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

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

Council Member Wangemann delivered the invocation after which the Pledge of Allegiance was recited in unison.

PUBLIC COMMENTS:

Gwen Ingram, 6927 George Burns Road, recognized Gainesville as a growing metropolitan community with a strong skate community but no safe and legal place for skateboarders. She commented on plans being approved for a skate park in the Parks and Recreation budget. She shared information and statistics on the advantages of having a skate park noting skateboarding is now recognized as an Olympic sport. She asked Council to consider the skating future of Gainesville's youth. Council Member Couvillon stated this was a topic of discussion with the Parks and Recreation Board. Mrs. Ingram stated she had contacts with the Tony Hawks Foundation and they were happy to provide assistance.

Alex Fogel, 4118 Box Elder Path, stated he was a resident of the Maple Park community, President of the Homeowners Association and Neighborhood Watch Captain. He spoke on behalf of the neighborhood and shared their concerns. He commented on the police having a lack of respect for the residents and indicated there needed to be more proactive communication between the police and its citizens. He wondered if the city had applied for any community oriented policing service grants. He commented on the city's police department being treated like a farm system for other municipalities noting it was important to compensate and support them like the major leagues in order to retain them. Mr. Fogel also commented on traffic concerns in the area that included three major accidents. A traffic study was performed but the traffic was not getting any better. He felt there was too much emphasis on putting speed detection devices on dead end streets. Parking was a concern as well. He cited the fire code for parking on residential streets noting there was a need for single sided parking and for it to be enforced. There was also an issue with blocked sidewalks with assurance that it was being addressed.

CONSENT AGENDA:

Minutes: October 3, 2017 Mayor/Council Meeting
Minutes: October 12, 2017 Work Session
Minutes: October 17, 2017 Mayor/Council Meeting

Motion to approve the minutes accepting the edits as presented.

Motion made by Council Member Brooks
Motion seconded by Council Member Wangemann
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Resolutions

A. AR-2017-11 Transfer of Funds to Police Department for Cooling System Repair
B. BR-2017-46 Amendment to PFM Agreement for Financial Advisory Services
C. BR-2017-47 Federal Courthouse Easement Agreement
D. BR-2017-48 Hall County Mitigation Plan Update 2016-2021
E. PR-2017-30 Authorization to Apply for and Accept a 2018 Community Home Investment Program (CHIP) Grant
F. PR-2017-31 FY2018 Local Maintenance and Improvement Grant (LMIG)
G. PR-2017-32 GEMA GSAR FY2017 Homeland Security Grant Award

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Thompson
Motion seconded by Council Member Brooks
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

GENERAL LEGISLATION:

Second Reading on Ordinance No. 2017-26
Amend Chapter 3-4 entitled Motor Vehicles and Traffic as it Pertains to Speed Laws Applicable

Motion to hold first reading on Ordinance 2017-26, AN ORDINANCE TO ADOPT THE GEORGIA UNIFORM RULES OF THE ROAD, SECTIONS 40-6-181, 40-6-184, 40-6-185, AND 40-6-188 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED TO REGULATE TRAFFIC UPON THE PUBLIC STREETS OF THE CITY OF GAINESVILLE; TO AMEND SECTION 3-4-61 ENTITLED "SPEED LAWS APPLICABLE" 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 Wangemann
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Second Reading on Ordinance No. 2017-27
Amend Chapter 3-4 entitled Motor Vehicles and Traffic as it Pertains to Specified Speed Limits

Motion to hold first reading on Ordinance 2017-27, AN ORDINANCE TO AMEND CHAPTER 3-4 ENTITLED "MOTOR VEHICLES AND TRAFFIC" OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, GEORGIA; TO AMEND SECTION 3-4-181 ENTITLED "SPEED LIMITS ON SPECIFIED STREETS" 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 Thompson
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

PUBLIC HEARING(S):

Annexation/Zoning Items

Request from Lanier Technical College to annex an 8.154± acres tract having no road frontage and located east of State Route 365 (Cornelia Highway), north of Lanier Tech Drive and Howard Road (a/k/a 0 Howard Road) and to establish zoning as Light Industrial (L-I). Ward Number: Two. Tax Parcel Number(s): 15-020-000-068. Request: Technical College.

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 application. The Planning and Appeals Board and staff recommended approval of the request.

City Attorney Hayes opened the floor for public comments.

Brian Rochester commented on the proposal noting it was part of an over $100 million project being developed in the city. He stated the property was donated from the Ramsey-Mansfield family and improved the overall land plan for the college. This request allows for the entire campus to be inside the city limits to eliminate any confusion with emergency response. Hall County was in support of the request.

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

Motion to hold first reading on Ordinance 2017-28, AN ORDINANCE ANNEXING A 8.154± ACRES TRACT HAVING NO ROAD FRONTAGE AND LOCATED EAST OF STATE ROUTE 365 (CORNELIA HIGHWAY), NORTH OF LANIER TECH DRIVE AND HOWARD ROAD (A/K/A 0 HOWARD 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.

Motion made by Council Member Wangemann
Motion seconded by Council Member Bruner
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Motion to hold first reading on Ordinance 2017-29, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 8.154± ACRES TRACT HAVING NO ROAD FRONTAGE AND LOCATED EAST OF STATE ROUTE 365 (CORNELIA HIGHWAY), NORTH OF LANIER TECH DRIVE AND HOWARD ROAD (A/K/A 0 HOWARD ROAD) AT THE TIME OF ANNEXATION AS

LIGHT INDUSTRIAL (L-I); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Thompson
Motion seconded by Council Member Bruner
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

Request from The 5 MCS, LLC to rezone a 5.24± acre tract located on the southwest side of the intersection of Enota Avenue and Yonah Avenue (a/k/a 1012 Enota Avenue NE) from Planned Unit Development (P-U-D) and Residential-I (R-I) to Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): 01-075-001-024. Request: Assisted living facility, townhome cottages and single-family home.

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 five conditions:

1. The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and pictures submitted with the application and are subject to Community Development Department Director approval.
2. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. The required tree/landscape plan shall provide for additional evergreen trees and deciduous trees planted between the proposed townhome cottages and the southerly property line and Yonah Avenue. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
3. Access point design and sidewalk location and design along Yonah Avenue must be reviewed and approved by the Gainesville Public Works Department. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.
4. The subject property shall be limited to the two existing monument signs located along Enota Avenue which are limited to a height of six (6) feet and thirty-two (32) square feet in size with indirect lighting.
5. An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.

City Attorney Abb Hayes opened the floor for public comments.

Ed Myers stated the subject property was purchased by Curtis McGill in 2013. He provided a brief overview of the proposed project to add some townhome cottages to the current facility which allows the residents to utilize the senior living facility. Mr. Myers stated he represented Ashton Senior Living and requested Council's approval of the request.

Curtis McGill, 1253 Yonah Avenue, stated they were proposing cottages rather than townhomes and shared the purpose of the proposed use.

Upon inquiry from Council Member Bruner, Mr. Myers confirmed the single family home will remain as a single family home on the property.

OPPOSITION:

Mary Carden, 1354 Riverside Drive, stated she lives approximately 1½ blocks from the development. She expressed concerns about traffic issues with the addition of 37 extra parking spaces near Yonah Park and the Enota School. She was also concerned with the number of cottages being constructed on the property changing the nature of what's currently there. She felt the preservation of the Residential-I (R-I) community was important and the surrounding neighborhoods were being endangered. She requested denial of the request or to reduce the number of dwellings and parking spaces for less intrusion to the neighborhood.

Anne Chenault, 1256 Riverside Drive, stated she lives near several properties that have been rezoned from R-I and wondered why we have zoning if it is constantly being changed. She commented on the previous rezoning request for the property and being told there would be no further changes but now the owner is back with expansion plans. She expressed concern with changing the zoning to Planned Unit Development (P-U-D) noting it would open it up for further expansion. She respectively asked Council to deny the request.

REBUTTAL:

Mr. Myers stated although the proposal is to change the zoning, the plans included preservation of the single family home. This plan was a maximum build out on the property with no room for expansion. He shared further details about the project and the enhancements to the neighborhood.

Upon inquiry, Mr. Myers further clarified the number of proposed cottages and their location.

Council Member Thompson asked if expansion was possible in the future in the event the existing single family home was removed.

Upon inquiry from Council Member Wangemann, Mr. Myers commented on the design of the cottages.

Mr. McGill provided additional information regarding the number of cottages noting this was a phased in project and dependent upon demand. He further commented on the size and design of the cottages.

Mr. Tate confirmed the current signage would remain the same and clarified the request was for up to 15 units. It was also confirmed the units were rental properties as a part of the Ashton Assisted Living facility.

City Manager Bryan Lackey clarified the size and number of units allowed. Additional changes would require the requester to come back to the Council for approval.

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

Motion to hold first reading on Ordinance 2017-29 with conditions set forth by staff, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 5.24± ACRES TRACT LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION OF ENOTA AVENUE AND YONAH AVENUE (A/K/A 1012 ENOTA AVENUE NE) FROM PLANNED UNIT DEVELOPMENT (P-U-D) AND

RESIDENTIAL-I (R-I) TO PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; 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: Bruner, Wangemann, Couvillon, Thompson, Brooks

CITY MANAGER ISSUES:

Intelligent Transportation System (ITS) Update
City Manager Bryan Lackey provided an update on the ITS system noting it will be functional after the Thanksgiving holiday. The Georgia Department of Transportation (GDOT) will assist with retiming of certain traffic signals. In addition, several other technology solutions, message boards and personnel will be in place to ensure all goes well. Information regarding alternative routes will be available on map applications as well as posted on the city's website and social media applications to assist with navigation.

EXECUTIVE SESSION:

City Manager Bryan Lackey requested an Executive Session to discuss real estate matters.

Motion to enter an Executive Session at 6:19 PM to discuss real estate matters.

Motion made by Council Member Wangemann
Motion seconded by Council Member Bruner
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

OFFICIALS PRESENT: Dunagan, Bruner, Wangemann, Couvillon, Thompson, Brooks
STAFF PRESENT: Lackey, Sheppard, Hayes, Grayson

Motion to close the Executive Session at 6:48 PM.

Motion made by Council Member Thompson
Motion seconded by Council Member Bruner
Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks

ADJOURNMENT: 6:48 PM

/ag

_____
C. Danny Dunagan, Jr., Mayor

_____
Denise O. Jordan, City Clerk