



AGENDA

Gainesville Mayor/Council Meeting
Tuesday, March 5, 2019, 5:30 PM
Public Safety Complex (Gainesville Justice Center)
Municipal Court Room, 701 Queen City Parkway
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS / RECOGNITIONS:

- A. Proclamation: Voices of North Georgia
- B. Gainesville Fire Department 2018 Recognition Awards
- C. Gainesville Fire Department 2018 Appreciation Awards

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

- A. Building Board of Appeals
 - Position held by David Smith

Minutes

- A. February 8, 2019 Mayor/Council Retreat
- B. February 14, 2019 Work Session
- C. February 19, 2019 Mayor/Council Meeting

Resolutions

- A. PR-2019-03 Norfolk Southern Donation to the City of Gainesville Police Department

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. Request from **Fred O. Godbee** to rezone a 0.5± acre tract located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive (a/k/a **1831 Thompson Bridge Road, NW**) from Residential-I (R-I) to Neighborhood Business (N-B). **Ward Number: One.** Tax Parcel Number: 01-097-005-004. **Request: Security company office.**
 - Proposed Zoning Ordinance No. 2019-04

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/23/2019
Presenter: Danny Dunagan
Item of Business: Proclamation: Voices of North Georgia
Meeting Date: 3/5/2019

Purpose of Request:

To recognize the 50th anniversary of Voices of North Georgia.

History/Background:

Voices of North Georgia is a Gainesville community chorus established in 1968 that presents a wide variety of sacred and secular music of high artistic quality throughout Gainesville and the surrounding North Georgia communities.

Attendees: Caroline Newbern, President
Katie Coleman, President Elect
Bruce Nunley, Conductor/Artistic Director
Other Board Members and Members

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Proclamation: Voices of North Georgia	Presentation



PROCLAMATION

WHEREAS, *Voices of North Georgia is a Gainesville community chorus established in 1968 that presents a wide variety of sacred and secular music of high artistic quality throughout Gainesville and the surrounding North Georgia community; and*

WHEREAS, *Voices of North Georgia encourages its members to enrich their love of choral music and further develop their musical skills while providing a forum for its members to gather for fellowship; and*

WHEREAS, *Voices of North Georgia has represented Gainesville while performing locally throughout Gainesville and the surrounding North Georgia community, and has also traveled and performed in Europe, the Biltmore House and Carnegie Hall; and*

WHEREAS, *Voices of North Georgia gives back to the community by supporting other non-profit organizations, and through the annual Baumgardner Scholarship Awards, granted to area high school students interested in pursuing a career in music in vocal performance or education; and*

NOW, THEREFORE, BE IT RESOLVED, *that I, C. Danny Dunagan, Jr., Mayor and the Gainesville City Council, recognize the contributions of Voices of North Georgia over the past 50 years, and do hereby proclaim Saturday, March 9, 2019 to be*

“Voices of North Georgia Day”

Presented this 5th day of March, 2019

**C. Danny Dunagan, Jr., Mayor
City of Gainesville**

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/12/2019
Presenter: Keith Smith
Item of Business: Gainesville Fire Department 2018 Recognition Awards
Meeting Date: 3/5/2019

Purpose of Request:

The purpose of this request is to recognize the following:

- **Rookie of The Year:** Mason Savage & Sloan Strickland
- **Firefighter of The Year:** David Franklin
- **Officer of The Year:** Zach Nix & Brandon Ellis
- **Life Saving Awards:**
 - A Shift Engine 23 Crew - Lt. Josh Sheridan, FF Jay Grizzle, FF Grant Myland
 - C Shift Engine 24 Crew - Lt. Dustin Oliver, FF Tim Simmons, FF Dustin Melton

History/Background:

Each person was selected for the outstanding performance in the suppression division of the Gainesville Fire Department.

Facts & Issues for Consideration:

The Gainesville Fire Department feels that each person deserves recognition for their outstanding work.

Department Recommendation:

The Gainesville Fire Department recommends that these awards are a yearly practice in appreciation for efforts put forth above and beyond the call of duty.

Department Director:

Jerome Yarbrough

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested: **Source of Funds:**

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

📄	Rookie of the Year	Presentation
📄	Firefighter of the Year	Presentation
📄	Fire Officer of The Year	Presentation
📄	Life Saving Award - A Shift Engine 23	Presentation
📄	Life Saving Award - C Shift Engine 24	Presentation

GAINESVILLE FIRE DEPARTMENT

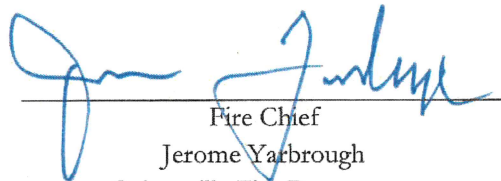
City of Gainesville

FFII/EMT Mason Savage

HAS BEEN CHOSEN AS

Rookie of the Year

The Rookie Firefighter of the Year Award is to honor a well-rounded Firefighter who has exceeded, above and beyond, the duty requirements expected of his/her position and has demonstrated a distinct pattern of Community Service coupled with Professional Achievement.



Fire Chief
Jerome Yarbrough
Gainesville Fire Department

2/11/19
Date

GAINESVILLE FIRE DEPARTMENT

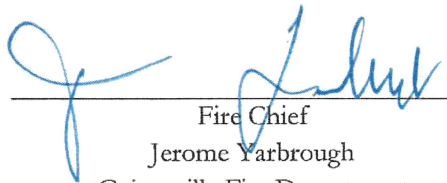
City of Gainesville

FFII/EMT Sloan Strickland

HAS BEEN CHOSEN AS

Rookie of the Year

The Rookie Firefighter of the Year Award is to honor a well-rounded Firefighter who has exceeded, above and beyond, the duty requirements expected of his/her position and has demonstrated a distinct pattern of Community Service coupled with Professional Achievement.



Fire Chief
Jerome Yarbrough
Gainesville Fire Department

2/11/19

Date

GAINESVILLE FIRE DEPARTMENT

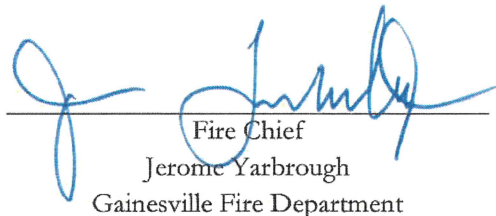
City of Gainesville

FFIII/EMT David Franklin

HAS BEEN CHOSEN AS

Firefighter of the Year

This Award is given annually to a well-rounded Firefighter who has exceeded, above and beyond, the duty requirements expected of his/her position and has demonstrated a distinct pattern of Community Service coupled with Professional Achievement.


Fire Chief
Jerome Yarbrough
Gainesville Fire Department

2/11/19
Date

GAINESVILLE FIRE DEPARTMENT

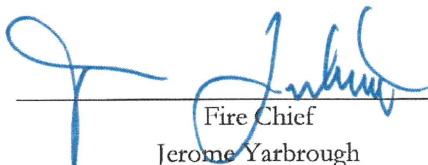
City of Gainesville

Lt./EMT Brandon Ellis

HAS BEEN CHOSEN AS

Fire Officer of the Year

This Award is given annually to a Fire Officer that demonstrates exceptional courage and devotion to duty while acting on behalf of the Department. The Fire Officer of the Year Award is to honor a well-rounded Fire Officer who has exceeded, above and beyond, the duty requirements expected of his/her position and has demonstrated a distinct pattern of Community Service coupled with Professional Achievement.



Fire Chief
Jerome Yarbrough
Gainesville Fire Department

2/11/19

Date

GAINESVILLE FIRE DEPARTMENT

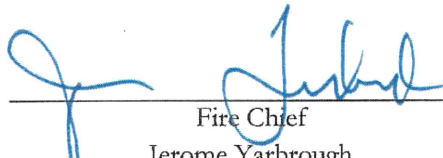
City of Gainesville

Lt./EMT Zach Nix

HAS BEEN CHOSEN AS

Fire Officer of the Year

This Award is given annually to a Fire Officer that demonstrates exceptional courage and devotion to duty while acting on behalf of the Department. The Fire Officer of the Year Award is to honor a well-rounded Fire Officer who has exceeded, above and beyond, the duty requirements expected of his/her position and has demonstrated a distinct pattern of Community Service coupled with Professional Achievement.



Fire Chief
Jerome Yarbrough
Gainesville Fire Department

2/11/19

Date

GAINESVILLE FIRE DEPARTMENT

City of Gainesville

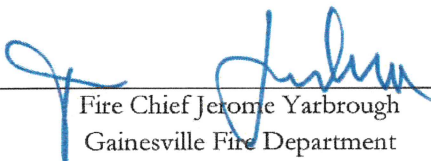
A-Shift Engine 23 Crew

Lt./EMT Joshua Sheridan

HAS BEEN CHOSEN AS THE RECIPIENT OF THE

Life Saving Award

The Life Saving Award is awarded to Firefighters for performance, above and beyond, the call of duty at extreme personal risk and having been instrumental in rescuing and saving another person's life.


Fire Chief Jerome Yarbrough
Gainesville Fire Department

2/11/19
Date

GAINESVILLE FIRE DEPARTMENT

City of Gainesville

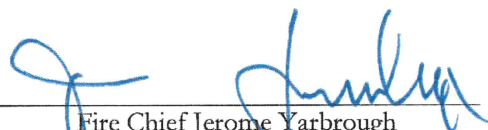
A-Shift Engine 23 Crew

FFIII/EMT Jay Grizzle

HAS BEEN CHOSEN AS THE RECIPIENT OF THE

Life Saving Award

The Life Saving Award is awarded to Firefighters for performance, above and beyond, the call of duty at extreme personal risk and having been instrumental in rescuing and saving another person's life.


Fire Chief Jerome Yarbrough
Gainesville Fire Department

2/11/19
Date

GAINESVILLE FIRE DEPARTMENT

City of Gainesville

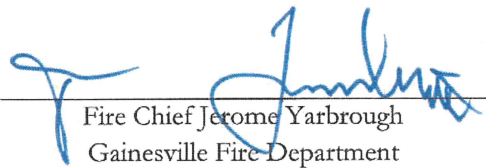
A-Shift Engine 23 Crew

FFII/EMT Grant Myland

HAS BEEN CHOSEN AS THE RECIPIENT OF THE

Life Saving Award

The Life Saving Award is awarded to Firefighters for performance, above and beyond, the call of duty at extreme personal risk and having been instrumental in rescuing and saving another person's life.


Fire Chief Jerome Yarbrough
Gainesville Fire Department

2/11/19
Date

GAINESVILLE FIRE DEPARTMENT

City of Gainesville

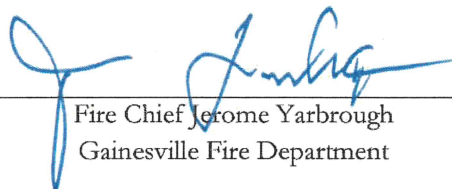
C-Shift Engine 24 Crew

Lt./EMT Dustin Oliver

HAS BEEN CHOSEN AS THE RECIPIENT OF THE

Life Saving Award

The Life Saving Award is awarded to Firefighters for performance, above and beyond, the call of duty at extreme personal risk and having been instrumental in rescuing and saving another person's life.


Fire Chief Jerome Yarbrough
Gainesville Fire Department

2/11/19
Date

GAINESVILLE FIRE DEPARTMENT

City of Gainesville

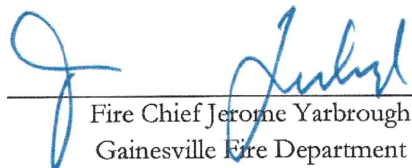
C-Shift Engine 24 Crew

FFII Tim Simmons

HAS BEEN CHOSEN AS THE RECIPIENT OF THE

Life Saving Award

The Life Saving Award is awarded to Firefighters for performance, above and beyond, the call of duty at extreme personal risk and having been instrumental in rescuing and saving another person's life.


Fire Chief Jerome Yarbrough
Gainesville Fire Department

2 / 11 / 19
Date

GAINESVILLE FIRE DEPARTMENT

City of Gainesville

C-Shift Engine 24 Crew

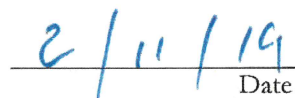
FFI/EMT Dustin Melton

HAS BEEN CHOSEN AS THE RECIPIENT OF THE

Life Saving Award

The Life Saving Award is awarded to Firefighters for performance, above and beyond, the call of duty at extreme personal risk and having been instrumental in rescuing and saving another person's life.


Fire Chief Jerome Yarbrough
Gainesville Fire Department


Date

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/12/2019
Presenter: Keith Smith
Item of Business: Gainesville Fire Department 2018 Appreciation Awards
Meeting Date: 3/5/2019

Purpose of Request:

These appreciation awards are to recognize Dr. Bill Carr and Dr. Andrew Reisman for their outstanding voluntary service to the Gainesville Fire Department.

History/Background:

Both of these gentlemen have provided many hours of voluntary service to our department.

Facts & Issues for Consideration:

The Gainesville Fire Department feels that both of them deserve recognition for their dedicated service to our department.

Department Recommendation:

The Gainesville Fire Department recommends acknowledging both of them for their work with the department.

Department Director:

Jerome Yarbrough

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested: **Source of Funds:**

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Dr. Bill Carr - GFD Chaplain	Presentation
Dr. Andrew Reisman	Presentation



**WITH MUCH
APPRECIATION
2018**

**Chaplain
Dr. Bill Carr**



**WITH MUCH
APPRECIATION
2018**

**Medical Director
Dr. Andrew Reisman**

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/28/2019

Presenter:

Item of Business: Consent Agenda Items

Meeting Date: 3/5/2019

Purpose of Request:

The following appointments, minutes and/or resolutions are being considered under the Consent Agenda Section. These items were previously distributed for review and/or discussed. Unless otherwise directed by Mayor and Council, they will not be discussed during this meeting.

If you have questions regarding these documents, please feel free to contact the City Clerk's Office during normal business hours (Monday through Friday from 8:00 AM to 5:00 PM) at 770-535-6865 or via email to cityclerk@gainesville.org.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/26/2019

Presenter: Danny Dunagan

Item of Business: Building Board of Appeals

- Position held by David Smith

Meeting Date: 3/5/2019

Purpose of Request:

The purpose of this request is to address the expiring term for Structural Engineer position held by David Smith.

History/Background:

BBA members serve five-year terms. The Board follows the guidelines of the International Building Code in addition to the City Charter and Code of Ordinances.

Facts & Issues for Consideration:

The qualifications for BBA members are defined in the International Building Code.

Larry Bowman has confirmed his willingness to serve on the board.

Department Recommendation:

The Mayor nominated Larry Bowman to replace David Smith on the BBA during the February 28, 2019 Work Session.

Accept the nomination as presented.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ BBA Members	Backup Material

BUILDING BOARD OF APPEALS

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Structural Engineer	Smith	David	10/5/2004	10/21/2008 3/4/2014	3/4/2019
Architect - Alternate	Bachman	Dick	10/5/2004	9/6/2011 10/18/2016	10/18/2021
Architect - Alternate	Tipton	James	10/18/2016		10/18/2021
Plumbing/Fire Safety	Merritt	Larry	10/5/2004	5/20/2008 3/4/2014 2/19/2019	3/4/2024
Architect	Tesmer	Tracy	10/18/2016		10/18/2021
Mechanical	Davis	Vincent	11/6/2018 UE		10/3/2022
Electrical	Caldwell	Daniel	9/6/2011	10/18/2016	10/18/2021
Ex-Officio	Davidson	Joe			

TERM: Five year terms

CONTACT: Joe Davidson, Inspection Services Manager

Appointments to be made by profession in accordance with the International Building Code.
 NOTES: This Board replaces the Housing Board of Adjustment and Appeals.
 This Board eliminates the Electrical, Heating & Air and Plumbing Boards.

UPDATED: Wednesday, February 20, 2019

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/28/2019
Presenter: Denise Jordan
Item of Business: February 8, 2019 Mayor/Council Retreat
Meeting Date: 3/5/2019

Purpose of Request:

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested: **Source of Funds:**

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/28/2019
Presenter: Denise Jordan
Item of Business: February 14, 2019 Work Session
Meeting Date: 3/5/2019

Purpose of Request:

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested: **Source of Funds:**

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/28/2019
Presenter: Denise Jordan
Item of Business: February 19, 2019 Mayor/Council Meeting
Meeting Date: 3/5/2019

Purpose of Request:

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested: **Source of Funds:**

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description

Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/5/2019

Presenter: Bryan Lackey

Item of Business: PR-2019-03 Norfolk Southern Donation to the City of Gainesville Police Department

Meeting Date: 3/5/2019

Purpose of Request:

Norfolk Southern has made their annual donation in the amount of \$ 2000. We would like to accept this donation to use for community outreach and education.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Approve the resolution authorizing acceptance of the donated funds.

Department Director:

Jay Parrish

If funding is involved, are funds approved within the current budget?

Amount Requested:

\$2000

Source of Funds:

Donation by Norfolk Southern

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ PR-2019-03 Norfolk Southern Donation	Resolution

RESOLUTION PR-2019-03

**NORFOLK SOUTHERN DONATION TO THE
CITY OF GAINESVILLE POLICE DEPARTMENT**

WHEREAS, Norfolk Southern has approached the City of Gainesville Police Department and offered to give a donation of \$2000.00; and

WHEREAS, the City of Gainesville Police Department desires to use such funds for community outreach and education.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the City of Gainesville Police Department to accept said Norfolk Southern donation.

Adopted this _____ **day of** _____, **2019.**

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/18/2019

Presenter: Matt Tate

Item of Business: Request from **Fred O. Godbee** to rezone a 0.5± acre tract located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive (a/k/a **1831 Thompson Bridge Road, NW**) from Residential-I (R-I) to Neighborhood Business (N-B). **Ward Number: One.** Tax Parcel Number: 01-097-005-004. **Request: Security company office.**

- Proposed Zoning Ordinance No. 2019-04

Meeting Date: 3/5/2019

Purpose of Request:

To hold a public hearing pertaining to the following zoning request as presented at the February 12, 2019 Planning and Appeals Board meeting.

The applicant is proposing to rezone the property to convert an existing single-family home to an office for E.K.G. Security, Inc. The property contains an older structure consisting of a brick ranch style home over a basement. According to the applicant, the structure has been unoccupied for over 10 years. Access is proposed from the existing driveway off of Springview Drive. Additional parking is proposed off of the lower driveway fronting Springview Drive. Anticipated hours of operation are from 8 a.m. to 5 p.m. Monday thru Friday. A total of three employees are expected which will include the periodic training of 5 to 8 security officers. The surrounding properties include a single-family home, apartments, hair salon, pet salon and a chiropractic office.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended approval with six conditions. See the PAB recommendation Report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2019-04:

I move to approve the ordinance to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) for a security company office with six conditions as presented.

Denial of the Request:

I move to deny this request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description		Type
☐	Legal Ad	Legal Ad
☐	PAB Recommendation Report	Report
☐	Proposed Zoning Ordinance No. 2019-04	Ordinance
☐	Location Maps	Backup Material
☐	Narrative	Cover Memo
☐	Site Plan	Backup Material

COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council

Publish Sunday, January 27, 2019
THE TIMES

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING

Notice is hereby given that the **Gainesville Planning and Appeals Board** will conduct a public hearing on **Tuesday, February 12, 2019 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following request:

- 1) Request from **Fred O. Godbee** to rezone a 0.5± acre tract located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive (a/k/a **1831 Thompson Bridge Road, NW**) from Residential-I (R-I) to Neighborhood Business (N-B).
Ward Number: One
Tax Parcel Number(s): 01-097-005-004
Request: Security company office

**NOTICE OF PUBLIC HEARING ON PROPOSED
AMENDMENTS TO THE GAINESVILLE ZONING MAP**

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, March 5, 2019 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following request:

- 1) Request from **Fred O. Godbee** to rezone a 0.5± acre tract located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive (a/k/a **1831 Thompson Bridge Road, NW**) from Residential-I (R-I) to Neighborhood Business (N-B).
Ward Number: One
Tax Parcel Number(s): 01-097-005-004
Request: Security company office

Additional information is available from the Community Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3.3(c))
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**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... Fred O. Godbee
Location..... 1831 Thompson Bridge Road
Request..... Rezone from R-I to N-B
Size 0.5± acre
Ward..... One
Proposed Use..... Security company office
Planning Division Staff Recommendation **Approval, with conditions**
Planning and Appeals Board Recommendation.... **Approval, with conditions**
Date..... February 12, 2019

▪ **Applicant's Proposal and Background Information**

The applicant is proposing to rezone the subject property to convert an existing single-family home to an office for E.K.G. Security, Inc. The property is located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive and is within the Gateway Corridor Overlay Zone. The property contains an older brick, ranch-style home over a basement. According to the applicant, the structure has been unoccupied for over 10 years. Access is proposed from the existing driveways off of Thompson Bridge Road and Springview Drive. However, Georgia Department of Transportation is limiting access to Springview Drive only due to there not being enough road frontage on Thompson Bridge Road to make the necessary improvements for a commercial driveway. An additional 6 parking spaces are proposed off of the lower driveway fronting Springview Drive. Anticipated hours of operation are from 8 a.m. to 5 p.m. Monday thru Friday. A total of three employees are expected which will include the periodic training of 5 to 8 security officers.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	J. Green Salon/ Mai's Massage; Legacy at North Pointe Apartments	Neighborhood Business (N-B); Residential-II (R-II)
South	Vacant land; Single-family home	Residential-I (R-I)
East	Chiropractic Office; Pet Salon	Neighborhood Business (N-B); General Business (G-B)
West	Single-family homes	Residential-I (R-I)

▪ **Other Departmental Comments**

Coordination with the Georgia Department of Transportation (GDOT) regarding improvements to the existing driveway on Thompson Bridge Road will be required. According to GDOT, access to the property will be limited to Springview Drive since the property is changing to a commercial use.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2017 - A request by Adams & Copeland, LLC for a special use for a hair salon and office within the Office and Institutional (O-I) zoning district located at 1665 Thompson Bridge Road was approved with conditions.

2017 - A request by Montecito Development for a special use for a convenience store with fuel pumps within the Neighborhood Business (N-B) zoning district located at 1281 Thompson Bridge Road was denied.

2017 - A request by Montecito Development to rezone a 0.48± acres tract located at 149 Enota Avenue from Office and Institutional (O-I) to Neighborhood Business (N-B) zoning district with a special use was denied.

2016 - A request by Jack Bailey to rezone a 0.61± acre tract located at 1665 Thompson Bridge Road NW from Residential-I (R-I) to Office and Institutional (O-I) was approved with conditions for an insurance office.

2015 - A request by David P. Johnson to rezone a 1.458± acres tract located at 1537 and 1551 Thompson Bridge Road; and 135 Virginia Circle from Residential-I (R-I) to Neighborhood Business (N-B) with a special use for restaurant with drive-thru and retail was denied.

2014 – A request by Polestar Development, LLC to rezone a 1.741± acres tract located at 1435 Thompson Bridge Road from Residential-II (R-II) to Regional Business (R-B) for a grocery store and fuel service station was approved with conditions.

2013 - A request by Michael Slate to rezone a 0.67± acre tract located at 971 Lanier Avenue NE from Residential-I (R-I) to Residential and Office (R-O) for a professional office was approved with conditions.

2012 - A request by WAG Properties, Inc. to annex a 0.68± acre tract located at 1868 Thompson Bridge Road for a transportation logistics brokerage was approved with General Business (G-B) zoning.

2011 - A request by Jamie Collins to rezone a 1.149± acres tract located at 1452, 1464 and 1472 Thompson Bridge Road NE from Residential-I (R-I) and Neighborhood Business (N-B) to General Business (G-B) for a Taco Bell restaurant was approved with conditions.

2011 - A request by One Eleven, LLC for a special use for the Little Yellow Coffee House with a drive-thru within the Neighborhood Business (N-B) zoning district located at 996 Thompson Bridge Road was approved with conditions.

2010 - A request by Pam Abernathy for a special use for a single-family residence within the Office and Institutional (O-I) zoning district located at 1745 Thompson Bridge Road was approved with conditions.

2009 - A request by Lakewood Baptist Church to rezone a 39.53± acres tract located at 2235 Thompson Bridge Road from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to Planned Unit Development (P-U-D) for future expansion of the church was approved with conditions.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The proposed security company office appears to be compatible with the adjacent and nearby commercial properties and could serve as a transitional use adjacent to the single-family properties off of Springview Drive. The adjacent and nearby properties are zoned Residential-I (R-I), Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B).

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposal appears consistent with the adjacent and nearby non-residential properties. Impacts to neighboring residential properties should be minimized as the existing structure will retain its residential appearance and the proposed parking areas are setback a considerable distance from the closest single-family residence. In addition, the proposed zoning should have minimal traffic impacts as it does not permit by right more intrusive uses such as drive-thru restaurants or gas stations.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Mixed Use General* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Lake District* Character Area. The presence of Lake Lanier and its distinctive rolling landscape help shape the character area and opportunities for land use changes are more prevalent south of Thompson Bridge. New commercial development should be concentrated at or near the existing Linwood Drive node. Neighborhood-serving retail and office is appropriate for the Thompson Bridge Road / Linwood Drive intersection and for frontage of a limited depth along Thompson Bridge Road. Land uses allowed in the Lake District are low-density residential, medium-density residential, multi-family residential, mixed-use, commercial, public / institutional, transportation / communications / utilities, and parks / recreation / conservation.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject property is currently zoned Residential-I (R-I). The proposal for a professional office requires the property to be rezoned. The proposed zoning of Neighborhood Business (N-B) seems appropriate given the adjacent commercial zoning. The property could continue to remain as is; however, the property has remained unoccupied for several years and has become less desirable for residential purposes as it fronts Thompson Bridge Road.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The property currently utilizes various city services including water, sewer, roads and public safety which are adequate to serve the proposal. The Fire and Police Departments currently

respond to adjacent and nearby properties. Gainesville Fire Station No. 2 is approximately 1.8 miles from the property off of Holly Drive.

The proposed change in use will generate a slight increase of ingress and egress traffic movements on Springview Drive and Thompson Bridge Road. According to the Institute of Transportation Engineers 9th Edition Trip Generation Manual, the security company office is expected to generate approximately 37 trips per weekday and approximately 6 AM/PM peak hour trips. Thompson Bridge Road is considered a major arterial road that should be improved to a "Complete Street" according to the Comprehensive Plan.

Given the proposed use, there will be no adverse impacts on the school system.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The Comprehensive Land Use Plan supports the proposal as a neighborhood scale office use. There are also numerous residential properties fronting Thompson Bridge Road between Thompson Bridge and Enota Avenue that have converted to small scale office and commercial uses. Protecting the established residential neighborhoods within the immediate area is vital to maintaining a sense of place.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed office use is reasonable given the development of the Thompson Bridge corridor. Due to the fact that the property is surrounded by residential and non-residential zoning districts and uses, it appears the proposal promotes a reasonable balance between the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request, based on the Comprehensive Plan and the adjacent residential and non-residential uses.

Conditions

1. The proposed use shall be generally consistent with the concept plan provided with this rezoning application and shall meet the Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
2. The subject property shall be limited to the proposed office use or a single-family residence. In addition, all other permitted uses within the Neighborhood Business (N-B) zoning district shall be allowed excluding a convenience store, dollar-type store, coin laundry facility, tobacco or vaping store, massage parlor or tattoo parlor.
3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. If deemed necessary, the required tree/landscape plan shall provide for additional evergreen trees and deciduous trees to be planted to help screen the rear parking area from Springview Drive and the adjacent residential property to the west. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.

4. There shall be no building signs or freestanding signs permitted fronting Springview Drive.
 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation. 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.
-

Excerpts from the February 12, 2019 PAB Meeting Minutes

Applicant Presentation: Fred Godbee, 1831 Thompson Bridge Road, NW, stated he had no issues with the conditions of zoning as presented. He also stated that he would add a landscape buffer to help with privacy for the surrounding residential properties.

Open Discussion: The Board members and Mr. Godbee spoke about the improvements he has made so far and stated he would be adding more vegetation along the property line.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) for a security company office with the following conditions:

Conditions

1. The proposed use shall be generally consistent with the concept plan provided with this rezoning application and shall meet the Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
2. The subject property shall be limited to the proposed office use or a single-family residence. In addition, all other permitted uses within the Neighborhood Business (N-B) zoning district shall be allowed excluding a convenience store, dollar-type store, coin laundry facility, tobacco or vaping store, massage parlor or tattoo parlor.
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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.

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 5 favor, absent (Doug Carter, Carmen Delgado)

Passed: _____

AN ORDINANCE

No. 2019-04

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.5± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF THOMPSON BRIDGE ROAD AND SPRINGVIEW DRIVE (A/K/A 1831 THOMPSON BRIDGE ROAD, NW) FROM RESIDENTIAL-I (R-I) TO NEIGHBORHOOD BUSINESS, WITH CONDITIONS (N-B-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to Zoning Map)

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I.

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Neighborhood Business, with conditions (N-B-c)**:

Conditions

- 1. The proposed use shall be generally consistent with the concept plan provided with this rezoning application and shall meet the Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.**
- 2. The subject property shall be limited to the proposed office use or a single-family residence. In addition, all other permitted uses within the Neighborhood Business (N-B) zoning district shall be allowed excluding a convenience store, dollar-type store, coin laundry facility, tobacco or vaping store, massage parlor or tattoo parlor.**
- 3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. If deemed necessary, the required tree/landscape plan shall provide for additional evergreen trees and deciduous trees to be planted to help screen the rear parking area from Springview Drive and the adjacent residential property to the west. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.**
- 4. There shall be no building signs or freestanding signs permitted fronting Springview Drive.**
- 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with**

ORDINANCE NO. 2019-04

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.

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144, 9TH DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHERLY RIGHT OF WAY INTERSECTION OF SPRINGVIEW DRIVE (32 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY OF THOMPSON BRIDGE ROAD A.K.A. GEORGIA HIGHWAY 60 (RIGHT OF WAY VARIES); THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SPRINGVIEW DRIVE (32 FOOT RIGHT OF WAY) SOUTH 62°35'19" WEST, A DISTANCE OF 213.52 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF SPRINGVIEW DRIVE (32 FOOT RIGHT OF WAY) NORTH 27°01'41" WEST, A DISTANCE OF 96.15 FEET TO A POINT; THENCE NORTH 62°49'19" EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 62°06'19" EAST, A DISTANCE OF 100.02 FEET TO A 1-1/4" OPEN TOP PIPE; THENCE NORTH 60°23'24" EAST, A DISTANCE OF 90.27 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THOMPSON BRIDGE ROAD A.K.A. GEORGIA HIGHWAY 60 (RIGHT OF WAY VARIES); THENCE ALONG THE WESTERLY RIGHT OF WAY OF THOMPSON BRIDGE ROAD A.K.A. GEORGIA HIGHWAY 60 (RIGHT OF WAY VARIES) SOUTH 41°10'57" EAST, A DISTANCE OF 69.21 FEET TO A POINT; THENCE ALONG THE MITERED WESTERLY RIGHT OF WAY OF THOMPSON BRIDGE ROAD A.K.A. GEORGIA HIGHWAY 60 (RIGHT OF WAY VARIES) SOUTH 02°10'58" WEST, A DISTANCE OF 38.10 FEET TO A POINT, BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.500 ACRES OR 21,766 SQUARE FEET.

SECTION II.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV.

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

ORDINANCE NO. 2019-04

SECTION V.

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



Applicant:

FRED O. GODBEE

Gainesville Community Development Department

REZONING REQUEST

 Subject Property



Request:

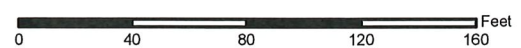
Rezone from Residential-I (R-I) to
Neighborhood Business (N-B) for
Security Company Office

Subject Area Address:

1831 Thompson Bridge Road, NW

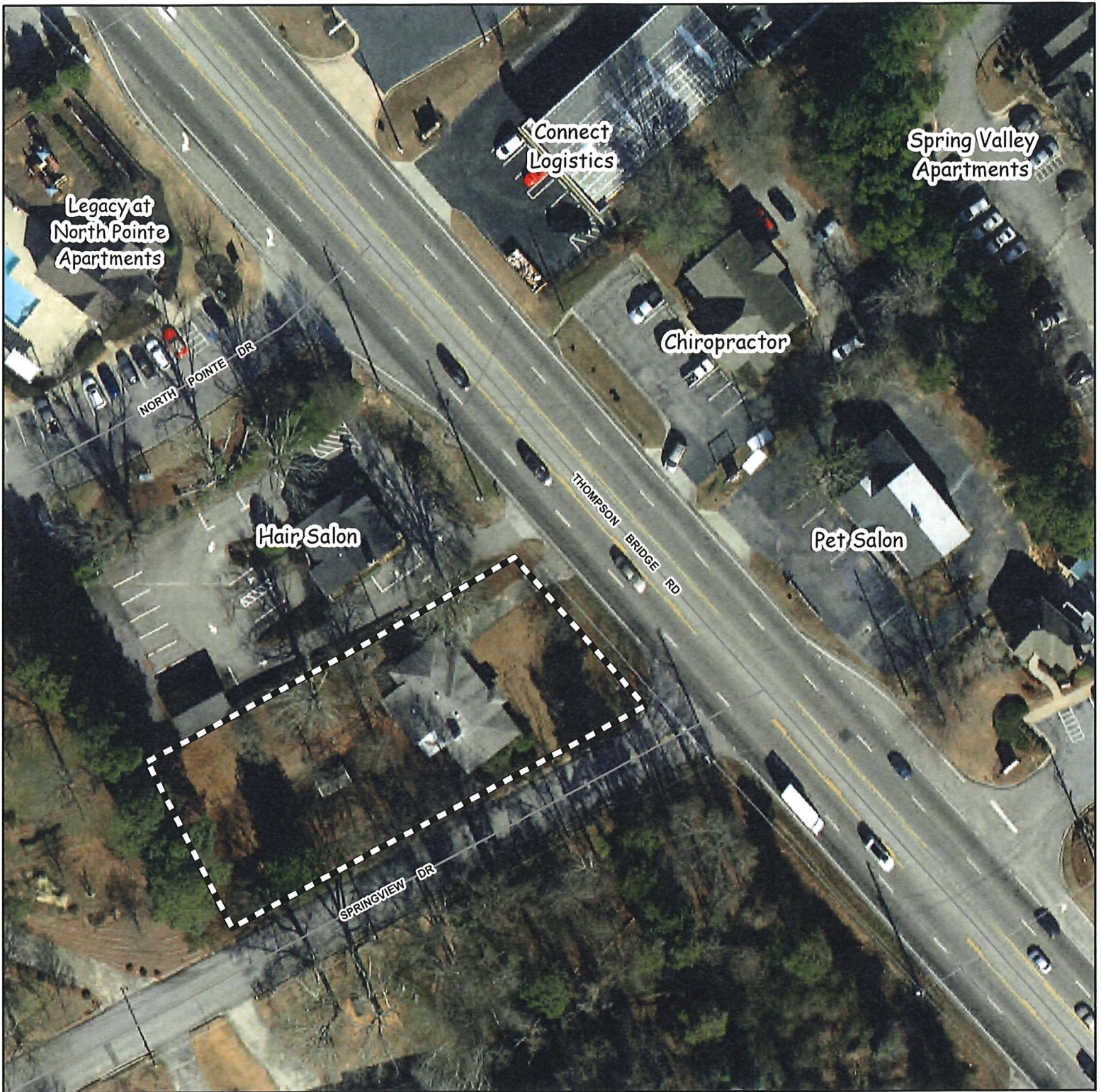
Meeting: 02/12/2019

Prepared: 01/16/2019



Tax Parcel:

01-097-005-004



Applicant:

FRED O. GODBEE

REZONING REQUEST



Request:

Rezone from Residential-I (R-I) to Neighborhood Business (N-B) for Security Company Office

Subject Area Address:

1831 Thompson Bridge Road, NW

Meeting: 02/12/2019

Prepared: 01/16/2019

Gainesville Community Development Department



Subject Property

Aerial from 2015

0 40 80 120 160 Feet



1" = 67'

Tax Parcel:

01-097-005-004

Background and Purpose for Rezoning
1831 Thompson Bridge Rd, Gainesville, GA 30501

The purpose of the request for rezoning the property and house located at 1831 Thompson Bridge Rd, Gainesville, GA 30501 is to update and rezone the brick ranch home that was constructed in 1955 from residential (R1) to a professional office (Zoned NB) to be leased to EKG Security, Inc. The home located on the property contains 1,400 square feet on the main level and 1,400 square feet in a partially finished basement. Prior to Fred Godbee purchasing the property in August of 2018, the property had not been occupied and had been used as storage for an elderly family (the Smiths (the owners)) who had not lived on the property for over ten years. The grounds and house were in disrepair. I have made repairs to the roof and HVAC system, cleaned and painted the interior of the home, and cleaned the grounds. In three months, I have made substantial improvements to the property in order to be good neighbors and present a proper representation of the property.



Before Clean-up Photo



Before Inside Photo

The above photo shows the poor condition of the home and yard from Thompson Bridge Rd. The below photos show the updated view of the interior of the home and property's condition from the Thompson Bridge Rd.



LEGEND

ABBREVIATIONS

C&G - CURB & GUTTER
CL - CENTERLINE
CMF - CONCRETE MONUMENT FOUND
CONC - CONCRETE
CTP - CRIMP TOP PIPE
DB - DEED BOOK
DIST - DISTURBED
DWCB - DOUBLE WING CATCH BASIN
E - EAST
FH - FIRE HYDRANT
GW - GUY WIRE
IPS - IRON PIN SET
JB - JUNCTION BOX
LL - LAND LOT LINE
MH - MANHOLE
N - NORTH
N/F - NOW OR FORMERLY
OTP - OPEN TOP PIPE
PB - PLAT BOOK
PG - PAGE
PKN - SURVEY NAIL (PARKER-KALON)
PL - PROPERTY LINE
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PS - PLAT SLIDE
RB - REBAR
R/W - RIGHT-OF-WAY
S - SOUTH
SWCB - SINGLE WING CATCH BASIN
TYP - TYPICAL
W - WEST

SYMBOLS

● IRON PIN FOUND
■ CONCRETE MONUMENT FOUND
○ IRON PIN SET
⊙ COMPUTED POINT (NOT SET)
⊙ SANITARY SEWER MANHOLE
● JUNCTION BOX
▤ DOUBLE-WING CATCH BASIN
▤ SINGLE-WING CATCH BASIN
⊙ FIRE HYDRANT
⊙ WATER VALVE
⊙ WATER METER
⊙ UTILITY POLE
— GUY WIRE

NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO DEPICT ALL OF THE LAND CONVEYED TO FRED ODOM GODBEE BY WARRANTY DEED VIA DB 8134 PG 712, DATED AUGUST 9TH, 2018.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO WARRANTY IS EXPRESSED OR IMPLIED WITH RESPECT TO THE QUALITY OF TITLE. EXCEPTION IS MADE AS TO ANY EASEMENTS OR OTHER RESTRICTIONS TO TITLE NOT SHOWN HEREON.
- 3) IN ADDITION TO THOSE OTHERWISE REFERENCED HEREON, THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT: PB 69 PG 142.
- 4) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 5) ALL IRON PINS SET (IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 6) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 7) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0179G, EFFECTIVE DATE 04/04/2018.
- 8) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.06 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
- 9) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 181,129 FEET.
- 10) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.
- 11) THIS PLAT DOES NOT CONSTITUTE A PLAT OF SUBDIVISION AND DOES NOT REQUIRE APPROVAL BY THE LOCAL GOVERNING AUTHORITY FOR RECORDING ACCORDING TO O.C.G.A. 15-6-67(d).

REVISIONS:

BOUNDARY SURVEY

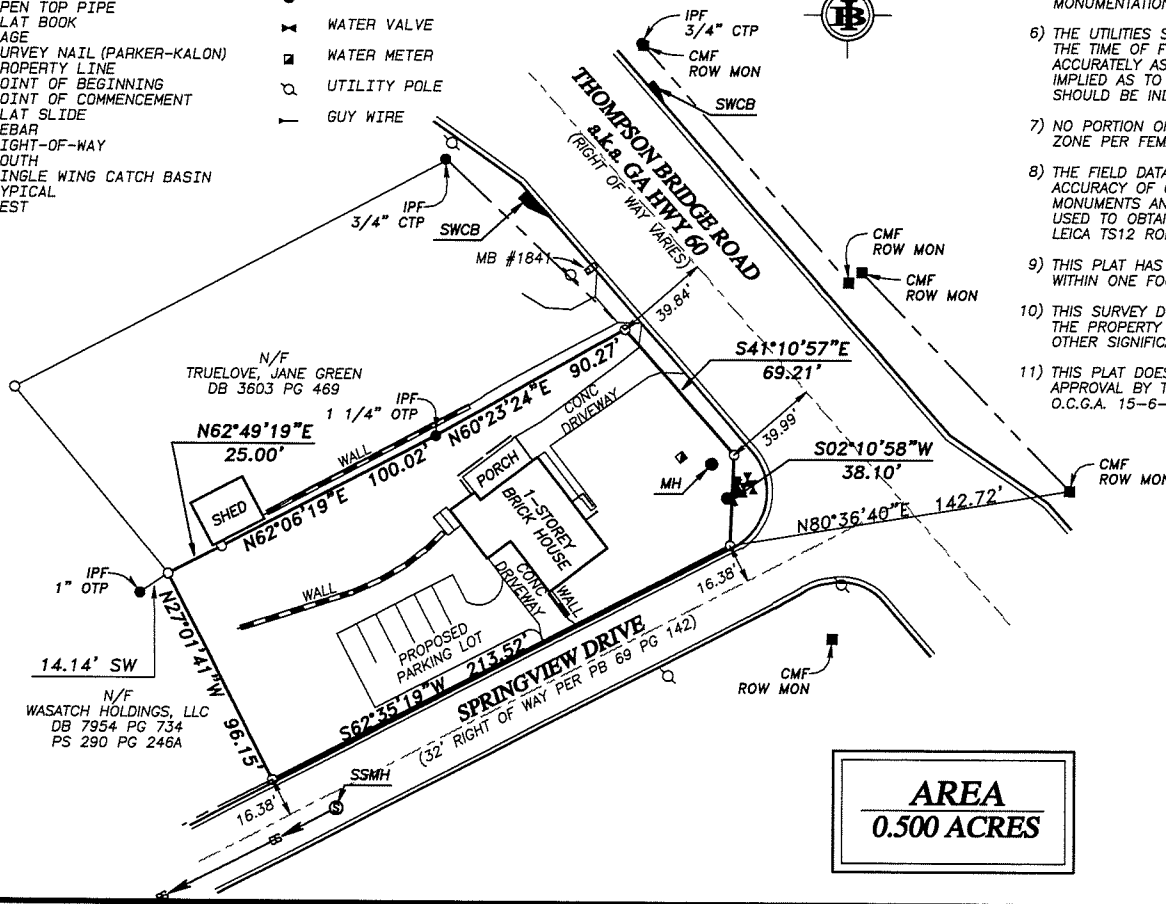
FOR
FRED ODOM GODBEE

LOCATED IN
LAND LOT 144, 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

IAN M. BRAGG
LAND SURVEYING

6590 JOHNSON CIRCLE
BRANCH, GEORGIA 30542
FLOET PR(C) 706-4316
EMAIL: IANBRAGG@GMAIL.COM

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AREA
0.500 ACRES

1831 THOMPSON BRIDGE ROAD NW

