OFFICIALS PRESENT: Danny Dunagan, Sam Couvillon, George Wangemann, Ruth Bruner, 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.

Patriarch David Pennington, Church of Jesus Christ of Latter Day Saints, delivered the invocation after which the Pledge of Allegiance was recited in unison.

## PRESENTATIONS:

### Post-Employment Service Recognition

Mayor Dunagan recognized Rodney Anderson (Water Resources), Joe Britte (Police), Guy Gilstrap (Parks & Recreation) and Matt Henderson (Water Resources) for their years of service. Three others were unable to attend. They had a total accumulated service of 153 years and 9 days. Mayor Dunagan read a testimonial and presented tokens of appreciation.

### Gainesville Police Department 2017 Employee of the Year - Officer Chris Letson

Police Chief Carol Martin recognized Officer Chris Letson as the 2017 Employee of the Year then presented a certificate and plaque.

### FBI National Academy Graduate - Lieutenant Andy Smith

Police Chief Carol Martin recognized Lieutenant Andy Smith for his accomplishment in completing the FBI National Academy. Lieutenant Smith shared information about his experience at the academy.

### Gainesville Police Department Explorer Troop

Police Chief Carol Martin recognized the Gainesville Explorer Troop and their achievement at the Winterfest 2018 Competition. A video of the Explorer Troop Program was played.

Sergeant Kevin Holbrook shared details about the program and the competition held in Gatlinburg, TN.

Council extended words of appreciation.

## COUNCIL ANNOUNCEMENTS:

### Council Member Wangemann

Announced the chicken cook-off at the Annual Spring Chicken Festival on April 28.

### Mayor Dunagan

Announced former Council Member Bob Hamrick will receive an Honorary Diploma from Gainesville High School.

**PUBLIC COMMENTS:**

Bill Brooksher, Gainesville resident, expressed his appreciation for the City of Gainesville and announced several upcoming events.

Hannah Warner, Headwaters Outreach Coordinator, stated she was thrilled to be a part of the Gainesville community. She provided a packet of information regarding the Chattahoochee Riverkeeper's organization and announced the Wild and Scenic Film Festival on May 12.

**CONSENT AGENDA:**

**Appointments: Development Authority - Position held by Allen Nivens**

**Motion to appoint Jackie Walters to replace Allen Nivens on the Development Authority.**

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

**Appointments: Redevelopment Authority - Position held by David Abee and Mike Weaver**

**Motion to reappoint David Abee and to appoint Tyler Smith to replace Mike Weaver on the Redevelopment Authority.**

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

**Minutes: March 9-10, 2018 Retreat**
**Minutes: March 15, 2018 Work Session**
**Minutes: March 20, 2018 Mayor/Council Meeting**

**Motion to approve the minutes accepting edits as presented.**

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

**Resolutions:**

A. AR-2018-08 Fourth Quarter Budget Adjustment for Fiscal Year 2017
B. AR-2018-09 Second Quarter Budget Adjustment for Fiscal Year 2018
C. BR-2018-18 PNC Equipment Finance, LLC Master Lease Purchase Agreement
D. BR-2018-19 Write-off of Delinquent Personal Property Tax
E. BR-2018-20 Write-off of Delinquent Utilities Receivables
F. BR-2018-21 Write-off of Uncollectible Returned Checks
G. PR-2018-07 Dawsonville Highway Bridge Replacement Utilities Relocation Memorandum of Understanding with Georgia Department of Transportation
H. PR-2018-08 Cargill Global Edible Oil Solutions Donation to the Fire Department
I. PR-2018-09 North Georgia Community Foundation Donation to the Fire Department

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: Couvillon, Wangemann, Bruner, Thompson, Brooks**

**PUBLIC HEARING(S):**

***Request from Lake 53, LLC to rezone a 6.227± acres tract located on the west side of Dawsonville Highway, north of Avonlea Way (a/k/a 1995 Dawsonville Highway NW) from General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: One. Tax Parcel Number(s): 01-110A-003-003. Request: 79 residential condos and office space.***

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 provided a brief overview of the application request. The Planning and Appeals Board recommended approval with the following three conditions:

1. The proposed use/buildings shall be generally consistent with the landscaping standards and architectural elevations provided with this rezoning application including exterior materials and roof pitch to present a residential appearance.
2. Prior to a permit being issued for the subject property, a Traffic Impact Study (TIS) shall be required. All access point design for the subject property shall require review and approval by the Georgia Department of Transportation and the Gainesville Public Works Department Director. All required access / traffic / sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study, shall be at the full expense of the developer/property owner.
3. 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.

City Attorney Hayes opened the floor for comments.

Jim Walters stated he represented the applicant. He commented on the proposed request noting the applicant was providing more restrictions on the property and proposing to develop an upscale development. He asked for favorable consideration of the request and reserved time for rebuttal.

Council Member Bruner commented on one of the conditions referencing a traffic study.

Council Member Wangemann asked if this was a gated community.

Council Member Thompson inquired about a proposed sidewalk going into the marina.

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

**Motion to approve Ordinance 2018-08**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.227± ACRES TRACT LOCATED ON THE WEST SIDE OF DAWSONVILLE HIGHWAY, NORTH OF AVONLEA WAY (A/K/A 1995 DAWSONVILLE HIGHWAY, NW) FROM GENERAL BUSINESS (G-B) 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 **with conditions as set by staff.**

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

***Request from John Harris to rezone a 5.73± acres tract located on the southeast side of Lanier Valley Drive, west of Otila Drive (a/k/a 1331 Lanier Valley Drive NW) from Residential-II (R-II) and General Business (G-B) to General Business (G-B). Ward Number: One. Tax Parcel Number(s): 01-115-002-002. Request: Non-profit residential facility.***

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 request noting it did not require a traffic study at this time based on the current plan. The Planning and Appeals Board and staff recommended approval with the following eight conditions:

1. The proposed use/building shall be generally consistent with the standards depicted on the architectural pictures provided with this rezoning application including exterior materials and roof pitch to present a residential appearance.
2. The subject property shall be limited to the proposed use and professional office uses. A different type of non-profit residential facility is not permitted for the property.
3. The development shall require a minimum 35-foot wide evergreen planted buffer adjacent to all single-family properties as required by the code and upon meeting the planting requirements within the power line easement. The location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
4. The property shall be limited to one monument style sign not to exceed 32 square feet in size with indirect (ground) lighting.
5. The proposed fence and gate shall be wrought iron or a black vinyl coated chain link fence.
6. Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required if determined necessary by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT).
7. All access point design for the subject property shall require review and approval by Hall County and the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development along Lanier Valley Drive or any additional improvements identified within the Traffic Impact Study, if determined necessary, shall be at the full expense of the developer/property owner.

8. 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.

City Attorney Hayes opened the floor for comments.

Eddie Hartness, 1550 Berkeley Court, commented on the application noting it limits the use of property and traffic instead of expanding it. He reserved time for rebuttal and/or questions.

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

**Motion to approve Ordinance 2018-09**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 5.73± ACRES TRACT LOCATED ON THE SOUTHEAST SIDE OF LANIER VALLEY DRIVE, WEST OF OTILA DRIVE (A/K/A 1331 LANIER VALLEY DRIVE, NW) FROM RESIDENTIAL-II (R-II) AND GENERAL BUSINESS (G-B) TO GENERAL BUSINESS, WITH CONDITIONS (G-B-c); 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 Brooks
Motion seconded by Council Member Bruner
**Votes favoring the motion: Couvillon, Wangemann, Bruner, Thompson, Brook**

## CITY MANAGER ISSUES:

City Manager Bryan Lackey announced the following:

1. The 14th Annual Spring Chicken Festival will be held on Saturday, April 28. Proceeds will go toward college scholarships. Tickets will be available on-line.
2. The Senior Center Ribbon Cutting is scheduled for Friday, April 13, 12:30 PM.
3. The Joint Municipal Association (JMA) meeting will occur Monday, April 23 at 5:30 PM and will be hosted by the Town of Braselton.

## ADJOURNMENT: 6:22 PM

/ag

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk