

OFFICIALS PRESENT: Danny Dunagan, Ruth Bruner, George Wangemann, Barbara Brooks
OFFICIALS ABSENT: Sam Couvillon, Zack Thompson
STAFF PRESENT: Bryan Lackey, Abb Hayes, Denise Jordan, Alisa Grayson
STAFF ABSENT: Angela Sheppard

Mayor Dunagan called the meeting to order at 5:30 PM and served as the presiding officer.

City Manager Bryan Lackey delivered the invocation after which the Pledge of Allegiance was recited in unison.

PUBLIC COMMENTS:

Mandy Harris, 1459 Douglas Drive, commented on discussions about the traffic problems on Dawsonville Highway noting the issues were not solely based on the holiday season noting the traffic flow changed for the worst with the addition of Cheddars and Academy Sports. She shared her views on the use of a fiber optic camera system in this area and felt it was not an effective solution. She commented on a rezoning application for land off Ahaluna which will generate a detrimental amount of traffic. A group of citizens conducted their own studies to find inaccurate traffic data noting the real numbers and the maximum load for the infrastructure will not be available until after May 9. She asked Council to consider the public's request to table the rezoning until real numbers are available for future projects and real solutions are implemented for the current traffic problems. Ms. Harris closed by requesting an opportunity to be a part of the solution.

Pat Horgan, 1004 Lakemont Drive, also spoke about the traffic on Dawsonville Highway and the Oak Hill development. Since the last Council Meeting, he and others spent time with various officials and reviewed documents to educate themselves. They learned there are no meaningful remedial Route 53 projects on the GDOT planning list. They also learned any major long-term fixes to the Route 53 corridor will take five (5) years or longer. He stated the Oak Hill development project could easily contribute traffic in this corridor that would exceed the carrying capacity. To ensure traffic growth would not occur faster than existing infrastructure could handle, he requested that any traffic generating development in this area be indexed to the actual approved GDOT improvement projects. He also felt the timing should be coordinated and phased to occur logically and simultaneously.

CONSENT AGENDA:

Minutes: March 2, 2017 Work Session

Minutes: March 7, 2017 Mayor/Council Meeting

Motion to approve the minutes accepting the edits as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

Votes favoring the motion: Dunagan, Bruner, Wangemann, Brooks

Absent: Couvillon, Thompson

NOTE: The Mayor provided the fourth affirmative vote required by the Charter.

Resolutions

- A. BR-2017-17 Declaration of Surplus Property
- B. BR-2017-18 Write-off of Delinquent Personal Property Tax
- C. BR-2017-19 Write-off of Delinquent Utilities Receivables
- D. BR-2017-20 Extension of Hours for Off Premises Catering of Alcoholic Beverages
- E. PR-2017-09 Cargill Sanitary Sewer Improvements - Phase III - Award of Contract
- F. PR-2017-10 Design, Bid, and Construction of the Runway Safety Area Improvement Project

City Manager Bryan Lackey provided a brief overview of each resolution.

Motion to adopt the resolutions as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

Votes favoring the motion: Dunagan, Bruner, Wangemann, Brooks

Absent: Couvillon, Thompson

NOTE: The Mayor provided the fourth affirmative vote required by the Charter.

GENERAL LEGISLATION:

Second Reading on Ordinance 2017-04

Amend Chapter 1-9 Entitled "Code of Ethics"

Motion to hold second reading on Ordinance 2017-04, AN ORDINANCE TO AMEND CHAPTER 1-9 ENTITLED "CODE OF ETHICS" OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE BY ELIMINATING IT IN ITS ENTIRETY AND SUBSTITUTING IN ITS PLACE THE LANGUAGE SET FORTH BELOW; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

Votes favoring the motion: Dunagan, Bruner, Wangemann, Brooks

Absent: Couvillon, Thompson

NOTE: The Mayor provided the fourth affirmative vote required by the Charter.

PUBLIC HEARING(S):

Request from Hanh My Thi Doan for a Special Use on a 0.52± acre tract located on the east side of South Enota Drive, north of its intersection with Sherwood Park Drive (a/k/a 502 South Enota Drive NE), having a zoning classification of Office and Institutional (O-I). Ward Number: Three. Tax Parcel Number(s): 01-064-002-030. Request: Nail Salon.

City Attorney Abb Hayes called for the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process.

Planning Manager Matt Tate reviewed the special use request. The Planning and Appeals Board and staff recommended approval with the following condition:

The existing monument sign or any replacement monument sign shall not be increased in size or height above the current monument sign dimensions so as to remain residential in scale.

City Attorney Hayes opened the floor for public comments.

FAVOR:

Pat Burke, 540 Holly Drive and Mr. Lang, 1710 Sawgrass Cove commented on the request. Mr. Burke stated the applicant was aware of and in support of the requirements. Their intent was to have a fine establishment as is their current establishment.

OPPOSE:

Bill Morrison, 801 Honeysuckle Road, encouraged Council to maintain the Comprehensive Land Plan for this particular location. He commented on the types of professional offices in the area and expressed his concern regarding future requests changing the area to commercial. He referenced the Unified Land Development Code (ULDC) indicated this was not intended to be a commercial area. He didn't feel this request fit with the plan and asked Council to deny this request.

Upon inquiry, Mr. Tate shared details surrounding the architectural requirements and the comprehensive ordinances noting regulations are in place and they are being enforced. Mr. Tate also commented on the historical zoning classification in the area and the changes that have occurred.

There being no other comments, the hearing was closed and the matter was returned to the governing body for consideration.

Motion to deny the special use request.

Motion made by Council Member Brooks.

Motion failed for lack of a second.

Motion to accept the special use request with condition as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Dunagan, Bruner, Wangemann

Votes opposing: Brooks

Absent: Couvillon, Thompson

NOTE: The motion failed due to lack of four affirmative votes in accordance with the requirements of the Charter.

Request from Masy Seng to annex a 0.19± acre tract located on the northwest side of the intersection of Shallowford Road and Albert Street (a/k/a 593 and 597 Shallowford Road) and to establish zoning as General Business (G-B). Ward Number: Five. Tax Parcel Number(s): 00-119A-001-012 and 013. Request: Donut shop.

City Attorney Abb Hayes called for the public hearing and confirmed the public notice was properly advertised.

Planning Manager Matt Tate provided a brief overview of the application. The Planning and Appeals Board and staff recommended approval with the following three (3) conditions:

1. The developer shall provide a minimum 8-foot tall two sided, opaque fence against the adjacent residential property to the north.
2. There shall be no signs allowed along Albert Street.
3. Access along Albert Street shall be limited to an exit only upon review and approval by the Public Works Director.

City Attorney Hayes opened the floor for public comments. There being none, the hearing was closed and the matter returned to the governing body for consideration.

Motion to hold first reading on Ordinance 2017-05, AN ORDINANCE ANNEXING A 0.19± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF SHALLOWFORD ROAD AND ALBERT STREET (A/K/A 593 AND 597 SHALLOWFORD ROAD); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES; and first reading on Ordinance 2017-06 with conditions as presented, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.19± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF SHALLOWFORD ROAD AND ALBERT STREET (A/K/A 593 AND 597 SHALLOWFORD ROAD) AT THE TIME OF ANNEXATION AS GENERAL BUSINESS, WITH CONDITIONS (G-B-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Dunagan, Bruner, Wangemann, Brooks

Absent: Couvillon, Thompson

NOTE: The Mayor provided the fourth affirmative vote required by the Charter.

City Attorney Hayes stated the following three items have been tabled to the May 9, 2017 Planning and Appeals Board Meeting and the June 6, 2017 Council Meeting.

Request from Oak Hall Companies, LLC to annex a 26.16± acres tract located east of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: One. Tax Parcel Number(s):

00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036. Request: Active adult community.

Request from Oak Hall Companies, LLC to annex a 50.81± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Dawsonville Highway, Ahaluna Drive, Skyview Drive and Strickland Drive (a/k/a 0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 1760, 1934 and 1982 Dawsonville Highway; 300 and 301 Skyview Drive; 0, 2008 and 2016 Strickland Drive) and to establish zoning as Planned Unit Development (P-U-D) and General Business (G-B). Ward Number: One. Tax Parcel Number(s): 00-110-000-005 (part), 028, 032 (part) and 039; 00-110A-004-001 (part), 002A, 004 (part), 005 (part), 007 (part), 007A (part), 007X, 014 (part), 016 (part), 017 (part) and 018. Request: Mixed-use development.

Request from Oak Hall Companies, LLC to rezone a 157.98± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Ahaluna Drive, Skyview Drive, Strickland Drive, Lakeshore Circle, West Lake Drive and Karen Lane (a/k/a 0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive) from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B). Ward Number: One. Tax Parcel Number(s): 00-109B-000-003A; 00-110-000-001, 006, 030, 031, 034, 035, 036, 037 and 038; 01-110-001-006; 01-110A-004-022; 01-114-001-001, 026, 145 and 161. Request: Mixed-use development.

ADJOURNMENT: 6:00 PM

ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk