

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.

Reverend Marshall Bruner, Clinical Director at Center Point, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Meritorious Service Award - Adam Davis

Police Chief Carol Martin presented Officer Adam Davis with a Meritorious Service Award for his life saving actions while off-duty on May 10, 2018.

Gainesville Redevelopment Authority Community Service

Mayor Dunagan recognized and extended appreciation to Gainesville Redevelopment Authority Board Members Carol Burrell, Blair Diaz, Cooper Embry, Brett Fowler, Jay Jacobs, Kelly Lee, Matt Nix, Kris Nordholz and Tyler Smith for their volunteer service. He also thanked Mark Bell, Doug Carter, Joe Wood, Jr., and David Abee for recent service on the board. Tokens of appreciation were presented.

It was noted anyone interested in serving on a board/committee should visit the city's website or contact the City Clerk's Office.

Post-Employment Service Recognition

Mayor Dunagan recognized retirees Preston Barrett, Ronnie Childs, Chris Coy, Hank Heffner, and Catiel Felts. Their total accumulative service to the City was 123 years, 7 months, and 6 days. He read a testimonial and presented tokens of appreciation.

Proclamation: Constitution Week

Colonel William Candler Chapter of the National Daughters of the American Revolution representatives Penny Walker, Regent of the Candler Chapter and Jacquie Weldon, Chairman, briefly commented on the organization's purpose and involvement in the community.

Council Member Bruner read and presented a proclamation declaring September 17 – 23, 2018 to be *Constitution Week*.

Proclamation: National IT Professionals Day

Council Member Couvillon read and presented a proclamation declaring September 18, 2018 to be *National IT Professionals Day*. It was presented to the Administrative Services Department's Information Technology Division.

COUNCIL ANNOUNCEMENTS:

Council Member Bruner

Commented on the Dragon Boat Championship event being a success. She asked Mark Bell to make comments on the event and he thanked the city for volunteering services noting he was grateful to the community for putting on a wonderful event for the world.

Council Member Wangemann

1. Announced the Rivers Alive Cleanup will be held at Flat Creek on Saturday, September 22 at 8 AM.
2. Stated the Dragon Boat Championship event was a great success and thanked everyone involved.

Council Member Couvillon

Expressed the pride he felt while presenting medals at the Dragon Boat Championship event.

Council Member Thompson

1. Commented on the Dragon Boat Championship event and thanked the volunteers, organizers and staff for their involvement in making it a great success.
2. Announced a Taste of Gainesville will occur on Friday, September 22 from 6 – 9 PM at the Lake Lanier Olympic Park.

Mayor Dungan

1. Shared his sentiments about the Dragon Boat Championship event and stated the USA won eight (8) Gold Medals, eight (8) Silver Medals and the ICF World Cup for the highest points. He also shared compliments received from visitors.
2. Displayed a plaque from the ICF presented to the City of Gainesville for hosting the event.

CONSENT AGENDA:

Appointments: SPLOST VII Citizens' Review Committee

Positions held by Michelle Mintz

Motion to appoint Etherean Williams to replace Michelle Mintz on SPLOST VII Citizens' Review Committee.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

Minutes: August 16, 2018 Work Session

Minutes: August 21, 2018 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Thompson

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

Resolutions:

- A. BR-2018-43 Amendment to the City of Gainesville Personnel Policies and Procedures Manual
- B. BR-2018-44 Sanitary Sewer Service Annexation Policy
- C. PR-2018-16 2018 Edward Byrne Memorial Justice Assistance Grant
- D. PR-2018-17 Lake Knickerbocker Dam Improvements Project
- E. PR-2018-18 Renovation of the Chattahoochee Golf Clubhouse Project
- F. PR-2018-19 Riverside Drive Water Treatment Plant Solids Dewatering Upgrade Project
- G. PR-2018-20 Water Resources Data Management

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 Thompson

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

NOTE: Council Member Thompson recused himself and left the meeting room.

GENERAL LEGISLATION:

Ordinance No. 2018-17

Amend Chapter 6-4 entitled "Alcoholic Beverages"

City Manager Lackey stated the proposed changes mainly address distilleries, volume requirements and temporary limited licenses.

Motion to approve the Ordinance No. 2018-17, AN ORDINANCE TO DELETE CHAPTER 6-4 ENTITLED ALCOHOLIC BEVERAGES OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, GEORGIA IN ITS ENTIRETY; TO ENACT A NEW CHAPTER 6-4 ENTITLED ALCOHOLIC BEVERAGES; TO REGULATE THE SALE, LICENSING, AND CONSUMPTION OF THE SALE OF ALCOHOLIC BEVERAGES 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 Brooks

Motion seconded by Council Member Bruner

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

Votes opposing the motion: Wangemann

Recused: Thompson

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

RESOLUTIONS:

Business Resolution -2018-45

Establish Fees Related to Alcohol Licensing

City Manager Lackey stated the resolution establishes fees for the distilleries.

Motion to adopt the resolution BR-2018-45 as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

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

Votes opposing the motion: Wangemann

Recused: Thompson

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

NOTE: Council Member Thompson returned to the meeting.

PUBLIC HEARING(S):

Request from LLJ Development, LLC to rezone a 6.854± acres tract located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard (a/k/a 0 and 1010 Dawsonville Highway) from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B). Ward Number: One. Tax Parcel Number(s): 01-115-001-002 and 061. Request: Fitness Center, retail and restaurant.

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 buildings shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, roof and wall signs.
2. Prohibited uses for the subject property shall include motels or hotels, group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The existing vegetated buffer areas adjacent to the Lakeshore Heights Subdivision shall remain undisturbed. Additional evergreen buffer trees shall be planted between the proposed building/parking lot/service areas and the existing detention pond at the top of the slope where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
4. Prior to a permit being issued, the developer/property owner shall exhaust all reasonable measures to provide for inter-parcel vehicular access with the adjacent properties located to the north and south as determined by the Gainesville Public Works Director. Documentation shall be provided to the City of Gainesville in this regard.
5. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
6. 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.

Skylar Long, 5010 Hopewell Manor Drive, Cumming, GA, represented LLJ Development LLC. He commented on the project and requested that the restriction related to hotels be removed as part of the conditions.

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

Motion to approve Ordinance No. 2018-18 with one amendment, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.854± ACRES TRACT LOCATED ON THE EAST SIDE OF DAWSONVILLE HIGHWAY, SOUTHEAST OF BEECHWOOD BOULEVARD (A/K/A 0 AND 1010 DAWSONVILLE HIGHWAY) FROM OFFICE AND INSTITUTIONAL (O-I) 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 **amending condition two to read as follows: “Prohibited uses for the subject property shall include motels, extended stay hotels, group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.”**

Upon inquiry, Mr. Tate clarified the difference between motel and hotel.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

CITY MANAGER ISSUES:

Downtown Construction

City Manager Bryan Lackey reported construction will begin tomorrow with the closure of Main Street. A map and related information surrounding the construction project is available on the city's website.

ADJOURNMENT: 6:10 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk