facility (tire store) within the C-2A (Special Commercial District) zoning district. Site is located in Land Lot 169 of the 7th District near the southeast corner of the intersection of Satellite Boulevard and Lawrenceville-Suwanee Road and contains approximately 0.9 acres.

Marty Allen presented the staff analysis as follows: The applicant requests a Special Use Permit on an approximately 0.9 acre tract to allow for a tire store that engages in service of vehicles and retail sales of automotive parts. The subject property is a C-2A zoned undeveloped tract located on the north side of Lawrenceville-Suwanee Road on an outparcel of the Wal-Mart shopping center. Access would be provided internally through the shopping center. Within the C-2A zoning district, Special Use Permits are required for vehicle sales and service.

The applicant wishes to construct a one-story roughly 6,400 square foot free-standing building. The facility would include 8 service bays. Access to the bays is provided to one side of the proposed building.

The surrounding area is generally characterized by having a variety of uses. The property is a C-2A zoned outparcel of the Wal-Mart shopping center. Other uses in the center include a bank, multiple fast-foot restaurants and a smaller retail shopping center. Across Lawrenceville-Suwanee Road is a C-2 zoned daycare center and an M-1 zoned undeveloped tract. With suitable conditions, approval of a Special Use Permit would be appropriate at this location.

The City’s Future Land Use Plan recommends commercial uses for this site. The proposed commercial use (tire store) is consistent with this designation. Furthermore, the site is in an intensive commercial area that is generally well-suited to such vehicle service establishments.

In conclusion, the requested Special Use Permit for a tire store would be appropriate at this location. The City's policies generally attempt to guide automotive sales and service uses to the more commercially intensive areas of the City. As such, the Planning Department recommends approval with conditions of the request.

The Planning Commission recommended approval at the November meeting.

Applicant

- Mitchell Jacoby, 218 Shire Way, Lawrenceville, Georgia.

Councilmember Hassell asked if the applicant would have a problem if additional landscaping along Lawrenceville Suwanee Road is proposed to essentially screen from the road. She stated that Lawrenceville Suwanee Road is an important view corridor for the city. Mr. Jacoby stated "with all due respect, I am so screened right now with that graveyard, that I have almost no visibility at all". He stated that access for the proposed facility would come through the Wal-Mart parking lot. He stated that he did not understand what was meant by screening the building. To completely obscure the building would place an undue hardship on the tenant.

Councilmember Hassell asked what would be visible from the road. Mr. Jacoby stated probably the roof line.

Opposition – None.

Public Hearing closed at 6:58 P.M.

Minutes
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NOVEMBER 18, 2003

Meeting Location: Suwanee City Hall

Present: Nick Masino, Mayor
Jace Brooks, Councilmember
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Gregory Jay, City Attorney
Hardin Watkins, City Manager
Elvira Rogers, City Clerk

7:00 P.M.
CITY COUNCIL MEETING

1. Call To Order by Mayor Masino at 7:15 P.M.

2. Announcements

• **Suwanee Better Parks Campaign**

The Better Parks Campaign is trying to raise \$300,000 for an interactive fountain at Town Center Park. There are several opportunities for everyone to contribute. One is through the sponsorship of park elements like a bench or a lamppost. Each item has a specific dollar figure attached and if you contribute that amount, your name will go on a plaque on that item. Another opportunity is through the Suwanee Soiree to be held this Friday, November 21. This is a live/silent auction event. Tickets are still available. Call City Hall for more information.

• **GREENSPACE AWARD**

The Georgia Urban Forest Council (GUFC) recognized the City of Suwanee' s open space initiative on November 5th at its annual awards luncheon in Columbus by presenting the City with its first award ever presented in the Greenspace Plan category. Suwanee Councilmember Jimmy Burnette accepted the award on behalf of the City. Through Suwanee' s vote approved, bond-funded open space initiative the City has acquired over 200 acres of open space to be preserved or developed as parks or trails and has begun construction or design on three new parks.

• **Caboose Lighting**

The City's Annual Caboose Lighting in historic Old Town will be held on Saturday, December 6 at 5:30pm. Santa will arrive by tractor and refreshments will be served.

3. Pledge of Allegiance

4. Approval of Minutes

A. 10/9/03 Called Meeting

Motion to approve 10/9/03 Called Meeting Minutes by Councilmember Hassell, second by Mayor Pro Tem Landers and so carried 6-0.

B. 10/21/03 Council Meeting

Motion to approve 10/21/03 Council Meeting Minutes with revision (Pg. 12, Item H, motion by Councilmember Brooks and second by Councilmember Rispin) by Councilmember Hassell, second by Councilmember Brooks and so carried 6-0.

5. Adoption of Agenda as Presented

Motion by Councilmember Hassell to adopt the agenda with one addition – amended to include item 10M. Authorization for Mayor to enter into agreement with Gwinnett County for resurfacing and sidewalk programs funded by the reallocated Special Purpose Local Option Sales Tax (SPLOST), second by Councilmember Rispin and so carried 6-0.

Discussion to move the City Manager’s Report after Executive Session.

Councilmember Hassell amended the motion to adopt the agenda with the referenced changes. Councilmember Rispin seconded the motion. Motion carried 6-0.

6. Auditor’s Report from Mauldin & Jenkins, LLC, Represented by Meredith Lipson, CPA
Copy of report attached.

7. Special Presentations

A. PACT Neighborhood Recognition

The area of Moore Rd., Meadowbrook Circle, and Short Street will be certified as a PACT neighborhood. Corporal Allen Russell is their designated officer.

B. Suwanee Star Award

Josh Campbell has performed in an outstanding manner as the administrator and implementation specialist for the City’ s architectural regulations. The new commercial buildings in Suwanee are very attractive and will make a lasting impact on this community. Josh logs a great deal of hours towards this effort and spends lots of energy cajoling, persuading, and otherwise convincing builders of new commercial buildings to comply with the spirit and letter of our regulations. The most recent building that tipped me over the edge to recognize Josh is the Walgreen’ s (which I pass by almost every day). It is a stark contrast to the Eckerd’ s across the street as a before and after scene. Other buildings to add to his victory list include: Burger King, CVS, Burnette Insurance, Walmart, and the new BP gas station (next to Checkers).

C. Music Main Street

Don Nelson, owner, Primrose School & Daycare, Peachtree Industrial Boulevard, Suwanee, GA, was recognized for sponsorship efforts for past three years of Music Main Street.

8. Audience Participation

- Dustin Graham, 3422 One Wood Lane, Duluth, GA. Presented a letter regarding Massage Ordinance.

9. OLD BUSINESS – None.

10. NEW BUSINESS

- A. RZ-2003-017 - Applicant/Owner: James M. Harris III. Requests a rezoning from M-1 (Light Industry District) to C-2A (Special Commercial District) to allow for a retail shopping center. The site is located in Land Lot 209 of the 7th District at the southwest corner of the intersection of Scales Road and McGinnis Ferry Road and contains approximately 2.39 acres.**

Staff Recommendation: Approval with conditions. Planning Commission Recommendation: Approval with conditions. ACTION: Consider the rezoning.

Motion by Councilmember Rispin to approve RZ-2003-017 with staff conditions and addition of two conditions by Council: 1) The height of lights shall be minimized and subject to approval of Planning Director; 2) Construction shall be substantially similar to the renderings presented to the City with the six month time waiver request, second by Councilmember Burnette and so carried 6-0.

- B. RZ-2003-018 - Applicant: Marti J. Blackstock. Owner: Mo Hemani. Requests rezoning from C-2 (General Commercial District) to C-2A (Special Commercial District) to allow for restaurants with alcohol sales in a retail shopping center. Site is located in Land Lot 152 of the 7th District at 45 Old Peachtree Road and contains approximately 1.65 acres.**

Please review Planning Commission Report included in your packet. Staff Recommendation: Approval. Planning Commission Recommendation: Approval. ACTION: Consider the rezoning.

Motion by Councilmember Hassell to approve RZ-2003-018, second by Councilmember Rispin and so carried 6-0.

- C. AN-2003-004 - Applicant: Development Consultants Group. Owner: Shawnee Ridge Joint Venture. Requests annexation into the corporate limits of Suwanee. Site is located in Land Lots 195 and 168 of the 7th District at the northeast intersection of McGinnis Ferry Road/Burnette Road and Satellite Boulevard, consists of parcel number 7-195-006 and contains approximately 14.25 acres.**

The annexation request is combined with RZ-2003-019 and RZ-2003-020. Please review Planning Commission Report included in your packet. ACTION: Consider the annexation request.

Motion by Councilmember Burnette to approve AN-2003-004, second by Councilmember Brooks and so carried 6-0.

- D. RZ-2003-019 - Applicant: Development Consultants Group. Owner: Shawnee Ridge Joint Venture. Requests annexation and rezoning from M-1 (Unincorporated Gwinnett County - Light Industry District) to M-1 (City of Suwanee - Light Industry District) to allow for an office/warehouse facility. Site is located in Land Lots 195 and 168 of the 7th District at the northeast intersection of McGinnis Ferry Road/Burnette Road and Satellite Boulevard and contains approximately 11.92 acres.**

- E. RZ-2003-020 - Applicant: Development Consultants Group. Owner: Shawnee Ridge Joint Venture. Requests annexation and rezoning from M-1 (Unincorporated Gwinnett County - Light Industry District) to C-2A (City of Suwanee Special Commercial District) to allow for a retail shopping center. Site is located in Land Lots 195 and 168 of the 7th District at the northeast intersection of McGinnis Ferry Road/Burnette Road and Satellite Boulevard and contains approximately 2.33 acres.**

Please review Planning Commission Report included in your packet. Staff Recommendation: Approval/Approval with conditions. Planning Commission Recommendation: Approval with conditions. ACTION: Consider the rezoning.

Motion by Councilmember Hassell to approve RZ-2003-019 and RZ-2003-020 with staff conditions and addition of one condition by Council – 1) Height of lights shall be minimized and subject to approval by the Planning Director, second by Mayor Pro Tem Landers and so carried 6-0.

- F. AN-2003-005 - Applicant/Owner: Richard and Tammy Hansard. Requests annexation into the corporate limits of Suwanee. Site is located in Land Lot 168 of the 7th District at 3113 Burnette Road, consists of tax parcel 7-168-021 and contains approximately 2.50 acres.**

The annexation request is combined with AN-2003-005. Please review Planning Commission Report included in your packet. ACTION: Consider the annexation request.

Motion by Councilmember Burnette to approve AN-2003-005, second by Councilmember Brooks and so carried 6-0.

- G. RZ-2003-021 - Applicant/Owner: Richard and Tammy Hansard. Requests annexation and rezoning from R-100 (Unincorporated Gwinnett County - Residential Single Family District) to R-100 (City of Suwanee - Residential Single Family District) for an existing single family residence. Site is located in Land Lot 168 of the 7th District at 3113 Burnette Road and contains approximately 2.50 acres.**

Please review Planning Commission Report included in your packet. Staff Recommendation: Approval. Planning Commission Recommendation: Approval. ACTION: Consider the rezoning.

Motion by Councilmember Brooks to approve RZ-2003-021, second by Councilmember Burnette and so carried 6-0.

- H. SUP-2003-006 - Applicant: Mitchell B. Jacoby. Owner: M. D. Suwanee, LLC. Requests a special use permit to allow for an automotive repair facility (tire store) within the C-2A (Special Commercial District) zoning district. Site is located in Land Lot 169 of the 7th District near the southeast corner of the intersection of Satellite Boulevard and Lawrenceville-Suwanee Road and contains approximately 0.9 acres.**

Please review Planning Commission Report included in your packet. Staff Recommendation: Approval with conditions. Planning Commission Recommendation: Approval with conditions. ACTION: Consider issuing the special use permit.

Motion by Mayor Pro Tem Landers to approve SUP-2003-006 with staff recommended conditions, second by Councilmember Hassell and so carried 5-1 (Councilmember Brooks).

I. Consideration of Proposed New Park Ordinances

Hardin Watkins stated that Ordinance was discussed at the Council Workshop. As a reminder, the first step will be the Park Ordinance and a separate set of rules will be adopted for each park. ACTION: Consider the ordinances.

Motion by Councilmember Brooks to approve Proposed Park Ordinances, second by Councilmember Burnette and so carried 6-0.

J. Consideration of the Revised Massage Establishment Ordinance

The City adopted an ordinance regarding spas in May of this year. Gwinnett County has adopted a new ordinance on this same issue since then. The differences between the two were discussed at the workshop. City Attorney Gregory Jay has drafted a new ordinance to bring the City's ordinance in line with the County's ordinance. ACTION: Consider the ordinance.

Motion by Councilmember Hassell to postpone Consideration of the Revised Massage Establishment Ordinance to the December 16 Council Meeting, second by Councilmember Brooks and so carried 6-0.

K. Authorization for Staff to Submit the Comprehensive Stormwater Management Program Documentation and Permit Application to the Georgia Department of Natural Resources

The City has to submit a reapplication form to the GA Department of Natural Resources to be permitted for its stormwater system. The Comprehensive Stormwater Management Program documents the evolution of the program since it was started and what the municipality's future goals are for the program. This document has to be submitted with the application form. These documents are due to the Department of Natural Resources by December 15. ACTION: Consider authorizing staff to submit the permit application.

Motion by Councilmember Rispin to authorize staff to submit the Comprehensive Stormwater Management Program Document and Permit Application to the Georgia Department of Natural Resources, second by Councilmember Hassell and so carried 6-0.

L. Authorization for Staff to Release a Request for Proposals for the Town Center Property

Mr. Watkins stated staff is ready to issue the RFP for the Town Center Property and is seeking authorization to proceed. One of the goals is to create a traditional Georgia downtown in the Town Center Park. ACTION: Consider authorizing staff to release the RFP for the Town Center Property.

Motion by Councilmember Hassell to authorize staff to Release a Request for Proposals for the Town Center Property, second by Councilmember Burnette and so carried 6-0.

M. Authorization for Mayor to Enter in Agreement with Gwinnett County for Resurfacing and Sidewalk Programs funded by the reallocation of Special Purpose Local Option Sales Tax (SPLOST)

Motion by Councilmember Burnette to authorize Mayor Enter in Agreement with Gwinnett County for Resurfacing and Sidewalk Programs funded by the reallocation of Special Purpose Local Option Sales Tax (SPLOST), second by Mayor Pro Tem Landers and so carried 6-0.

11. Land Acquisition Update (possible Executive Session)

Motion by Councilmember Burnette to Enter Executive Session to discuss personnel issues and legal matters, second by Councilmember Rispin and so carried 6-0. Time: 7:56 P.M.

Motion by Councilmember Brooks to Exit Executive Session, second by Councilmember Burnette and so carried 6-0. Time: 8:40 P.M.

Motion by Councilmember Hassell to deny the Ante Litem notice discussed in Executive Session concerning the drainage issue, second by Councilmember Burnette and so carried 6-0.

12. City Manager's Report

- A. October Financial Reports
- B. Other Updates
 - Suwanee Town Center construction cost analysis (copy attached).
 - Discussion of debris at Annandale along Greenway.
 - Mayor discussed some economic development prospects brought to us by Georgia Department of Industry, Tourism & Trade. The project is called Project Rodeo.

13. Adjournment – 9:35 PM

Motion by Councilmember Burnette, second by Councilmember Rispin and so carried 6-0.

Minutes Recorded by:

Elvira Rogers, City Clerk

Approving Signature:

Nick Masino, Mayor