

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

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

Reverend Stuart Higginbotham, Grace Episcopal Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATION(S):

Bugle Donation to the Gainesville Police Department

Jerry Ward, Memorial Park Funeral Home, and Mrs. A.B. Sailors presented a bugle to Police Chief Carol Martin and Fire Chief Jerome Yarbrough in memory of retiree A.B. Sailors.

Proclamation - National Police Week

Council Member Brooks read a proclamation declaring May 15 – 21, 2017 to be *National Police Week* and acknowledging May 15 as *Peace Officers' Memorial Day*. The proclamation was presented to Police Chief Carol Martin.

Proclamation - Municipal Clerks Week

Mayor Dunagan read a proclamation declaring May 7-13, 2017 to be *Municipal Clerks Week* and presented it to City Clerk Denise Jordan and Deputy City Clerk Alisa Grayson.

Proclamation - National Travel and Tourism Week

Council Member Bruner read a proclamation declaring May 7 – 13, 2017 to be *National Travel and Tourism Week*. Communications and Tourism Director Catiel Felts recognized General Manager Richard Labriola and Sales Manager Fallon Shiloh from Hilton Garden Inn. Mr. Labriola received the proclamation on behalf of all hoteliers.

Georgia Cities Week Events

Communications and Tourism Director Catiel Felts commented on events supporting Georgia Cities Week.

Main Street Manager Regina Dyer provided information about the Year of the Rooster contest among student artists at Gainesville High School. Art Teacher Clay Sayre introduced the students as they displayed their art work. Zuliana Herrera was announced as the winner of the art contest.

Communications and Tourism Director Catiel Felts stated the official pie of Gainesville is a caramel pecan pie. She recognized Amanda Wilbanks of Southern Baked Pie Company and presented her with a token of appreciation.

COUNCIL ANNOUNCEMENTS:

Council Member Thompson

Commented on the Spring Chicken Festival being a successful event.

Council Member Brooks

1. Announced a Homebuyers Workshop on May 20, 2017 from 10:00 AM to 12:00 PM at the Fair Street Neighborhood Center.
2. Thanked Grace Episcopal Church for partnering with the Public Works Department on the cemetery beautification project.

Council Member Bruner

1. Extended appreciation to everyone that participated in the Spring Chicken Festival.
2. Thanked everyone for supporting the Beulah Rucker Museum's play highlighting Dr. E.E. Butler noting it was a great success.
3. Announced Grace Episcopal Church and others will be participating in the Adult Literacy Spelling Bee on May 16 at the Brenau Pearce Auditorium.

Council Member Wangemann

1. Thanked everyone for participating in recent clean-up efforts in Gainesville, Lula, Oakwood, and other surrounding municipalities.
2. Announced he has relocated to the Mundy Mill Subdivision.

Council Member Couvillon

Stated Carol Burrell, CEO of North East Georgia Health Systems, was named the "2017 Most Respected Business Leader" by the Georgia Trend magazine.

CONSENT AGENDA:

Appointments

- A. Airport Advisory Committee - Positions held by Gregg Hake, John Haynes, Jimmy Nivens and Alvin Kemp, Jr.
- B. Chicopee Woods Area Park Commission - Position held by Emily (Sissy) Lawson
- C. Loan Review Committee - Position previously held by Melody Marlowe

Motion to appoint Casey Graybeal to replace Gregg Hake and to reappoint John Haynes, Jimmy Nivens and Alvin Kemp, Jr., on the Airport Advisory Committee; reappoint Emily (Sissy) Lawson on the Chicopee Woods Area Park Commission; and appoint Jeremy Perry to replace Melody Marlowe on the Loan Review Committee.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Minutes

- A. April 13, 2017 Work Session
- B. April 18, 2017 Mayor/Council Meeting

Motion to approve the minutes accepting the edits as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Resolutions

- A. AR-2017-05 Authorize Funds for Police Department Training Simulator Building
- B. BR-2017-24 Donation of Self-Contained Breathing Apparatus (SCBA) Cylinders to GFD Personnel
- C. PR-2017-12 Lanier Islands Parkway & I-985 (Exit 14) Utilities Relocation
- D. PR-2017-13 Senior Life Center Expansion/Renovation Project - Award of Contract

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Bruner

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

PUBLIC HEARING(S):

Request from W. L. Norton Agency, Inc. to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a 418 Boulevard NE) from Residential-II (R-II) to Residential and Office (R-O). Ward Number: Two. Tax Parcel Number(s): 01-038-003-012. Request: Professional office.

Mr. Hayes recused himself from participating in this discussion and left the meeting room.

Mayor Dunagan called for and conducted the public hearing.

Planning Manager Matt Tate reviewed the application noting renovations will be completed in two phases. The Planning and Appeals Board and staff recommended approval with the following 12 conditions:

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding historic properties, and shall be subject to the Community Development Director approval.
2. Any fire escape addition shall be located to the rear of the existing structure.
3. Any proposed new parking areas or potential storm water management areas shall be located to the rear of the structure and shall be adequately screened from the adjacent residential uses located along the south and east property lines. The buffer area shall consist of an opaque fence, a minimum of 6 feet in height, and evergreen shrubs or trees. The final installation, placement, maintenance and type of the buffer shall be subject to the Community Development Director approval.
4. The subject property shall be limited to no more than 13 total parking spaces including handicapped parking. This shall not include parking within the proposed detached garage. The use of pervious material within the parking area shall require approval by the Department of Water Resources.
5. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.
6. An updated as-built boundary survey/plat of the subject property, indicating existing conditions and all improvements, shall be recorded prior to obtaining a Certificate of Occupancy for the future professional office use.

7. The applicant will construct an 8-foot pressure treated wooden fence from the corner of the existing garage to the existing side-fence on the south side of the property and shall regularly maintain the structure, integrity and appearance of the fence.
8. At the existing tree, the fence shall split and brackets shall be installed to preserve the tree and allow for tree growth.
9. The adjoining property owners may plant and maintain any plant material they desire on the subject property on the adjoining property owners side of the fence.
10. Concrete bumper guards will be installed along fence area for protection of wooden fence from vehicles.
11. Low level exterior lights will be placed in parking area for security. The lighting shall be designed so as to minimize light spillage along the exterior of the development to not more than one .25 foot candle.
12. The applicant shall use their main campus dumpster for trash disposal rather than having an onsite commercial dumpster.

Mayor Dunagan opened the floor for public comments.

FAVOR:

Frank Norton, Jr., 434 Green Street, stated he and his brother own the Norton Agency which is an 89-year old Gainesville based real estate and insurance company. He provided a brief history about his family and their contributions to the City as it pertains to zoning and development. He shared some information about the proposed project and the subject property at 418 Boulevard noting it was the original Candler Street School. Mr. Norton stated they were in agreement with the conditions and respectfully requested approval. In closing, he reserved time for rebuttal before presenting a motion to declare restriction on use of applicant's property unconstitutional.

OPPOSE:

Will Crumley, 523 Park Street, stated his property was adjacent to the subject property. He was opposed to the rezoning plan and submitted paperwork to reserve his constitutional rights. He felt the proposed project was inconsistent with the comprehensive plan. Mr. Crumley provided some background about his property noting he was aware of the subject property's parking lot. He expressed concern about the applicant proposing to put a parking lot 30 feet from his back door. He distributed several documents and questioned the removal of the recommended 10 foot buffer.

REBUTTAL:

Frank Norton, Jr. stated this was a difficult situation. He understood the concern and indicated prior to filing the application he had offered to purchase the Mr. Crumley's property. He noted the property is in a mixed use area. Mr. Norton agreed to an eight (8) foot fence and to designing the parking lot to provide sympathy for water run-off and low lighting.

Council Member Bruner asked if there would be a vegetative buffer along the fence.

Council Member Thompson commented on discussions with Mr. Norton during which there was a verbal agreement about the location of the fence.

Mr. Norton confirmed willingness to pay for and provide a vegetative buffer between the driveway and the fence.

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

Council Member Thompson requested an amendment to the condition 9 to read as follows:

The applicant shall, at his expense, install a vegetative buffer between the rear fence and the neighboring property owner to the east. The type of buffer shall be approved by the Community Development Department Director. Additional vegetation may be planted within this buffer area by the neighboring property owner at their expense.

Motion to hold first reading on Ordinance 2017-07 with conditions as presented and with an amendment to condition 9, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.42± ACRE TRACT LOCATED ON THE EAST SIDE OF BOULEVARD, NORTH OF ITS INTERSECTION WITH PARK STREET (A/K/A 418 BOULEVARD NE) FROM RESIDENTIAL-II (R-II) TO RESIDENTIAL AND OFFICE, WITH CONDITIONS (R-O-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mr. Crumley inquired about the location of the fence at which time Council Member Thompson and Council Member Couvillon provided a brief explanation.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

NOTE: City Attorney Hayes returned to the meeting at 6:24 PM.

Request from Adams & Copeland, LLC for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a 1665 Thompson Bridge Road NW), having a zoning classification of Office and Institutional (O-I). Ward Number: One. Tax Parcel Number(s): 01-091-003-015. Request: Hair salon and office.

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

Planning Manager Matt Tate reviewed the application. The Planning and Appeals Board and staff recommended approval with the following four conditions:

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be subject to Community Development Department approval. Said new or replacement structure(s), and / or future development, shall consist of a pitched roof with architectural shingles.
2. The existing, healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements.
3. All access point design along Thompson Bridge Road and sidewalk installation shall require approval by the Georgia Department of Transportation in conjunction with the

Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.

4. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Mayor Dunagan opened the floor for public comments.

FAVOR:

Peggy Copeland, Clermont, Georgia, stated her mother started the salon in 1976 and commented on the character of the house noting there was a desire to keep it the same. She felt they have a lot of good years left in the property.

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

Motion to adopt the resolution ZR-2017-01 with condition as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

CITY ATTORNEY ISSUES:

Business Resolution 2017-25

Authorization to Execute First Amendment to Intergovernmental Agreement by and Between City of Gainesville and Gainesville Redevelopment Authority for Lots on Club Drive

Attorney Abb Hayes stated there was an intergovernmental agreement with the Gainesville Redevelopment Authority to convey some lots on Club Drive. The proposed resolution authorized an amendment to reduce the price of one lot from \$180,000 to \$170,000.

Motion to adopt the resolution BR-2017-25 as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

RECESS: 6:26 PM
RECONVENE: 6:31 PM

CITY MANAGER ISSUES:

Downtown Development Announcement

City Manager Bryan Lackey announced the city has chosen to partner with Carroll Daniel Construction and Knight Commercial Real Estate to redevelop two lots at Main Street and Jesse

Jewell Parkway. In addition, an agreement had been reached with Knight Commercial Real Estate to redevelop two additional corner lots commonly known as the 4th side of the square.

Mr. Lackey shared some details surrounding the Request for Proposals process and the redevelopment plans indicating the total investment was over \$53 million.

Mayor Dunagan provided a brief history of the downtown and expressed excitement about the project. He shared some information about the Carroll Daniel Construction Company before introducing Brian Daniel, Jim Blankenship, Brad Johnson and Tim Knight.

Brian Daniel, Carroll Daniel Construction Company, stated he was a native of Gainesville/Hall County and commented on the vision for redevelopment of the midtown area. He presented some details surrounding the project on the Main Street lots before unveiling architectural renderings of the proposed redevelopments. Mr. Daniel expressed appreciation to the Carroll Daniel family, the design professional, the City staff and Council for their role in this project.

Tim Knight, Knight Commercial Real Estate, recognized Brad Johnson and Jim Blankenship for their role in this project. He also extended appreciation to all involved in bringing this project to this point. They were thrilled to bring high quality residential developments to downtown Gainesville noting he was unaware of any other city the size of Gainesville with a similar option. Architectural renderings of the project were unveiled for viewing.

Council extended words of appreciation to everyone that brought this project to fruition.

ADJOURNMENT: 6:45 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk