

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

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.

COUNCIL ANNOUNCEMENTS:

Council Member Couvillon thanked the City School Board for a proactive meeting.

CONSENT AGENDA:

Appointment: Board of Health - Position held by Deborah Mack
Appointment: Chicopee Woods Area Park Commission - Position held by R.K. Whitehead
Appointment: Planning and Appeals Board - Position held by Connie Rucker

Motion to reappoint Deborah Mack to the Board of Health, to reappoint R.K. Whitehead to the Chicopee Woods Area Park Commission and to appoint Kelvin Simmons to replace Connie Rucker on the Planning and Appeals Board.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

Absent: Thompson

Minutes: February 9, 2018 Retreat

Minutes: February 15, 2018 Work Session

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Bruner

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

Absent: Thompson

Project Resolution 2018-06

Authorization to Apply for Georgia Transportation Infrastructure Bank Grant Funds

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

Motion to adopt the resolution as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

Absent: Thompson

PUBLIC HEARING(S):

Request from Geosam Capital US (Atlanta), LP to amend the existing Planned Unit Development (P-U-D) zoning on a 85.45± acres tract located at the terminus of Lilac Creek Trail and Shady Lane Drive, south of Gaines Mill Road within the Heritage Pointe Subdivision (a/k/a 0 Gaines Mill Road SE). Ward Number: Three. Tax Parcel Number(s): 15-022-000-014 (part). Request: 100-single family detached lots.

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 briefly summarized the request. The Planning and Appeals Board and staff recommended approval with the following six conditions.

1. The proposed single-family homes shall be compatible with the existing single-family homes under construction within the Heritage Pointe subdivision and are to consist of a combination of brick, stone, and vinyl siding exterior facades.
2. The minimum heated floor space per single-family dwelling shall be 1,300 square feet for ranch homes and 1,700 square feet for two-story homes.
3. A buffer consisting of minimum 5-foot high evergreen buffer trees shall be required around all detention pond areas, per Community Development Department Director approval.
4. All amenity parking areas shall be appropriately screened from the adjacent residential property. The screening is to consist of a minimum 8-foot high opaque privacy fence that is architecturally compatible with the amenity pavilion. In addition, minimum 5-foot tall Leyland Cypress trees shall be required between the fence and the residential property, as per Community Development Department approval.
5. All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.
6. Any road or access improvements deemed necessary by the Gainesville Public Works Director for the scope of the project shall be the expense of the applicant/developer. The scope of the project shall be defined as the area in which the subject property fronts along Gaines Mill Road.

City Attorney Hayes opened the floor for comments.

Alise Hoffman, Duluth address, stated the purpose of the application was to modify the zoning to replace the townhomes with single family homes. A small reduction in the lot size was needed. All other previously approved conditions would remain the same. Ms. Hoffman reserved the remaining time for rebuttal.

OPPOSITION:

Angela Middleton, Hall County resident, stated her property backs up to the property in question. She commented on the traffic and safety issues on Gaines Mill Road indicating she was uncertain if this had been addressed. She also commented on another exit onto Highway 129.

REBUTTAL:

Ms. Hoffman clarified the proposed request changes the structures by replacing the 97 townhomes with 100 detached single-family homes.

Upon inquiry, Mr. Tate commented on the price range and lot size. He also commented on the property's annexation history.

Council Member Bruner inquired about the concerns surrounding the traffic issues and asked if there was supposed to be another exit onto Highway 129.

Upon inquiry, Mr. Tate commented on the density level of a single-family unit versus a townhome. He also commented on the total number of new homes to be constructed in the subdivision.

Council Member Brooks inquired about the distance from the backside of the subdivision to Highway 129.

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

Council Member Couvillon and Council Member Brooks stated why they planned to support the request.

Motion to hold first reading on Ordinance 2018-07, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 85.45± ACRES TRACT LOCATED AT THE TERMINUS OF LILAC CREEK TRAIL AND SHADY LANE DRIVE, SOUTH OF GAINES MILL ROAD WITHIN THE HERITAGE POINTE SUBDIVISION (A/K/A 0 GAINES MILL ROAD, SE); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES, with conditions as set by staff.

Motion made by Council Member Couvillon

Motion seconded by Council Member Brooks

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

Absent: Thompson

CITY MANAGER ISSUES:

Appropriation Resolution 2018-07

Support of the Gainesville and Hall County Development Authority's Application for a One Georgia Authority Equity Fund Grant

City Manager Bryan Lackey stated the proposed resolution supports a \$1 million grant application to be submitted by the Development Authority by the end of the week and authorized the city to proceed with a \$200,000 local match. This funding, along with the Appalachian Regional Commission Grant, will be used to renovate terminals at Lee Gilmer Memorial Airport.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

Absent: Thompson

ADJOURNMENT: 5:50 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk