

CITY COUNCIL MEETING
TUESDAY, MAY 23, 2017

Meeting Location: City Hall, 330 Town Center Avenue

Attendees: Jimmy Burnette, Mayor
Doug Ireland, Mayor Pro Tempore
Daniel F. Foster, Councilmember
Richard I. Goodman, Councilmember
Beth Hilscher, Councilmember
Linnea Miller, Councilmember
Marty Allen, City Manager
Gregory Jay, City Attorney
Elvira Rogers, City Clerk

DINNER SESSION – 5:30 PM
BIG SPLASH ROOM

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.

COUNCIL MEETING – 6:30 PM
COUNCIL CHAMBERS

A. Call to Order

Mayor Burnette called the meeting to order at 6:35 PM and read the procedures for Public Hearings for the record.

B. Public Hearing

1. Alcohol Beverage License for Greek Island Grill

Greek Island Grill would like to add another licensee to their existing license at 3463 A Lawrenceville Suwanee Rd, Ste. 100. Mr. Amir Rasheed Mughal is the applicant. The applicant's criminal history was reviewed in the GCIC database and there were no violations on file. The Business Services department recommends approval of the license. The applicant was present.

2. RZ 2017-003 - Owner: Jim Harris. Applicant: R. James Halsema. The applicant requests a rezoning from C-2A (Special Commercial District) to C-

2A (Change of Conditions) to allow for a convenience store with gasoline pumps. The site is located in Land Lot 209 of the 7th District at the southeast corner of the intersection of Scales Road and McGinnis Ferry Road and contains approximately 2.3 acres

Josh Campbell, Planning Director, presented the staff analysis. The property consists of 2 tracts of land totaling approximately 2.2 acres. The rezoning is for a proposed 7000 sq. ft. building to include a 5,000 sq. ft. convenience store and beer and wine sales, a 2,000 sq. ft. restaurant and gasoline pumps. However, the proposed use does not comply with the existing conditions of zoning, which specifically prohibit gasoline pumps on the subject property.

The property was rezoned in 2003/2004 (RZ-2003-017) with conditions to include no gasoline sales. The applicant requested removal of these conditions. The Future Land Use Plan calls for mixed use at this site. Staff and Planning Commission recommend denial.

The applicant was not present.

Opposition: Barbara Allen, 3981 Lake Pass (Suwanee Station). Ms. Allen requested Council to deny this rezoning for the following: Within a 3 mile radius of her home, there are 15 gas stations; early 2000 it was inappropriate for gas pumps at this location; there will be ingress/egress problems on McGinnis Ferry Road due to the traffic signal at McGinnis & Scales; a convenience store with gas pumps would not be appropriate at the entrance of the neighborhood; the tract is oddly shaped and has no sewer. She asked Council to consider this location as undeveloped greenspace.

Councilmember Foster asked Ms. Allen where she lives in relation to the rezoning site. Ms. Allen stated she is mid-way the subdivision/neighborhood (Suwanee Station).

There being no further discussion, Mayor Burnette closed the Public Hearing.

C. Announcements

1. You have a few days left to take part in the beloved Suwanee tradition, our annual finders-keepers, month-long **Art on a Limb** program. Two pieces of original artwork are hidden each day; those who find a piece of art get to keep it. The final pieces will be hidden each day through the end of May so look along the one of the city's greenways or in a city park for this year's tree leaf pottery pieces created by potter Richard Shivers.
2. The fifth installment of the city's popular SculpTour temporary sculpture exhibition has been installed around Town Center Park. The exhibit includes

about 20 pieces that continues to attract visitors and add to the sense of energy and rhythm in the city.

3. On May 26th, all eyes will be to the sky as the Fort Benning Silver Wings parachute into Town Center Park to kick-off our annual **Red, White, Bluegrass, & Bach Memorial Day Concert!** Featuring fun and patriotic music by Main Street Orchestra, some sweet bluegrass tunes, a salute to our veterans, food trucks and more beginning at 7 pm. Wear your red, white, and blue and come celebrate in Suwanee!
4. On May 10, the Gwinnett Chamber recognized the City of Suwanee as the **leading organization in the Hospitality Category** at the IMPACT Regional Business Awards. The IMPACT Regional Business Awards pays tribute to premier organizations in top industries that are driving economic development and job creation, while enhancing our quality of life.

D. Pledge of Allegiance – Derek Fluetter, Troop 533

E. Approval of the Agenda

Motion by Councilmember Foster to approve the agenda removing Item R, second by Mayor Pro Tempore Ireland and so carried 6-0.

F. Approval of Minutes

1. April 13, 2017 Called Meeting
2. April 13, 2017 Council Workshop
3. April 25, 2017 Council Meeting

Motion by Councilmember Goodman to approve, second by Councilmember Miller and so carried 6-0.

G. Council Recognition

1. Citizens Police Academy Graduates

H. Audience Participation - None

NEW BUSINESS

I. Consider Alcohol Beverage License for Greek Island Grill

Motion by Councilmember Miller to approve, second by Mayor Pro Tempore Ireland and so carried 6-0.

J. RZ 2017-003 for Change of Conditions at Scales Road and McGinnis Ferry Road

Motion by Councilmember Goodman to deny, second by Councilmember Hilscher and so carried 6-0.

K. Consider Right of Way Abandonment on Northholt Parkway

There is a small curb cut on Northholt Parkway that the adjacent property owner is requesting the City abandon in conjunction with the recent rezoning application RZ-2016-006. They indicate that the curb cut is not needed as part of the project. This item was previously tabled and is ready for action.

Motion by Councilmember Foster to approve, second by Councilmember Miller and so carried 6-0.

L. Consider Adoption of Local Amendments to Building Code, Chapter 1

The State through the Department of Community Affairs requires jurisdictions to adopt certain building codes. Those codes are automatically updated by the State every three years. However, local jurisdictions are empowered to adopt local amendments to these codes. Staff has developed Chapter 1 for these codes. This chapter addresses how the City administers the codes locally and would clarify code enforcement.

Motion by Councilmember Miller to approve, second by Mayor Pro Tempore Ireland and so carried 6-0.

M. Consider Agreement with IGA Regarding George Pierce Park Trail Project

The City is working on a trail connection between Ruby Forest and George Pierce Park, which will include construction within the park itself. The County requires the City to enter into an intergovernmental agreement granting permission for this project. The proposed project is being designed and put out to bid in conjunction with the Stonecypher Road sidewalk project.

Motion by Mayor Pro Tempore Ireland to approve, second by Councilmember Miller and so carried 6-0.

N. Consider Ordinance to Amend Suwanee Architectural Design Standards

This is a proposed amendment to the Architectural Design Standards for regulating outdoor colored lights in commercial areas.

Motion by Councilmember Foster to approve, second by Councilmember Goodman and so carried 6-0.

O. Consider Resolution to Amend Urban Redevelopment Plan

The City of Suwanee Old Town Suwanee Urban Redevelopment Plan was originally adopted on September 17, 2002. Staff has updated the 2002 plan to clearly identify Town Center on Main and other proposed projects. A public hearing on the draft plan was held on April 25.

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

P. Consider Intergovernmental Agreement with Urban Redevelopment Agency

This is an intergovernmental agreement with the URA outlining that the URA will agree to issue the bonds and the City will agree to acquire, construct, equip and operate the projects, and pay the URA amounts sufficient to enable the URA to pay the debt service on the bonds.

Motion by Councilmember Miller, second by Councilmember Goodman and so carried 6-0.

Q. Consider Resolution for Commitment of Matching Funds – Buford Highway Bicycle and Pedestrian Facilities Project

This is for a grant for supplemental funds for the construction of the Buford Highway Bicycle and Pedestrian Facilities Project.

Motion by Councilmember Foster to approve, second by Councilmember Goodman and so carried 6-0.

R. Consider Resolution for Commitment of Matching Funds – Transportation Projects

Item removed from Agenda

S. Executive Session: None

T. Adjournment

Motion by Councilmember Goodman to adjourn, second by Mayor Pro Tempore Ireland and so carried 6-0.

Approved June 27, 2017