

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 John Garrett, Cornerstone of Faith Missionary Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Fire Department ISO Class 1

Fire Chief Jerome Yarbrough announced the City retained its Insurance Service Organization (ISO) Class 1 rating. Reevaluation occurs every five (5) years. He shared some information about the process and statistics on the number of Class 1 Fire Departments noting there are 21 out of 1,295 in Georgia. Council commented on the importance of having a Class 1 ISO rating and extended appreciation to Fire Chief Yarbrough and his staff.

Mr. Yarbrough reported the City is in the final stages of purchasing a new ladder truck to replace the current one and anticipates its arrival in July.

COUNCIL ANNOUNCEMENTS:

2019 Annual Spring Chicken Festival Volunteer Appreciation

Mayor Dunagan recognized the volunteers for making the event a great success. Attendees were presented with a small token of appreciation.

First Friday Event

Mayor Dunagan reported on the recent First Friday event in Roosevelt Square noting it was a great success.

Pearl Nix Parkway Mural Wall Painting Volunteer Appreciation

Mayor Dunagan commented on the mural wall painting along Pearl Nix Parkway (near Queen City Parkway). He recognized all the City employees that participated in the painting of the mural. Attendees were presented with a small token of appreciation.

Council Member Thompson

Expressed appreciation for City staff always doing a great job.

Council Member Brooks

1. Commented on not being able to attend the Chicken Festival event but looked forward to next year's event.
2. Expressed appreciation to all the staff for their participation with the wall painting and the Chicken Festival.
3. Expressed appreciation to Chief Yarbrough and the Fire Department staff for all they do in keeping the Class 1 rating.

Council Member Couvillon

1. Recognized a Boy Scout Troop in attendance for their citizenship badge.

2. Recognized downtown business owners in attendance. He commended them for their passion in wanting downtown Gainesville to be better.

Council Member Wangemann

1. Reported his nomination as Vice Chairman of the Georgia Mountain Regional Commission (GMRC).
2. Commented on the recent concert on the Square.
3. Announced a cleanup on Saturday, May 11 and will meet at Jay Lou's on Industrial Boulevard. He invited everyone to participate.

Council Member Bruner

1. Thanked Council Member Wangemann for his participation on the Georgia Mountain Regional Commission (GMRC) and congratulated him on his nomination for Vice Chairman.
2. Welcomed Council Member Brooks back.
3. Stated she missed the Chicken Festival but looked forward to next year's event.
4. Expressed appreciation to the Fire Department and City staff for all their hard work.

PUBLIC COMMENTS:

Aimee Hoecker, Downtown Drafts (115 Bradford Street) business owner, stated she and other business owners were excited about planning other events on the Square. On behalf of the other business owners and herself, she thanked Council Member Couvillon for his support. She also thanked Convention and Visitors Bureau Manager Regina Dyer for the great work she did with the wall beautification and for actively supporting all of Gainesville. She invited the Council and City employees to attend the downtown events. They looked forward to working with the City to streamline the permit process and make the events a success.

Council Member Couvillon stated the City is committed to trying to find a solution for the City as a whole.

Endrick Ordonez stated he was the business owner of "Love Is All You Need" located at 118 Main Street and the Vice President of the newly formed Gainesville Business Coalition. He commented on discussions with City staff pertaining to events on the Square noting there were concerns with the downtown businesses being effected. As such, the business coalition was formed. Comments have been received and were being addressed. He asked Council if the coalition could be treated as a public entity and not as a private entity. This would allow them access to electrical power on the square, public restrooms as well as use of the City's stage and tents for their community events.

CONSENT AGENDA:

Minutes: April 11, 2019 Work Session

Minutes: April 16, 2019 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

Resolutions:

- A. BR-2019-16 Adopt 10-Year Update to the 2006 Capital Improvement Element (CIE)
- B. BR-2019-17 WaterFirst Renewal Application
- C. PR-2019-06 Jesse Jewell and Queen City Parkway Utility Relocation - Acquisition of Easements
- D. PR-2019-07 Spout Springs Road Utilities Relocation - Phase I Acquisition of Easement

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

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

PUBLIC HEARING(S):

Proposed Amendments to Article 9-19 of the ULDC entitled Development Impact Fees

City Attorney Abb Hayes called for the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process. This was the first of two public hearings on the matter and no action is needed. The next public hearing is scheduled for the May 21, 2019 Council Meeting.

City Manager Bryan Lackey presented the information and reminded Council of staffs presentation regarding the proposed changes at the May 2, 2019 Work Session. Highlights were as follows:

- The last adoption of the impact fee program was in 2006.
- The majority of the current impact fee program funding is going towards parks with just a little of the funding going towards public safety.
- The proposed changes are all addressed towards public safety to better fund Police and Fire services.
- The funding will be only for Public Safety capital equipment expenses to address the growth in the community.

City Attorney Hayes opened the floor for comments.

OPPOSED:

Frank Norton, Jr., Norton Agency located at 434 Green Street, stated he was appreciative of Council's support of their firm and its endeavors. For the past 20 years he has felt Gainesville was in desperate need of affordable housing. He commented on research findings that indicated Gainesville is struggling with affordability and noted some basic facts. He also commented on impact fees, the millage rate and SPLOST being three pots of money doing the same thing. He presented an affordable housing proposal to the City for consideration.

There being no further comments, the matter was closed.

Request from Cindy Ford to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a 1659 Meadowlark Lane) and to

establish zoning as Residential-I (R-I). Ward Number: Two. Tax Parcel Number(s): 00-084-001-014. Request: Sewer for existing single-family home.

- ***Proposed Annexation Ordinance No. 2019-06***
- ***Proposed Zoning Ordinance No. 2019-07***

City Attorney Hayes called for the public hearing and confirmed the public notice was properly advertised.

Community and Economic Development Deputy Director Matt Tate reviewed the application. The Planning and Appeals Board and staff recommended approval of the request.

City Attorney Hayes opened the floor for comments. There being none, the hearing was closed and the matter returned to the governing body for consideration.

Motion to approve Ordinance 2019-06, AN ORDINANCE ANNEXING A 0.62± ACRE TRACT LOCATED ON THE NORTH SIDE OF MEADOWLARK LANE, EAST OF CLEVELAND HIGHWAY (A/K/A 1659 MEADOWLARK LANE); 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 Thompson

Motion seconded by Council Member Bruner

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

Later in the meeting, Attorney Hayes revisited this matter.

Motion to approve Ordinance 2019-07, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.62± ACRE TRACT LOCATED ON THE NORTH SIDE OF MEADOWLARK LANE, EAST OF CLEVELAND HIGHWAY (A/K/A 1659 MEADOWLARK LANE) AT THE TIME OF ANNEXATION AS RESIDENTIAL-I (R-I); 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 Thompson

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

Request from Gainesville Housing Authority to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Height Road (a/k/a 320 Tower Heights Road) from Residential-II (R-II) to Planned Unit Development (P-U-D). Ward Number: Five. Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010. Request: Multi-family apartments.

- ***Proposed Zoning Ordinance No. 2019-08***

City Attorney Hayes called for the public hearing and confirmed the public notice was properly advertised.

Community and Economic Development Deputy Director Matt Tate reviewed the request. The Planning and Appeals Board and staff recommended approval with the following six conditions:

1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The owner/developer shall plant an evergreen buffer along the northerly property lines adjacent to the single-family homes and Tower Heights Commons condominiums. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. The owner/developer shall construct a minimum 5-foot wide sidewalk on both sides of Tower Heights Road adjacent to the development. In addition, a 5-foot wide sidewalk shall be constructed on one side of Jones Street and Pearl Nix Parkway adjacent to the development in order to provide connection to the neighboring Lakeshore Village Shopping Center.
4. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner. The scope of the study shall be determined by the Gainesville Public Works Department Director.
5. All access point design for the subject property shall require review and approval by 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.
6. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.

Mr. Tate stated some concerns were received after the Planning and Appeals Board meeting regarding pedestrian and commercial traffic. Proposed amendments were presented for conditions 3 and 4 to address the concerns.

City Attorney Hayes opened the floor for comments.

FAVOR:

Beth Brown, 750 Pearl Nix Parkway (Gainesville Housing Authority Office), thanked the Council for their support. She commented on there being a crisis in the need for affordable housing. The proposed project will allow for an expansion from 32 units to approximately 160 affordable housing units. Gainesville Housing Authority's housing stock is aging and the proposed property is physically obsolete and cost prohibited. They are applying for low income housing tax credits. The concerns regarding pedestrian traffic in the area are being addressed. She stated if the application is not approved, they would be unable to address the housing needs in the area.

Matthew Teague, with Walton Communities, Marietta, Georgia, thanked Council for the opportunity to speak on behalf of the Walton team noting they have been thrilled to be a part of the Gainesville community for the past few years. He commented on the phases of the Walton Summit development and shared information about the proposed development project. They were committed to following the City's recommendation on how to improve the intersection noting the process to implement a traffic study has begun.

Upon inquiry, Mr. Teague stated there were a total of 81 units planned for the first phase and 90 units for the second.

Council Member Bruner inquired about the cost range in the rent at which time Ms. Brown stated the rent would be based on income.

Council Member Brooks inquired about the number of units for people with disabilities. Mr. Teague stated the building for seniors will include elevators and units large enough for wheelchairs.

OPPOSITION:

Bruce Cash, 1545 Park Hill Drive, suggested an alternative to demolishing the building and removing the trees. He asked Council to consider developing property where the jail and police station used to be located. Residents wouldn't be forced out of their homes.

Ms. Brown explained the relocation process noting it is taken very seriously.

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

Council Member Couvillon felt it was a timely hearing to discuss affordable housing.

Motion to approve Ordinance 2019-08, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.822± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF PEARL NIX PARKWAY AND JONES STREET, HAVING ROAD FRONTAGE ON THE EAST AND WEST SIDES OF TOWER HEIGHTS ROAD (A/K/A 320 TOWER HEIGHTS ROAD) FROM RESIDENTIAL-II (R-II) 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 amendments to conditions 3 and 4 as set forth by staff to read as follows: 3. The property owner/developer shall construct a minimum 5-foot wide sidewalk on both sides of Tower Heights Road adjacent to the development. In addition, a 5-foot wide sidewalk shall be constructed on one side of Jones Street and Pearl Nix Parkway providing pedestrian connectivity to the neighboring Lakeshore Village Shopping Center and to the existing crosswalk located at the intersection of Pearl Nix Parkway and Shallowford Road.; and 4. Prior to a permit being issued for the proposed use, the property owner/developer shall obtain a Traffic Impact Study (TIS). The scope of the TIS shall be determined by the Gainesville Public Works Department Director and the TIS shall be conducted by a third-party transportation engineer.

Motion made by Council Member Couvillon

Motion seconded by Council Member Wangemann

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

Request from Christopher Wimberly to rezone a 0.31± acre tract located on the west side of Summit Street, between E.E. Butler Parkway and Chestnut Street (a/k/a 315 Summit Street SE) from Residential-II (R-II) to General Business (G-B). Ward Number: Three. Tax Parcel Number(s): 01-020-004-006. Request: Expansion of neighboring funeral home.

- ***Proposed Zoning Ordinance No. 2019-09***

City Attorney Hayes called for the public hearing and confirmed the public notice was properly advertised.

Community and Economic Development Deputy Director Matt Tate reviewed the application. The Planning and Appeals Board and staff recommended approval with the following four conditions:

1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The owner/developer shall provide for an evergreen buffer along southerly and westerly property lines adjacent to the single-family home and the Walton Summit Apartments which may include a solid row of hedges or trees. The location, spacing, size and type of vegetation planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. All access point design for the subject property shall require review and approval by 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.
4. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.

City Attorney Hayes opened the floor for comments.

FAVOR:

Felicia Wimberly, 325 Summit Street, stated she was the Funeral Home Director and Co-Owner of the business. She commented on the need for expansion to cater to the needs of the community along with additional parking and to beautify the area.

Andre' Cheek-Castleberry, Gainesville resident, stated she was supportive of the applicant and in favor of the request.

Reverend Charles Dickey, Hall County resident, commented on the services provided by Wimberly Funeral Services noting this expansion will allow them to provide more service to the community as well as beautification of the area.

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

Motion to approve the Ordinance 2019-09, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.31± ACRE TRACT LOCATED ON THE WEST SIDE OF SUMMIT STREET, BETWEEN E. BUTLER PARKWAY AND CHESTNUT STREET (A/K/A 315 SUMMIT STREET) FROM RESIDENTIAL-II (R-II) 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 forth by staff.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

Council Member Thompson stated he was proud to see local businesses thriving.

Council Member Brooks commented on the importance of the parking.

Mayor Dunagan commented on the parking and wished them good luck.

CITY MANAGER ISSUES:

City Manager Lackey expressed appreciation to Council for their support and recognition of City staff.

Business Resolution 2019-18

Intergovernmental Agreement Between the City of Gainesville and Hall County Regarding Lake Lanier Olympic Park

City Manager Bryan Lackey commented on the arrangement of the Lake Lanier Olympic Park (LLOP) partnership changing and being incorporated into the City. The proposed agreement solidifies the City's actions to continue to operate the park as a park, to pursue the renewal of the lease with the U.S. Army Corps of Engineers, and it also addresses the capital funding provided by Hall County for the LLOP.

Motion to adopt resolution BR-2019-18 as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

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

Business Resolution 2019-19

Intergovernmental Agreement Between the City of Gainesville and Hall County Regarding Brown Street Sewer Service

City Manager Bryan Lackey stated the proposed resolution authorizes an agreement with Hall County for the establishment of sewer service by the City in the area.

Motion to adopt resolution BR-2019-19 as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Thompson

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

Street Closing

City Manager Bryan Lackey announced a small section of Spring Street will be closed for repairs beginning on Monday, May 13. Detours will be in place.

CITY ATTORNEY ISSUES:

Annual Duck Derby

City Attorney Abb Hayes announced the 21st Annual Duck Derby will occur on Saturday, May 11 at the Lake Lanier Olympic Park from 3:00 PM – 9:00 PM.

ADJOURNMENT: 6:50 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk