



AGENDA

Gainesville Work Session
Thursday, April 27, 2017, 9:00 AM
Administration Building, Board Room
300 Henry Ward Way, 3rd Floor
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES

Community Service Center	Resolution: Senior Life Center Expansion/Renovation Project - Award of Contract	Phillippa Lewis Moss
Fire	Resolution: Donation of Self-Contained Breathing Apparatus (SCBA) Cylinders to GFD Personnel	Keith Smith
Police	Resolution: Authorize Funds for Police Department Training Simulator Building	Michael Martin
Water Resources	Resolution: Lanier Islands Parkway & I-985 (Exit 14) Utilities Relocation	Joel Altherr
Community Development	Public Hearing Item for the May 2, 2017 Council Meeting Request from W. L. Norton Agency, Inc. to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a 418 Boulevard NE) from Residential-II (R-II) to Residential and Office (R-O). Ward Number: Two. Tax Parcel Number(s): 01-038-003-012. Request: Professional office.	Matt Tate
Community Development	Public Hearing Item for the May 2, 2017 Council Meeting Request from Adams & Copeland, LLC for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a 1665 Thompson Bridge Road NW), having a zoning classification of Office and Institutional (O-I). Ward Number: One. Tax Parcel Number(s): 01-091-003-015. Request: Hair salon and office.	Matt Tate

CITY MANAGER ISSUES

MAYOR/COUNCIL ISSUES

Appointment(s): Airport Advisory Committee	Danny Dunagan
Appointment(s): Chicopee Woods Area Park Commission	Danny Dunagan
Appointment(s): Loan Review Committee	Danny Dunagan
Ex-Officio Report(s)	

CITY ATTORNEY ISSUES

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Tuesday, April 25, 2017, 8:47 AM

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 3/30/2017

Presenter: Phillippa Lewis Moss

Item of Business: Resolution: Senior Life Center Expansion/Renovation Project - Award of Contract

Meeting Date: 4/27/2017

Purpose of Request:

Seek council approval to award construction contract to Scroggs & Grizzle Contracting, Inc.

History/Background:

\$1.5M in SPLOST VII Funds have been allocated for Senior Life Center Expansion/Renovation Construction Project.

Project will begin in May 2017 and is scheduled for completion by January 2018.

During that time, the Senior Life Center programs will be provided out of the Fair Street Neighborhood.

The City of Gainesville and Hall County Government executed an intergovernmental agreement on October 27, 2016 to allow for the transfer of SPLOST VII funds.

Facts & Issues for Consideration:

Water Resources Department staff has reviewed responses to a Request for Proposals (RFP) and recommends a construction contract award of \$1,347,857 to Scroggs & Grizzle Contracting, Inc.

Department Recommendation:

Authorize staff by resolution to award the construction contract to Scroggs & Grizzle Contracting, Inc. Construction Group, LLC.

Department Director:

Phillippa Lewis Moss

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

Amount Requested:

\$1.5M

Source of Funds:

SPLOST VII

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Senior Life Center Expansion and Renovation Project - Award of Contract	Resolution
☐ Bid Award Memo	Cover Memo
☐ Bid Tabulation	Backup Material

RESOLUTION PR-2017 - ____

**GAINESVILLE-HALL COUNTY SENIOR LIFE CENTER
EXPANSION/RENOVATION PROJECT – AWARD OF CONTRACT**

WHEREAS, the City of Gainesville is engaged in expanding and renovating the Gainesville-Hall County Senior Life Center building; and

WHEREAS, Request for Proposals from contractors were received on March 23, 2017; and

WHEREAS, staff has reviewed and evaluated the proposal and determined that the lowest responsive proposal was submitted by Scroggs & Grizzle Contracting Inc.; and

WHEREAS, staff recommends the construction contract be awarded to Scroggs & Grizzle Contracting Inc., in the amount of \$1,347,857.00.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes award of the construction contract to Scroggs & Grizzle Contracting Inc. for \$1,347,857.00 for the purpose of expanding and renovating the Gainesville-Hall County Senior Life Center. The estimated project construction time is 240 calendar days from the date of notice to proceed.

BE IT FURTHER RESOLVED THAT the Mayor, City Manager and City Attorney are authorized to sign such documents that may be necessary to complete this project.

Adopted this ____ day of _____, 2017.

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

•
DEPARTMENT OF
WATER RESOURCES

•
757 Queen City Parkway, SW
Gainesville, Georgia 30501-4358
Telephone: 770.538.2466
Fax: 770.535.5634
Web Site: www.gainesville.org

memo

TO: Bryan Lackey
FROM: Barclay Fouts
**SUBJECT: Expansion and Renovation of the Gainesville-Hall County
Senior Life Center Project**
DATE: April 26, 2017

Three bids were received for the referenced project on March 23, 2017. The bids and bid amounts are as follows:

CONTRACTOR	TOTAL BID AMOUNT
Scroggs & Grizzle Contracting, Inc. Gainesville, Georgia	\$1,453,045.00
Diversified Construction of Georgia Inc., Decatur, Georgia	\$1,486,062.00
Hartley Construction Company, Inc. Gainesville, Georgia	\$1,501,825.00

A bid tabulation listing the bids received is enclosed for your information. Scroggs & Grizzle Construction, Inc. is the acceptable low bidder for this project.

Staff has worked with Scroggs & Grizzle with the goal of reducing the contract price to meet the project funding. Staff determined through this process that the project budget could be met if minor architectural details of the building were eliminated or changed. This effort has resulted in a reduction in contract price of \$105,188.00. This reduction in price will be designated as Change Order No. 1.

We have reviewed the bid documents of the prequalified low bidder and find all to be in order. Therefore, we recommend that Scroggs & Grizzle Contracting, Inc. be awarded the contract for \$1,453,045.00. Further, we recommend that Change Order No. 1 be accepted and simultaneously executed with the contract. Therefore, the resulting contract price would be \$1,347,857.00.

Please note that upon receipt of performance and payment bonds, we will request that Scroggs & Grizzle Contracting, Inc. provide us a verification of bond authenticity and a history of claims against the bonding company, if any.

As soon as Council authorizes award of this project, I will notify the contractor and will transmit the conformed documents to them for execution and attachment of bonds and insurance.

Please let me know if you have any questions.

cc: Phillippa Lewis Moss, Myron Bennett

BID TABULATION				Diversified Constuction of Georgia, Inc. 2469 North Decatur Road Decatur, GA 30033		Hartley Construction Company, Inc. P.O. Box 1539 Gainesville, GA 30503		Scroggs & Grizzle Contracting, Inc P.O. Box 316 Gainesville, GA 30503	
				Bid Price	Bid Item Total	Bid Price	Bid Item Total	Bid Price	Bid Item Total
			Notes: 1,2	1,2		1,2**		1,2	
ITEM 1 - Furnishing all products, materials, labor, and equipment									
	Quantity	Unit	Description						
	1	LS	Renovation and Expansion of Senior Life Center	\$1,452,072.00	\$1,452,072.00	\$1,465,780.00	\$1,465,780.00	\$1,422,845.00	\$1,422,845.00
			Subtotal Item 1	Total	\$1,452,072.00	Total	\$1,465,780.00	Total	\$1,422,845.00
ITEM 2 - Cash Allowances									
	Quantity	Unit	Description						
a	1	LS	Materials Testing/Special Inspections	\$ 7,500.00	\$7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$7,500.00
b	1	LS	Additional Landscaping	\$ 3,500.00	\$3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$3,500.00
c	1	LS	Project Sign	\$ 2,500.00	\$2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$2,500.00
			Subtotal Item 2		\$13,500.00		\$ 13,500.00		\$13,500.00
ITEM 3 - Temporary Project Barricade Fencing: 6' High, Free Standing, Chain Link Fence Panels. (In place for duration fo project)									
	Quantity	Unit	Description						
a	900	LF	6' High Barricade Fencing	\$12.00	\$10,800.00	\$6.40	\$5,760.00	\$4.20	\$3,780.00
			Subtotal Item 3		\$10,800.00		\$5,760.00		\$3,780.00
ITEM 4 - Removal of Unsuitable Material and Replacement with*									
	Quantity	Unit							
a	150	CY	Crushed Stone	\$20.00	\$3,000.00	\$52.00	\$7,800.00	\$29.00	\$4,350.00
b	200	CY	Suitable Earth Fill Material	\$20.00	\$4,000.00	\$30.40	\$6,080.00	\$23.00	\$4,600.00
			Subtotal Item 4		\$7,000.00		\$13,880.00		\$8,950.00
ITEM 5 - Erosion and Sedimentation Control									
	Quantity	Unit							
a	100	LF	Type "S" Silt Fence	\$15.00	\$1,500.00	\$5.00	\$500.00	\$4.50	\$450.00
b	1	ACRE	Permanent Grassing	\$550.00	\$550.00	\$1,645.00	\$1,645.00	\$1,500.00	\$1,500.00
c	4	EACH	Sd2's Around Catch Basins	\$135.00	\$540.00	\$160.00	\$640.00	\$475.00	\$1,900.00
d	10	EACH	Hay Bales	\$10.00	\$100.00	\$12.00	\$120.00	\$12.00	\$120.00
			Subtotal Item 5		\$2,690.00		\$2,905.00		\$3,970.00
BID SUMMARY									
SUBTOTAL ITEM 1					\$1,452,072.00		\$1,465,780.00		\$1,422,845.00
SUBTOTAL ITEM 2					\$13,500.00		\$13,500.00		\$13,500.00
SUBTOTAL ITEM 3					\$10,800.00	**	\$5,760.00		\$3,780.00
SUBTOTAL ITEM 4					\$7,000.00		\$13,880.00		\$8,950.00
SUBTOTAL ITEM 5					\$2,690.00		\$2,905.00		\$3,970.00
TOTAL BID AMOUNT				Total	\$1,486,062.00	Total	\$1,501,825.00	Total	\$1,453,045.00
Notes: (1) Bidder submitted bid bond for 5% of Amount Bid									
(2) Bidder acknowledged receipt of addenda No. 1									
(3) No Bid Submitted									
** Indicates the amount shown has been corrected due to a mathematical error.									

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 3/13/2017
Presenter: Keith Smith
Item of Business: Resolution: Donation of Self-Contained Breathing Apparatus (SCBA) Cylinders to GFD Personnel
Meeting Date: 4/27/2017

Purpose of Request:

The Gainesville Fire Department would like to donate out of date and unuseable SCBA cylinders to Gainesville Fire Department personnel for memorabilia use.

History/Background:

The Gainesville Fire Department has 75 SCBA cylinders that are no longer in compliance with the U.S. Department of Transportation requiring hydro-static testing for SCBA cylinders. For example, composite-fiber overwrapped cylinders must be replaced after 15 years. These SCBA cylinders would not be beneficial to the department or the City of Gainesville and the cylinders have no value in the market.

Facts & Issues for Consideration:

All of these SCBA cylinders meet or exceed the 15 year limit. Gainesville Fire Department personnel have requested to obtain these cylinders for memorabilia and decorative purposes only.

Department Recommendation:

It is the recommendation of the Gainesville Fire Department to donate these cylinders to Gainesville Fire Department personnel.

Department Director:

Jerome Yarbrough

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

N/A

Amount Requested:

0

Source of Funds:

N/A

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Donation of SCBA Cylinders to GFD Personnel	Resolution
☐ Procedures for distributing donated SCBA cylinders	Backup Material

RESOLUTION BR-2017 - ____

**Donation of Self-Contained Breathing Apparatus (SCBA) Cylinders to
Gainesville Fire Department Personnel**

WHEREAS, the Gainesville Fire Department has 75 self-contained breathing apparatus (SCBA) cylinders that are no longer in compliance with the U.S. Department of Transportation standards due to the age of the cylinders; and

WHEREAS, many firefighters with the Gainesville Fire Department have expressed interest in obtaining these cylinders for memorabilia and decorative purposes only; and

WHEREAS, the Gainesville Fire Department would like to issue the 75 SCBA cylinders to the Gainesville Fire Department firefighters to honor their years of dedication and service to the Gainesville Fire Department.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby declares said property to be surplus and authorizes donation of the 75 SCBA cylinders to the Gainesville Firefighters.

Adopted this ____ day of _____, 2017.

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

Procedures for distributing donated SCBA cylinders

The Gainesville Fire Department has approximately 75 self-contained breathing apparatus (SCBA) that have reached their end of life, per DOT-SP 10915 and the manufacturer's guidelines. Through research with multiple companies, we learned that recycling these SCBA cylinders would not be beneficial to the department or the City of Gainesville and the cylinders have no value in the market. In addition, many GFD personnel have expressed interest in obtaining these SCBA cylinders for memorabilia and decorative purposes; we have asked for and received permission to distribute them to GFD personnel as supplies last. With that in mind, here are the procedures for distributing the cylinders.

1. The total number of cylinders will be determined.
2. We will use the GFD seniority list to determine eligible personnel starting from the most years of service and moving down until the cylinders are all distributed or reaching the end of the list (being the newest personnel). Once an individual receives a cylinder, they are no longer eligible to receive another.
3. Each personnel will be asked if they are interested in receiving a cylinder. If they are interested, they will sign a release of liability form and receive one cylinder. If not, we will move to the next personnel moving down the list until as described in line two.
4. Each cylinder will have, per the manufacturer's guidelines, a 1/2" hole drilled into the cylinder so that the cylinder cannot hold any pressurized substance.

Should you have any questions, please feel free to contact Division Chief Keith Smith.

Thank you,

Keith Smith

Division Chief

Gainesville Fire Department

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/4/2017
Presenter: Michael Martin
Item of Business: Resolution: Authorize Funds for Police Department Training Simulator Building
Meeting Date: 4/27/2017

Purpose of Request:

To obtain approval to establish a Capital Project which will allow the construction of a building in which to house the tactical skills simulator and conduct training.

History/Background:

The location where we were going to house the simulator is no longer available and we need housing for the simulator and for additional training needs.

Facts & Issues for Consideration:

The weapons simulator is a valuable tool for the officers to learn reality based weapons training and can also assist in remedial firearms training. This building will be beneficial for this training and to house the firearms simulator.

Department Recommendation:

Approval of this request.

Department Director:

Carol Martin

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

Yes

Amount Requested:

\$90,000.00

Source of Funds:

Impact Fees

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Authorize Funds for Police Simulator Building	Resolution

RESOLUTION AR-2017 - ____

AUTHORIZE FUNDS FOR POLICE DEPARTMENT TRAINING SIMULATOR BUILDING

WHEREAS, Gainesville is committed to being an innovative city, providing a safe close-knit community in which to live, work and play; and

WHEREAS, the Gainesville Police Department, which is both State Certified (Georgia Association of Chiefs of Police) and internationally accredited (Commission on Accreditation for Law Enforcement Agencies), strives to protect and to support individual rights while at all times providing for the security of all persons and all property in our community; and

WHEREAS, in order to adequately serve and protect the community today and its future growth, Gainesville's Police Department personnel must maintain its knowledge and training, including firearms and defensive/tactical skills; and

WHEREAS, the City's Police Department purchased an advanced defensive/tactical training simulator as a Capital Improvement Project and now wishes to construct a building at its training facility to house the simulator; and

WHEREAS, said project meets requirements for use of Impact Fee funding by being listed in the Capital Improvement Project – Police as updated under the FY2010 Capital Improvement Element (CIE) Update; and

WHEREAS, costs associated with the improvements shall not exceed \$90,000.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body does hereby authorize the expenditure of Impact Fee funds collected for Police in an amount not to exceed \$90,000 for the construction/installation of a building to house the training simulator; and

BE IT FURTHER RESOLVED THAT the governing body hereby authorizes a transfer of \$90,000 from the Police Impact Fees Fund to the General Government Capital Project Fund for this project.

Adopted this ____ day of _____, 2017.

C. Danny Dunagan, Jr., Mayor

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ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/7/2017
Presenter: Joel Altherr
Item of Business: Resolution: Lanier Islands Parkway & I-985 (Exit 14) Utilities Relocation
Meeting Date: 4/27/2017

Purpose of Request:

Award of construction contract to Strickland & Sons Pipeline, Inc.

History/Background:

On November 15, 2016, Gainesville City Council adopted resolution PR-2016-52 authorizing the Department of Water Resources (DWR) staff to proceed with in-house design services for the Lanier Islands Pkwy & I-985 (Exit 14) Utilities Relocation project. This resolution also authorized staff to obtain and evaluate bids from pre-qualified contractors to perform the water main work and acquire all necessary easements, permits and licenses.

Bids were received on March 20, 2017, with the lowest acceptable bid submitted by Strickland & Sons Pipeline, Inc., in the amount of \$2,553,468.00.

Facts & Issues for Consideration:

This project will relocate existing water mains that are in conflict with the Georgia Department of Transportation road widening/realignment project for Lanier Islands Parkway, construction of the I-985 (Exit 14) interchange project, and the extension of Martin Road to Thurmon Tanner Parkway. The project also provides the opportunity to replace older cast iron pipe with ductile iron pipe and to upsize existing mains to increase water capacity.

Department Recommendation:

Authorize staff by resolution to award the construction contract to Strickland & Sons Pipeline, Inc., for the construction of the Lanier Islands Pkwy & I-985 (Exit 14) Utilities Relocation project.

Department Director:

Linda MacGregor

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

No

Amount Requested:

\$3,025,814.80

Source of Funds:

Department of Water Resources Capital Projects Fund.

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Lanier Islands Pkwy & I-985 (Exit 14) Utilities Relocation	Resolution
☐ CIP Summary	Backup Material
☐ Memo to Linda MacGregor to Recommend Award of Contract	Backup Material

RESOLUTION PR-2017 - ____

LANIER ISLANDS PKWY & I-985 (EXIT 14) UTILITIES RELOCATION

WHEREAS, the City of Gainesville owns and operates a water system that serves the City of Gainesville and portions of Hall County; and

WHEREAS, the Georgia Department of Transportation (GDOT), has planned two roadway improvement projects to widen and reconstruct a section of Lanier Islands Parkway (SR 347) from McEver Road to Lake Lanier Islands and to construct a new interchange on Interstate-985 (I-985) with an overpass extending Martin Road to Thurmon Tanner Parkway; and

WHEREAS, GDOT has notified the City of Gainesville and submitted roadway plans requesting relocation of any City utilities which are in conflict with the SR 347 or I-985 Martin Road Interchange roadway improvement projects; and

WHEREAS, the Gainesville Department of Water Resources (DWR) staff has identified utility conflicts within the proposed GDOT construction areas; and

WHEREAS, the governing body in its regular meeting on November 15, 2016 adopted Resolution PR-2016-52 authorizing DWR staff to proceed with design, engineering, production of construction drawings and specifications, obtain bids from pre-qualified contractors, and make recommendation of award to the City Council for the Lanier Islands Pkwy & I-985 (Exit 14) Utilities Relocation project; and

WHEREAS, bids from pre-qualified construction contractors were received for the Lanier Islands Pkwy & I-985 (Exit 14) Utilities Relocation project on March 20, 2017; and

WHEREAS, the lowest acceptable bid for construction of the Lanier Islands Pkwy & I-985 (Exit 14) Utilities Relocation project was submitted by Strickland & Sons Pipeline, Inc. in the amount of \$2,553,468.00; and

WHEREAS, DWR staff has reviewed and evaluated the bids and recommends the construction contract be awarded to Strickland & Sons Pipeline, Inc. in the amount of \$2,553,468.00, plus an additional 10% contingency of \$255,346.80, for a total of \$2,808,814.80.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes award of the construction contract to Strickland & Sons Pipeline, Inc. in the above recommended amount. An additional \$217,000.00 to cover legal fees, staff time and other miscellaneous project expenditures for the project is also authorized.

BE IT FURTHER RESOLVED THAT the total authorized expenditure shall not exceed \$3,025,814.80 and that said expenditure shall be from the Department of Water Resources Capital Projects Fund and/or other funding sources as required.

BE IT FURTHER RESOLVED THAT the Mayor, City Manager and City Attorney are authorized to sign such documents that may be necessary to complete this project.

RESOLUTION PR-2017 - ____

LANIER ISLANDS PKWY & I-985 (EXIT 14) UTILITIES RELOCATION

Adopted this ____ day of _____, 2017.

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

DEPT OF WATER RESOURCES

CAPITAL IMPROVEMENTS PROJECT SUMMARY REQUEST

PROJECT NAME: Lanier Islands Pkwy & I-985 (Exit 14) Utilities Relocation			
PROJECT NUMBER: 18891		PROJECT DEPARTMENT	
RESOLUTION NUMBER:		LOCATION: 4440.00	
PROJECT MANAGER: Joel Altherr			
CHECK ONE: NEW PROJECT: _____ ADDITIONAL FUNDING _____ X _____			

CODE		ACCOUNT NUMBER	AMOUNT REQUEST
SWB - CITY PROVIDED PROJECT MANAGEMENT			
1100	Salaries and Wages	511100.XXX to 511150.XXX	\$200,000.00
1101	Overtime Earnings	511300.XXX to 511350.XXX	
1110	Health and Life Insurance Premiums	512100.000	
1140	Social Security and Medicare Expense	512200.000	
1171	Retirement Contribution - Plan A	512400.001	
	SUBTOTAL		\$200,000.00
PDD - PROJECT DEVELOPMENT & DESIGN			
8101	Project Development	541000.001	
8102	Facility Design/Bidding Service	541000.002	
8103	Geotechnical	541000.003	
8104	Laboratory	541000.004	
8105	Survey	541000.005	
8106	Other	541000.011	
8107	Legal Services	541000.006	
	SUBTOTAL		\$0.00
LAND - LAND/EASEMENT ACQUISITION			
8201	Survey	541100.003	
8202	Legal Services	541100.004	
8203	Land Agent Services	541100.005	
8204	Land Purchase	541100.001	
8205	Easement Acquisition	541100.002	
	SUBTOTAL		\$0.00
CON - CONSTRUCTION			
8301	Construction Admin. Services	541000.007	
8302	Resident Inspection Services	541000.008	
8303	Legal Services	541000.006	\$15,000.00
8304	Contracted Construction Cost	541000.009	\$2,808,814.80
8305	City-Furnished Materials	541000.010	
8306	Other	541000.011	\$2,000.00
8308	Furnishings and Equipment (Taggable Assets)	531600.002	
	SUBTOTAL		\$2,825,814.80
MEQ - MACHINERY AND EQUIPMENT			
2000	Equipment	542000.000	
2200	Vehicles	542200.000	
	SUBTOTAL		\$0.00
INT - INTANGIBLES			

5431	Master Plans & Studies	543000.001	
5432	Software	543000.002	
5433	Other	543000.003	
	SUBTOTAL		\$0.00
RMT - REPAIRS AND MAINTENANCE			
5201	Annual Maintenance Contracts	522200.001	
5202	General Repairs and Maintenance	522200.002	
5203	Equipment Repairs	522200.003	
5204	Vehicles	522200.004	
5205	Tires	522200.005	
5206	Streets	522200.006	
5207	Sidewalks	522200.007	
5208	Bridges	522200.008	
5209	Stormwater	522200.009	
	SUBTOTAL		\$0.00
	TOTAL		\$3,025,814.80



CITY OF GAINESVILLE

DEPARTMENT OF
WATER RESOURCES

757 Queen City Parkway, SW
Gainesville, Georgia 30501-4358
Telephone: 770.535.6892
Fax: 770.538.2411
Web Site: www.gainesville.org

memo

TO: Linda MacGregor, Department of Water Resources Director
Don Dye, Department of Water Resources Assistant Director

FROM: Joel Altherr, Civil Engineer II

SUBJECT: Lanier Islands Parkway & I-985 (Exit 14) Utilities Relocation

DATE: April 05, 2017

Bids were received from six pre-qualified contractors for the referenced project on March 30, 2017. The lowest three bid amounts are as follows:

CONTRACTOR	TOTAL BID AMOUNT
Strickland & Sons Pipeline, Inc.	\$ 2,553,468.00
John D. Stephens, Inc.	\$ 2,742,885.00
Anderson Grading and Pipeline, LLC	\$ 2,773,170.00

A table is enclosed that tabulates all the bids received on a cost-per-item basis and summarizes the final bid amounts. This tabulation verifies that Strickland & Sons Pipeline, Inc., is the acceptable low bidder for this project.

We have reviewed the bid documents submitted by the acceptable low bidder, Strickland & Sons Pipeline, Inc., and find them to be in order. We therefore recommend that Strickland & Sons Pipeline, Inc., be awarded the contract for the Lanier Islands Parkway & I-985 (Exit 14) Utilities Relocation project in the amount of \$2,553,468.00. Please note that the estimated construction cost was \$2,621,320.00.

Strickland & Sons Pipeline, Inc., has confirmed that the United States Fire Insurance Company will furnish payment and performance bonds for this project. United States Fire Insurance Company is listed in the current version of the U.S. Department of the Treasury Circular (NAIC #21113). They are shown as being licensed in the State of Georgia with an underwriting limitation that is greater than the bond amount. They have a current A.M. Best rating of "A (Excellent)" and a current Standard and Poor's Rating of "A-."

Please note that upon receipt of performance and payment bonds, we will request that Strickland & Sons Pipeline, Inc., provide us a verification of bond authenticity and a history of claims against the bonding company, if any.

Upon approval by the governing body of the City of Gainesville for authorization of award, I will notify the contractor and transmit the conformed documents for execution and attachment of bonds and insurance.

Please let me know if you have any questions.

CC: Myron Bennett, Engineering and Construction Division Manager
Matt Henderson, Design & Permitting Section Chief
Barclay Fouts, Project and Construction Services Section Chief

BID TABULATION SHEET

Lanier Islands Pkwy & I-985 Exit 14 Utilities Relocation

Date: March 30, 2017

				Strickland & Sons		John D. Stephens		Anderson Grading & Pipeline		Griffin Brothers		RDJE Inc.		Site Engineering	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
ITEM 1 - DUCTILE IRON PIPE WATER MAIN															
	a. 20-Inch	L.F.	600	\$93.00	\$55,800.00	\$106.70	\$64,020.00	\$90.00	\$54,000.00	\$94.19	\$56,514.00	\$135.00	\$81,000.00	\$126.00	\$75,600.00
	b. 12-Inch	L.F.	11,000	\$59.00	\$649,000.00	\$67.10	\$738,100.00	\$54.00	\$594,000.00	\$67.21	\$739,310.00	\$89.94	\$989,340.00	\$83.00	\$913,000.00
	c. 8-Inch	L.F.	8,300	\$47.00	\$390,100.00	\$50.70	\$420,810.00	\$39.00	\$323,700.00	\$54.04	\$448,532.00	\$60.00	\$498,000.00	\$72.00	\$597,600.00
	d. 6-Inch	L.F.	2,800	\$44.00	\$123,200.00	\$45.50	\$127,400.00	\$34.00	\$95,200.00	\$50.39	\$141,092.00	\$61.00	\$170,800.00	\$70.00	\$196,000.00
	e. 20-Inch Inside Casing	L.F.	130	\$97.00	\$12,610.00	\$127.00	\$16,510.00	\$90.00	\$11,700.00	\$103.82	\$13,496.60	\$104.00	\$13,520.00	\$120.00	\$15,600.00
	f. 12-Inch Inside Casing	L.F.	580	\$65.00	\$37,700.00	\$72.00	\$41,760.00	\$54.00	\$31,320.00	\$72.70	\$42,166.00	\$49.00	\$28,420.00	\$77.00	\$44,660.00
	g. 8-Inch Inside Casing	L.F.	820	\$50.00	\$41,000.00	\$56.00	\$45,920.00	\$39.00	\$31,980.00	\$58.73	\$48,158.60	\$35.00	\$28,700.00	\$66.00	\$54,120.00
	h. 6-Inch Inside Casing	L.F.	100	\$48.00	\$4,800.00	\$51.00	\$5,100.00	\$34.00	\$3,400.00	\$53.21	\$5,321.00	\$31.00	\$3,100.00	\$60.00	\$6,000.00
ITEM 2 - DUCTILE IRON PIPE WATER MAIN - RESTRAINED JOINT															
	a. 12-Inch	L.F.	300	\$85.00	\$25,500.00	\$70.00	\$21,000.00	\$67.00	\$20,100.00	\$77.22	\$23,166.00	\$68.00	\$20,400.00	\$95.00	\$28,500.00
ITEM 3 - WATER MAIN ACCESSORIES															
	a. 12-Inch Fast Grip Gasket	EA.	10	\$180.00	\$1,800.00	\$168.00	\$1,680.00	\$227.00	\$2,270.00	\$211.88	\$2,118.80	\$166.00	\$1,660.00	\$200.00	\$2,000.00
	b. 8-Inch Fast Grip Gasket	EA.	20	\$126.00	\$2,520.00	\$116.00	\$2,320.00	\$176.00	\$3,520.00	\$152.03	\$3,040.60	\$115.00	\$2,300.00	\$125.00	\$2,500.00
	c. 20-Inch Poly Wrap	L.F.	50	\$10.00	\$500.00	\$12.00	\$600.00	\$15.00	\$750.00	\$11.35	\$567.50	\$9.00	\$450.00	\$8.00	\$400.00
	d. 12-Inch Poly Wrap	L.F.	100	\$8.00	\$800.00	\$10.00	\$1,000.00	\$6.00	\$600.00	\$7.22	\$722.00	\$5.00	\$500.00	\$4.00	\$400.00
	e. 8-Inch Poly Wrap	L.F.	100	\$8.00	\$800.00	\$10.00	\$1,000.00	\$6.00	\$600.00	\$7.22	\$722.00	\$3.50	\$350.00	\$4.00	\$400.00
ITEM 4 - FITTINGS															
	a. 20,12, 8 & 6-Inch	TN.	11	\$7,500.00	\$82,500.00	\$7,500.00	\$82,500.00	\$7,500.00	\$82,500.00	\$7,500.00	\$82,500.00	\$7,500.00	\$82,500.00	\$7,500.00	\$82,500.00
ITEM 5 - VALVES															
	a. 20-Inch Gate Valves	EA.	3	\$9,500.00	\$28,500.00	\$13,000.00	\$39,000.00	\$14,335.00	\$43,005.00	\$9,821.42	\$29,464.26	\$13,500.00	\$40,500.00	\$15,000.00	\$45,000.00
	b. 12-Inch Gate Valves	EA.	17	\$2,300.00	\$39,100.00	\$2,100.00	\$35,700.00	\$3,075.00	\$52,275.00	\$2,855.37	\$48,541.29	\$2,600.00	\$44,200.00	\$2,200.00	\$37,400.00
	c. 8-Inch Gate Valves	EA.	28	\$1,500.00	\$42,000.00	\$1,200.00	\$33,600.00	\$2,150.00	\$60,200.00	\$1,750.25	\$49,007.00	\$1,600.00	\$44,800.00	\$1,250.00	\$35,000.00
	d. 6-Inch Gate Valves	EA.	44	\$1,000.00	\$44,000.00	\$800.00	\$35,200.00	\$1,730.00	\$76,120.00	\$1,213.79	\$53,406.76	\$1,100.00	\$48,400.00	\$1,000.00	\$44,000.00
ITEM 6 - CONNECTION TO EXISTING WATER MAIN															
	a. 20" x 8" Tapping Sleeve & Valve	EA.	1	\$12,750.00	\$12,750.00	\$9,000.00	\$9,000.00	\$14,480.00	\$14,480.00	\$13,805.19	\$13,805.19	\$11,300.00	\$11,300.00	\$10,000.00	\$10,000.00
	b. 8" x 8" Tapping Sleeve & Valve	EA.	1	\$4,100.00	\$4,100.00	\$3,700.00	\$3,700.00	\$6,390.00	\$6,390.00	\$4,438.30	\$4,438.30	\$6,100.00	\$6,100.00	\$3,000.00	\$3,000.00
	c. 20-Inch Other	EA.	1	\$3,500.00	\$3,500.00	\$2,600.00	\$2,600.00	\$6,320.00	\$6,320.00	\$6,000.00	\$6,000.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00
	d. 12-Inch Other	EA.	8	\$1,500.00	\$12,000.00	\$1,600.00	\$12,800.00	\$3,370.00	\$26,960.00	\$4,000.00	\$32,000.00	\$2,000.00	\$16,000.00	\$3,000.00	\$24,000.00
	e. 8-Inch Other	EA.	6	\$1,350.00	\$8,100.00	\$1,100.00	\$6,600.00	\$3,080.00	\$18,480.00	\$3,500.00	\$21,000.00	\$2,000.00	\$12,000.00	\$3,000.00	\$18,000.00
	f. 6-Inch Other	EA.	10	\$1,000.00	\$10,000.00	\$1,100.00	\$11,000.00	\$2,990.00	\$29,900.00	\$3,500.00	\$35,000.00	\$2,000.00	\$20,000.00	\$2,500.00	\$25,000.00
ITEM 7 - FIRE HYDRANTS															
	a. 4 1/2-Inch	EA.	39	\$2,550.00	\$99,450.00	\$2,000.00	\$78,000.00	\$3,300.00	\$128,700.00	\$3,055.92	\$119,180.88	\$2,700.00	\$105,300.00	\$2,500.00	\$97,500.00
	b. Extensions	V.F.	100	\$50.00	\$5,000.00	\$50.00	\$5,000.00	\$50.00	\$5,000.00	\$50.00	\$5,000.00	\$50.00	\$5,000.00	\$50.00	\$5,000.00
ITEM 8 - BLOWOFFS															
	b. 1-Inch Air Release	EA.	4	\$650.00	\$2,600.00	\$999.00	\$3,996.00	\$755.00	\$3,020.00	\$832.82	\$3,331.28	\$2,600.00	\$10,400.00	\$2,500.00	\$10,000.00
ITEM 9 - CONCRETE															
	a. Thrust Blocking	C.Y.	100	\$200.00	\$20,000.00	\$180.00	\$18,000.00	\$410.00	\$41,000.00	\$190.91	\$19,091.00	\$320.00	\$32,000.00	\$150.00	\$15,000.00
	b. 20" Pipe Encasement	L.F.	50	\$95.00	\$4,750.00	\$85.00	\$4,250.00	\$140.00	\$7,000.00	\$70.27	\$3,513.50	\$67.00	\$3,350.00	\$80.00	\$4,000.00
	c. 12" Pipe Encasement	L.F.	150	\$75.00	\$11,250.00	\$65.00	\$9,750.00	\$125.00	\$18,750.00	\$57.27	\$8,590.50	\$30.00	\$4,500.00	\$40.00	\$6,000.00
	d. 8" Pipe Encasement	L.F.	100	\$50.00	\$5,000.00	\$45.00	\$4,500.00	\$115.00	\$11,500.00	\$55.27	\$5,527.00	\$31.00	\$3,100.00	\$30.00	\$3,000.00
	e. 20-Inch Thrust Collar	EA.	2	\$2,300.00	\$4,600.00	\$3,200.00	\$6,400.00	\$4,260.00	\$8,520.00	\$2,500.99	\$5,001.98	\$2,300.00	\$4,600.00	\$2,000.00	\$4,000.00
	f. 12-Inch Thrust Collar	EA.	5	\$1,200.00	\$6,000.00	\$1,300.00	\$6,500.00	\$960.00	\$4,800.00	\$1,646.91	\$8,234.55	\$1,150.00	\$5,750.00	\$1,000.00	\$5,000.00
	g. 8-Inch Thrust Collar	EA.	16	\$800.00	\$12,800.00	\$800.00	\$12,800.00	\$350.00	\$5,600.00	\$1,117.54	\$17,880.64	\$1,150.00	\$18,400.00	\$500.00	\$8,000.00
	h. 6-Inch Thrust Collar	EA.	2	\$800.00	\$1,600.00	\$800.00	\$1,600.00	\$490.00	\$980.00	\$917.54	\$1,835.08	\$1,150.00	\$2,300.00	\$400.00	\$800.00
	i. Flowable Fill	C.Y.	150	\$210.00	\$31,500.00	\$230.00	\$34,500.00	\$580.00	\$87,000.00	\$188.42	\$28,263.00	\$250.00	\$37,500.00	\$200.00	\$30,000.00
ITEM 10 - WATER SERVICE REPLACEMENTS															
	a. 3/4-Inch Short Side	EA.	22	\$985.00	\$21,670.00	\$960.00	\$21,120.00	\$1,405.00	\$30,910.00	\$1,182.30	\$26,010.60	\$890.00	\$19,580.00	\$800.00	\$17,600.00
	b. 3/4-Inch Long Side	EA.	5	\$1,560.00	\$7,800.00	\$1,800.00	\$9,000.00	\$2,450.00	\$12,250.00	\$2,285.34	\$11,426.70	\$2,100.00	\$10,500.00	\$1,000.00	\$5,000.00
	c. 1-Inch Short Side	EA.	1	\$1,112.00	\$1,112.00	\$1,200.00	\$1,200.00	\$1,130.00	\$1,130.00	\$1,372.66	\$1,372.66	\$1,200.00	\$1,200.00	\$900.00	\$900.00
	d. 1-Inch Long Side	EA.	1	\$1,590.00	\$1,590.00	\$2,200.00	\$2,200.00	\$2,460.00	\$2,460.00	\$2,462.33	\$2,462.33	\$2,400.00	\$2,400.00	\$1,200.00	\$1,200.00
	e. 1 1/2-Inch Short Side	EA.	1	\$1,675.00	\$1,675.00	\$2,000.00	\$2,000.00	\$1,830.00	\$1,830.00	\$1,798.51	\$1,798.51	\$1,700.00	\$1,700.00	\$1,200.00	\$1,200.00

	f.	1 1/2-Inch Long Side	EA.	1	\$2,880.00	\$2,880.00	\$2,900.00	\$2,900.00	\$3,260.00	\$3,260.00	\$2,987.35	\$2,987.35	\$2,900.00	\$2,900.00	\$1,500.00	\$1,500.00
	g.	2-Inch Short Side	EA.	3	\$2,250.00	\$6,750.00	\$2,700.00	\$8,100.00	\$2,260.00	\$6,780.00	\$2,365.77	\$7,097.31	\$2,200.00	\$6,600.00	\$2,000.00	\$6,000.00
	h.	3-Inch Short Side	EA.	1	\$4,500.00	\$4,500.00	\$3,600.00	\$3,600.00	\$3,540.00	\$3,540.00	\$14,128.14	\$14,128.14	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00
ITEM 11 - WATER SERVICE RECONNECTS																
	a.	3/4" Short Side Service Line	EA.	4	\$680.00	\$2,720.00	\$500.00	\$2,000.00	\$740.00	\$2,960.00	\$1,148.93	\$4,595.72	\$390.00	\$1,560.00	\$800.00	\$3,200.00
	b.	3/4" Long Side Service Line	EA.	3	\$872.00	\$2,616.00	\$1,200.00	\$3,600.00	\$1,730.00	\$5,190.00	\$2,372.19	\$7,116.57	\$1,450.00	\$4,350.00	\$1,000.00	\$3,000.00
	c.	2" Short Side Service Line	EA.	1	\$1,270.00	\$1,270.00	\$1,900.00	\$1,900.00	\$1,650.00	\$1,650.00	\$3,772.36	\$3,772.36	\$1,300.00	\$1,300.00	\$2,000.00	\$2,000.00
ITEM 12 - WATER SERVICE ACCESSORIES																
	a.	Remove Existing Service	EA.	3	\$500.00	\$1,500.00	\$100.00	\$300.00	\$370.00	\$1,110.00	\$400.00	\$1,200.00	\$270.00	\$810.00	\$1,000.00	\$3,000.00
	b.	3/4" Commercial Backflow	EA.	5	\$925.00	\$4,625.00	\$1,400.00	\$7,000.00	\$745.00	\$3,725.00	\$519.05	\$2,595.25	\$350.00	\$1,750.00	\$1,500.00	\$7,500.00
	c.	1" Commercial Backflow	EA.	1	\$1,070.00	\$1,070.00	\$1,999.00	\$1,999.00	\$765.00	\$765.00	\$617.55	\$617.55	\$400.00	\$400.00	\$2,000.00	\$2,000.00
	d.	3/4" Pressure Reducing Valve	EA.	10	\$190.00	\$1,900.00	\$1,100.00	\$11,000.00	\$450.00	\$4,500.00	\$1,480.39	\$14,803.90	\$400.00	\$4,000.00	\$200.00	\$2,000.00
	e.	3/4" Polyethylene Tubing	L.F.	100	\$10.00	\$1,000.00	\$11.00	\$1,100.00	\$9.00	\$900.00	\$12.27	\$1,227.00	\$5.00	\$500.00	\$15.00	\$1,500.00
	f.	3/4" Copper Tubing	L.F.	100	\$12.00	\$1,200.00	\$14.00	\$1,400.00	\$20.00	\$2,000.00	\$17.44	\$1,744.00	\$12.00	\$1,200.00	\$20.00	\$2,000.00
	g.	1" Copper Tubing	L.F.	70	\$13.00	\$910.00	\$20.00	\$1,400.00	\$20.00	\$1,400.00	\$18.48	\$1,293.60	\$13.00	\$910.00	\$22.00	\$1,540.00
	h.	1 1/2" Copper Tubing	L.F.	50	\$14.00	\$700.00	\$30.00	\$1,500.00	\$25.00	\$1,250.00	\$27.01	\$1,350.50	\$16.00	\$800.00	\$25.00	\$1,250.00
	h.	2" Copper Tubing	L.F.	50	\$22.00	\$1,100.00	\$40.00	\$2,000.00	\$30.00	\$1,500.00	\$33.32	\$1,666.00	\$20.00	\$1,000.00	\$40.00	\$2,000.00
	i.	3" Copper Tubing	L.F.	30	\$30.00	\$900.00	\$75.00	\$2,250.00	\$40.00	\$1,200.00	\$66.73	\$2,001.90	\$40.00	\$1,200.00	\$60.00	\$1,800.00
ITEM 13 - CUT, CAP, AND BLOCK EXISTING WATER MAIN																
	a.	Cut, Cap and Block	EA.	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$6,450.00	\$6,450.00	\$2,000.00	\$2,000.00	\$600.00	\$600.00	\$2,000.00	\$2,000.00
ITEM 14 - STEEL CASING AND FREE BORING																
	a.	30-Inch Jack and Bore	L.F.	130	\$250.00	\$32,500.00	\$333.00	\$43,290.00	\$405.00	\$52,650.00	\$521.76	\$67,828.80	\$355.00	\$46,150.00	\$500.00	\$65,000.00
	b.	18-Inch Jack and Bore	L.F.	310	\$175.00	\$54,250.00	\$206.00	\$63,860.00	\$260.00	\$80,600.00	\$300.55	\$93,170.50	\$260.00	\$80,600.00	\$300.00	\$93,000.00
	c.	16-Inch Jack and Bore	L.F.	380	\$150.00	\$57,000.00	\$181.00	\$68,780.00	\$250.00	\$95,000.00	\$243.28	\$92,446.40	\$250.00	\$95,000.00	\$300.00	\$114,000.00
	d.	12-Inch Jack and Bore	L.F.	80	\$147.00	\$11,760.00	\$145.00	\$11,600.00	\$240.00	\$19,200.00	\$217.62	\$17,409.60	\$220.00	\$17,600.00	\$250.00	\$20,000.00
	e.	12-Inch Free Bore	L.F.	135	\$70.00	\$9,450.00	\$100.00	\$13,500.00	\$44.00	\$5,940.00	\$96.00	\$12,960.00	\$100.00	\$13,500.00	\$150.00	\$20,250.00
	f.	8-Inch Free Bore	L.F.	20	\$60.00	\$1,200.00	\$75.00	\$1,500.00	\$44.00	\$880.00	\$64.00	\$1,280.00	\$100.00	\$2,000.00	\$80.00	\$1,600.00
	g.	6-Inch Free Bore	L.F.	40	\$60.00	\$2,400.00	\$75.00	\$3,000.00	\$44.00	\$1,760.00	\$55.00	\$2,200.00	\$100.00	\$4,000.00	\$80.00	\$3,200.00
	h.	18-Inch Open Cut Casing	L.F.	270	\$98.00	\$26,460.00	\$80.00	\$21,600.00	\$74.00	\$19,980.00	\$164.55	\$44,428.50	\$90.00	\$24,300.00	\$150.00	\$40,500.00
	i.	16-Inch Open Cut Casing	L.F.	440	\$87.00	\$38,280.00	\$65.00	\$28,600.00	\$57.00	\$25,080.00	\$143.28	\$63,043.20	\$75.00	\$33,000.00	\$150.00	\$66,000.00
	j.	12-Inch Open Cut Casing	L.F.	20	\$74.00	\$1,480.00	\$60.00	\$1,200.00	\$46.00	\$920.00	\$117.62	\$2,352.40	\$67.00	\$1,340.00	\$120.00	\$2,400.00
ITEM 15 - REMOVING AND REPLACING PAVEMENT																
	a.	Type I	L.F.	360	\$42.00	\$15,120.00	\$35.00	\$12,600.00	\$82.00	\$29,520.00	\$62.64	\$22,550.40	\$44.00	\$15,840.00	\$80.00	\$28,800.00
	b.	Type II	L.F.	1,050	\$57.00	\$59,850.00	\$50.00	\$52,500.00	\$64.00	\$67,200.00	\$62.64	\$65,772.00	\$54.00	\$56,700.00	\$80.00	\$84,000.00
	c.	Type III	L.F.	30	\$45.00	\$1,350.00	\$40.00	\$1,200.00	\$35.00	\$1,050.00	\$50.25	\$1,507.50	\$32.00	\$960.00	\$80.00	\$2,400.00
	d.	Type IV	S.Y.	770	\$60.00	\$46,200.00	\$45.00	\$34,650.00	\$59.00	\$45,430.00	\$59.25	\$45,622.50	\$125.00	\$96,250.00	\$90.00	\$69,300.00
	e.	Graded Aggregate	L.F.	700	\$13.00	\$9,100.00	\$15.00	\$10,500.00	\$9.00	\$6,300.00	\$20.93	\$14,651.00	\$17.00	\$11,900.00	\$40.00	\$28,000.00
	f.	2-Inch Resurfacing	S.Y.	50	\$25.00	\$1,250.00	\$50.00	\$2,500.00	\$46.00	\$2,300.00	\$45.00	\$2,250.00	\$36.00	\$1,800.00	\$30.00	\$1,500.00
	g.	Geotextile Grid	S.Y.	50	\$10.00	\$500.00	\$15.00	\$750.00	\$25.00	\$1,250.00	\$13.86	\$693.00	\$5.00	\$250.00	\$5.00	\$250.00
ITEM 16 - ROCK EXCAVATION																
	a.	Cost	C.Y.	500	\$50.00	\$25,000.00	\$50.00	\$25,000.00	\$50.00	\$25,000.00	\$50.00	\$25,000.00	\$50.00	\$25,000.00	\$50.00	\$25,000.00
ITEM 17 - EROSION AND SEDIMENTATION CONTROL																
	a.	Type NS Sediment Barrier	L.F.	14,000	\$1.00	\$14,000.00	\$2.00	\$28,000.00	\$2.00	\$28,000.00	\$1.50	\$21,000.00	\$2.00	\$28,000.00	\$3.00	\$42,000.00
	b.	Type S Sediment Barrier	L.F.	7,000	\$2.00	\$14,000.00	\$3.00	\$21,000.00	\$3.80	\$26,600.00	\$2.50	\$17,500.00	\$3.00	\$21,000.00	\$4.00	\$28,000.00
	c.	Silt Rock Bags	EA.	60	\$20.00	\$1,200.00	\$16.00	\$960.00	\$21.00	\$1,260.00	\$20.20	\$1,212.00	\$18.00	\$1,080.00	\$20.00	\$1,200.00
	d.	Inlet Sediment Trap	EA.	40	\$100.00	\$4,000.00	\$39.00	\$1,560.00	\$200.00	\$8,000.00	\$93.76	\$3,750.40	\$90.00	\$3,600.00	\$200.00	\$8,000.00
	e.	Rip Rap	TN.	800	\$43.00	\$34,400.00	\$35.00	\$28,000.00	\$51.00	\$40,800.00	\$44.83	\$35,864.00	\$47.00	\$37,600.00	\$70.00	\$56,000.00
	f.	Grassing	L.F.	24,000	\$1.00	\$24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00	\$1.00	\$24,000.00
	g.	Sodding	S.F.	600	\$6.50	\$3,900.00	\$3.00	\$1,800.00	\$1.00	\$600.00	\$7.00	\$4,200.00	\$1.50	\$900.00	\$2.00	\$1,200.00
	h.	Stone Check Dams	EA.	30	\$125.00	\$3,750.00	\$150.00	\$4,500.00	\$305.00	\$9,150.00	\$149.66	\$4,489.80	\$170.00	\$5,100.00	\$200.00	\$6,000.00
	i.	Hay Bale Check Dams (3 Bales)	EA.	120	\$30.00	\$3,600.00	\$200.00	\$24,000.00	\$55.00	\$6,600.00	\$32.00	\$3,840.00	\$45.00	\$5,400.00	\$50.00	\$6,000.00
	j.	Construction Exit	EA.	8	\$800.00	\$6,400.00	\$1,000.00	\$8,000.00	\$1,700.00	\$13,600.00	\$1,369.90	\$10,959.20	\$2,800.00	\$22,400.00	\$2,000.00	\$16,000.00
	k.	Geotextile Filter Fabric	S.Y.	500	\$2.00	\$1,000.00	\$5.00	\$2,500.00	\$3.30	\$1,650.00	\$5.40	\$2,700.00	\$2.00	\$1,000.00	\$4.00	\$2,000.00
	l.	Slope Matting	S.Y.	7,000	\$3.00	\$21,000.00	\$2.00	\$14,000.00	\$1.40	\$9,800.00	\$2.21	\$15,470.00	\$1.50	\$10,500.00	\$4.00	\$28,000.00
	m.	Jute Ditch Matting	S.Y.	3,000	\$3.70	\$11,100.00	\$3.00	\$9,000.00	\$2.10	\$6,300.00	\$3.63	\$10,890.00	\$2.00	\$6,000.00	\$4.00	\$12,000.00
ITEM 18 - TESTING AND DISINFECTION OF WATER MAIN																
	a.	Testing and Disinfection	L.F.	24,650	\$1.00	\$24,650.00	\$1.00	\$24,650.00	\$1.00	\$24,650.00	\$1.00	\$24,650.00	\$1.00	\$24,650.00	\$1.00	\$24,650.00
ITEM 19 - VALVE BOX, FIRE HYDRANT AND METER BOX ADJUST.																
	a.	1 Lump Sum	L.S.	1	\$20,000.00	\$20,000.00	\$35,000.00	\$35,000.00	\$12,000.00	\$12,000.00	\$15,000.00	\$15,000.00	\$2,000.00	\$2,000.00	\$40,000.00	\$40,000.00

ITEM 20 - CASH ALLOWANCES																
	a.	Soils and Concrete Testing	EA	1	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
	b.	Construction Survey	EA	1	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
	c.	Blast Monitoring	EA	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
	d.	NPDES Monitoring	EA	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
ITEM 21 - TRENCH STABILIZATION																
	a.	Beyond Bedding	EA	50	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00	\$40.00	\$2,000.00
ITEM 22 - ADDITIONAL DEPTH OF COVER FOR 20-INCH MAINS																
	a.	2 - 4 Feet Deeper	L.F.	100	\$7.00	\$700.00	\$20.00	\$2,000.00	\$8.00	\$800.00	\$14.00	\$1,400.00	\$10.00	\$1,000.00	\$20.00	\$2,000.00
	b.	4 - 6 Feet Deeper	L.F.	100	\$10.00	\$1,000.00	\$30.00	\$3,000.00	\$10.00	\$1,000.00	\$20.00	\$2,000.00	\$12.00	\$1,200.00	\$30.00	\$3,000.00
	c.	6 - 10 Feet Deeper	L.F.	100	\$12.00	\$1,200.00	\$50.00	\$5,000.00	\$13.00	\$1,300.00	\$25.00	\$2,500.00	\$20.00	\$2,000.00	\$60.00	\$6,000.00
ITEM 23 - ADDITIONAL DEPTH OF COVER FOR 12-INCH MAINS																
	a.	2 - 4 Feet Deeper	L.F.	100	\$6.00	\$600.00	\$20.00	\$2,000.00	\$4.00	\$400.00	\$14.00	\$1,400.00	\$10.00	\$1,000.00	\$20.00	\$2,000.00
	b.	4 - 6 Feet Deeper	L.F.	100	\$10.00	\$1,000.00	\$30.00	\$3,000.00	\$6.00	\$600.00	\$20.00	\$2,000.00	\$14.00	\$1,400.00	\$30.00	\$3,000.00
	c.	6 - 10 Feet Deeper	L.F.	100	\$12.00	\$1,200.00	\$50.00	\$5,000.00	\$9.00	\$900.00	\$25.00	\$2,500.00	\$24.00	\$2,400.00	\$60.00	\$6,000.00
ITEM 24 - ADDITIONAL DEPTH OF COVER FOR 8-INCH MAINS																
	a.	2 - 4 Feet Deeper	L.F.	100	\$5.00	\$500.00	\$20.00	\$2,000.00	\$3.00	\$300.00	\$14.00	\$1,400.00	\$6.00	\$600.00	\$20.00	\$2,000.00
	b.	4 - 6 Feet Deeper	L.F.	100	\$8.00	\$800.00	\$30.00	\$3,000.00	\$5.00	\$500.00	\$20.00	\$2,000.00	\$8.00	\$800.00	\$30.00	\$3,000.00
	c.	6 - 10 Feet Deeper	L.F.	100	\$11.00	\$1,100.00	\$50.00	\$5,000.00	\$9.00	\$900.00	\$25.00	\$2,500.00	\$14.00	\$1,400.00	\$60.00	\$6,000.00
ITEM 25 - Clearing and Grubbing																
	a.	2 AC	L.F.	2	\$7,000.00	\$14,000.00	\$7,000.00	\$14,000.00	\$11,000.00	\$22,000.00	\$7,500.00	\$15,000.00	\$9,200.00	\$18,400.00	\$15,000.00	\$30,000.00
BASE BID TOTAL					\$2,553,468.00		\$2,742,885.00		\$2,773,170.00		\$3,085,198.46		BID ERROR: \$3,254,491.50 ACTUAL: \$3,259,920.00		\$3,591,420.00	

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/17/2017

Presenter: Matt Tate

Item of Business: **Public Hearing Item for the May 2, 2017 Council Meeting**
Request from **W. L. Norton Agency, Inc.** to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a **418 Boulevard NE**) from Residential-II (R-II) to Residential and Office (R-O). **Ward Number: Two.** Tax Parcel Number(s): 01-038-003-012. **Request: Professional office.**

Meeting Date: 4/27/2017

Purpose of Request:

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Residential and Office (R-O) for an insurance and real estate office. The property contains a two-story, 3,738± square foot, residential duplex structure and a detached two-story garage. The applicant states that the two residential apartments on the upper floor will eventually be renovated for additional office space. Proposed modifications to the site include converting 2,205 square feet of the first floor to office space and the addition of 11 new gravel parking spaces to the rear of the structure to consist of concrete and pea gravel. The existing driveway access will remain the same but will be slightly widened. Surrounding uses include single-family homes, multi-family apartments, and various professional office uses.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff recommended conditional approval of the rezoning request with six conditions.

PAB recommended conditional approval of the rezoning request with twelve conditions.

See PAB Recommendation Report for details and excerpts from the April 11, 2017 PAB meeting minutes.

SAMPLE MOTIONS

Approval

I move to approve first reading of an ordinance to rezone the subject property as requested with twelve conditions.

Denial

I move to deny the rezoning request.

Department Director:

Rusty Ligon

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
	Legal Ad	Legal Ad
	PAB Recommendation Report	Report
	Proposed Rezoning Ordinance	Ordinance
	Location Maps	Backup Material
	Narrative	Backup Material
	Concept Plan	Backup Material
	Floor Plan	Backup Material
	Pictures of Site	Backup Material
	Letter of Support	Backup Material
	Handout from Crumley's Attorney	Backup Material
	Handout from Applicant	Backup Material

COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council

Publish Sunday, March 26, 2017
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, April 11, 2017 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 requests:

- 1) Request from **Antioch Baptist Church** to vary the lighting requirements for a sign on a 0.925± acre tract located on the southwest side of the intersection of Mill Street and Elm Street (a/k/a **1010 Mill Street SE**), having a zoning classification of Neighborhood Conservation (N-C).
Ward Number: Three
Tax Parcel Number(s): 01-034-002-001
Request: Electronic message board sign
- 2) Request from **W. L. Norton Agency, Inc.** to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a **418 Boulevard NE**) from Residential-II (R-II) to Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-012
Request: Professional office
- 3) Request from **Adams & Copeland, LLC** for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a **1665 Thompson Bridge Road NW**), having a zoning classification of Office and Institutional (O-I).
Ward Number: One
Tax Parcel Number(s): 01-091-003-015
Request: Hair salon and 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, May 2, 2017 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 requests:

- 1) Request from **W. L. Norton Agency, Inc.** to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a **418 Boulevard NE**) from Residential-II (R-II) to Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-012
Request: Professional office

- 2) Request from **Adams & Copeland, LLC** for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a **1665 Thompson Bridge Road NW**), having a zoning classification of Office and Institutional (O-I).

Ward Number: One

Tax Parcel Number(s): 01-091-003-015

Request: Hair salon and 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})

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... W. L. Norton Agency, Inc.
Location..... 418 Boulevard NE
Request..... Rezone from R-II to R-O
Size 0.42± acre
Ward..... Two
Proposed Use..... Professional office
Planning Division Staff Recommendation **Approval, with 6 conditions**
Planning and Appeals Board Recommendation **Approval, with 12 conditions**
Date..... April 11, 2017

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

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Residential and Office (R-O) for an insurance and real estate office. The property contains a two-story, 3,738± square foot, residential duplex structure, detached two-story garage and a small detached screened in sandbox. The applicant states that the two residential apartments on the upper floor will eventually be renovated for additional office space. There are expected to be 4 primary employees with business hours from 8:30 A.M. to 5:00 P.M. Monday thru Friday. Guests will be directed to the main office building across the street. Renovations to the site are to include converting 2,205 square feet of the first floor to office space and the addition of 11 to 13 new gravel parking spaces to the rear of the structure consisting of pea gravel and existing concrete. According to the applicant, the existing driveway access from Boulevard will remain but will be slightly widened. In addition, the existing fence along the southern property line will be retained which currently serves as a buffer. The fence along the northerly property line will be relocated to help buffer the adjacent single-family home to the east.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Norton Agency office	Residential and Office (R-O)
South	Residential Duplex, Vacant home	Residential-II (R-II)
East	Single-family home	Residential-II (R-II)
West	Norton Agency office, Single-family home	Residential-II (R-II) and Residential and Office (R-O)

Other surrounding uses include single-family homes, multi-family apartments, and various professional office uses and the Brenau University campus.

- **Other Departmental Comments**

There were no other departmental comments regarding this request.

- **Zoning History**

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

2012 – A request by The Norton Agency Insurance, LLP to rezone a 0.61[±] acre tract located at 424 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2012 – A request by Dennis & Jill Momper to rezone a 0.51[±] acre tract located at 430 Prior Street NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2010 – A request by Harold A. Hinchman to rezone a 1.89[±] acres tract located at 1050 Park Street NE from Residential-I (R-I) to Residential-II (R-II) with a special use was denied for a group home for men.

2008 – A request by Brenau University located at 326 and 352 Boulevard NE for a Special Use on a 1.44[±] acres tract within a Office and Institutional (O-I) zoning district for dormitories was approved with conditions.

2007 – A request by Parkberry Development, LLC to rezone a 2.49[±] acres tract located at 535, 543 and 557 Mulberry Lane; and 819 and 825 Park Street from Residential-I (R-I) to Planned Unit Development (P-U-D) was denied for residential townhomes.

- **Staff Analysis**

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

The surrounding properties contain a mixture of land uses and zoning districts which include single-family homes, residential duplex, townhomes, apartment, office and service uses which includes property zoned Residential-II (R-II), Residential and Office (R-O), Planned Unit Development (P-U-D) and Office and Professional (O-P). It appears that the proposed office use is suitable in view of the zoning and development of adjacent and nearby properties.

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

While a mixture of residential and office uses are encouraged within our downtown area, it is important that the proposed use maintains its single-family residential character and scale as to not overwhelm the nearby historic residential structures. The proposed R-O zoning appears to be suitable, but will primarily impact the two adjacent single-family homes to the rear of the property. It is essential that a solid buffer be provided between the adjacent single-family homes and the proposed parking area.

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

It is staff's opinion that the proposed development is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Residential* land use category which includes areas containing or planned for

single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre with only limited light office use allowed, such as a home office.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea*. The vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. The area is not a primary destination for business; however neighborhood serving business development is encouraged. Land uses allowed include low-density and medium-density residential, and mixed-use / commercial.

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

The property, as currently zoned, does not allow for an office use with the exception of a home office. The property's current zoning of Residential-II (R-II) allows for numerous residential uses including single-family, duplex, townhomes, condominiums and apartments. Under the current R-II zoning, it is conceivable that the subject tract could be developed for a total of 5 residential units and associated parking which does not require a buffer against the surrounding properties.

The applicant wishes to rezone the subject property to Residential and Office (R-O) which is residential in nature but is the least intensive zoning classification that permits professional office space. This zoning district is intended to encourage a compatible mixture of residential, office and specialty retail types of land uses; as well as to allow greater flexibility of use for older existing structures.

(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 subject property currently utilizes various City services; including police and fire protection and utilities. Gainesville Fire Station #2 located off of Holly Drive is located approximately one mile from the subject property. The proposed office is expected to have minimal load on water and sanitary sewer services and impacts to police and fire protection should be minimal. Due to the fact that the proposal is for an office use there should be no impacts to the school system. If approved, there will be additional traffic loads onto Boulevard based on the number of employees and customers parking on the site. According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed office use would generate approximately 40± new trips per day and 6± new trips per AM and PM peak hour (based on the proposed office use and total square footage of the building).

(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?

While some of the aging homes have been improved for single-family residential purposes, many of the existing historic single-family residential structures fronting Boulevard, Green Street, Candler Street, Park Street and Prior Street have been converted into professional office space over the past 30+ years. Much of this is due to the emerging Brenau Campus, Northeast Georgia Medical Center and nearby downtown central business district.

The proposed professional office use with the recommended conditions appears to be consistent with the Comprehensive Plan and the surrounding mixture of residential and non-residential land uses.

(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 rezoning request with the conditions suggested by staff appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **R-O zoning**, based on the Comprehensive Plan and the surrounding residential and non-residential land uses.

Conditions

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding historic properties, and shall be subject to the Community Development Director approval.
2. Any fire escape addition shall be located to the rear of the existing structure.
3. Any proposed new parking areas or potential storm water management areas shall be located to the rear of the structure and shall be adequately screened from the adjacent residential uses located along the south and east property lines. The buffer area shall consist of an opaque fence, a minimum of 6 feet in height, and evergreen shrubs or trees. The final installation, placement, maintenance and type of the buffer shall be subject to the Community Development Director approval.
4. The subject property shall be limited to no more than 13 total parking spaces including handicapped parking. This shall not include parking within the proposed detached garage. The use of pervious material within the parking area shall require approval by the Department of Water Resources.
5. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.
6. An updated as-built boundary 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 professional office use.

Excerpts from the April 11, 2017 Planning and Appeals Board Meeting Minutes

Applicant Presentation: Frank Norton, Jr., 434 Green Street, stated he would like to reserve time for rebuttal and clarification. He stated he and his brother owns The Norton Agency, an 89 year old insurance and real estate company. The purpose of the rezoning request is to add a building to their corporate campus. He felt his family DNA is rooted in preservation and quality development and shared some history of the Green Street area and his family's involvement in its development. Mr. Norton stated the house on the subject property was the original Candler

Street School which was moved to this site from Candler Street in 1905, renovated at that time for a duplex and has remained a duplex for its existence. He appreciates the street character of the house and the front gardens as created by Mrs. Powell which will be largely unchanged. The facility will house the corporate CFO, VP of Human Resources and is a base for their regional commercial brokerage as they come and go throughout the month. No lobby or receptionist will exist within the facility, thus limiting public interaction. The facility will be well landscaped and well designed with attention to detail. Mr. Norton concluded that he was in agreement with the conditions as proposed by staff and asked for approval of the request.

FAVOR: None

OPPOSE: **Thomas Mitchell**, 1809 Buford Highway, Buford, stated he represented the Crumleys on Park Street whose property is adjacent to the rear of the subject property. He stated the Crumley home is one of the older homes in the area which they bought and spent a substantial amount of money renovating it. He stated that the Comp Plan indicates the area should be a historic residential area and his clients want their property interests protected by leaving it residential. Mr. Mitchell provided copies of sections from the Comp Plan to the Board to highlight the following: Park Street is specifically called out as an identifier of the Park/Prior/Perry neighborhood which would be strengthened and preserved as a traditional or historic residential district, and the line between the campus and the neighborhood held just south of Park Street; Under *Community Objectives*, within the *Traditional Neighborhoods* and *Heritage Preservation* categories, the area is a classic intown historic neighborhood but is threatened by insensitive development and also includes historic resources which are worth protecting, noting the applicant wants to construct a parking lot right beside his clients property which he felt was not consistent with the objectives; Even though it is not specific to the subject property, under *Land Use Goals* the implementation measures listed are intended to downzone an area instead of upzone in an attempt at preserving the historic character of the area as well as encourage compatibility of non-residential uses to existing residential uses; Under *Housing Issues*, the Comp Plan supports continued efforts to preserve historic and intown neighborhoods and ensure compatible infill development; and Under *Land Use & Zoning Issues*, the Comp Plan states that infill development should be carefully guided, especially in historic neighborhoods, such as the area of the request, in order to preserve the historic integrity and character of the City. Mr. Mitchell felt the City's desire is to protect other property owners through its zoning regulations and the comprehensive planning process. With the number of statements highlighted in the Comp Plan, he felt it might suggest the rezoning itself is not proper at this location. Mr. Mitchell recalled a Georgia Supreme Court case from over 20 years ago which dealt specifically with landscaping and buffering around parking lots, noting the case was Parking Association of Georgia vs. City of Atlanta. The decision gave the City permission to limit the use of that property, especially when trying to protect the historic integrity of the area, even though it would diminish the usability of the property.

Mr. Mitchell stated the Crumleys would prefer the request be denied and the Residential-II zoning stay in place so the office uses do not continue to encroach into the residential area. However, if the Board recommended approval, he presented additional conditions to the Board which his clients would like to have included with staff's conditions. Mr. Mitchell stated Mr. Norton actually provided these conditions to his clients and he requested the following changes noted in red:

- 1) Norton will build an 8-foot **pressure treated** wooden fence from the corner of existing garage to **a point 5-feet off the property line at** existing side fence on south side of property. **Norton shall regularly maintain structure, integrity and appearance of the fence.**

- 2) At the existing tree, the fence will split and brackets installed to preserve tree and allow for tree growth.
- 3) The Crumley's may plant and maintain any plant material they want on Norton's property but on the Crumley's side of Norton's fence.
- 4) Concrete bumper guards will be installed along Norton's fence area for protection of wooden fence from cars.
- 5) Low level exterior lights will be placed in parking area for security. **The lighting shall be designed so as to minimize light spillage along the exterior of the development to not more than one .25 foot candle.**
- 6) Norton will use their main campus dumpster for trash disposal versus having onsite commercial dumpster.
- 7) **A planted buffer shall be installed on the Norton side of the fence. This buffer shall be 7-feet at the south fence. Plantings shall be subject to approval of the Community Development Director. This buffer shall be installed and maintained in the manner required by the Unified Land Development Code and shall include a mix of trees and shrubs and shall be at least as high as the fence.**

In conclusion, Mr. Mitchell stated that just because the Norton family has done a lot for the City of Gainesville does not mean they should get to do anything they want, wherever they want. As a formality, he provided a constitutional objection to the rezoning request and stated he was available to answer any questions.

REBUTTAL: Frank Norton, Jr. stated he would argue the proposed development is sensitive in nature as opposed to insensitive as described by Mr. Mitchell. Mr. Norton presented photographs of their Frierson renovation as an example of preserving historic resources, and of the subject property in which they intend to leave the streetscape intact. In regards to compatibility of non-residential uses to existing residential uses, Mr. Norton stated they are not changing the footprint of the house, noting the fire escape would be the only exterior addition and will be located in the same place as the existing deck. They also will not be changing the residential scale. Mr. Norton stated the Crumleys purchased their house after the Frierson rezoning to Residential and Office and with no fence separating the structures, noting they cleaned up their property which opened up their view even further. He stated the Crumleys purchased their house which overlooks a 21-car parking area, knowing they had a small lot and was already adjacent to R-O zoning. Mr. Norton presented additional photos of the view from the Crumleys house. He stated Planning staff recommended approval of the R-O zoning which has been used to maintain the historic character of these structures. Planning staff recommended a 6-foot fence and Mr. Norton recommended an 8-foot fence. He stated the adjacent neighbor on Boulevard, Scotty Ball, submitted a letter of support for the rezoning. He met with Mr. Crumley early on to walk the property line and even made an offer to purchase their house. Even though Mr. Crumley rejected the recommendations for conditions by Mr. Norton two weeks ago, he stated he had no problem with the fence being pressure treated or that he would maintain the fence as noted in the revised conditions presented by Mr. Mitchell. However, he did have a problem with #1 "a point 5-feet off the property line" because it imposes upon the pre-existing 2-story garage which was built by the Powell's and would then block any entry into one of the garage bays. He was agreeable with the other conditions except #7 which would require them to remove the existing paving, would block access to the garage and would eliminate the ability to put in an entire row of parking which would eliminate 7 parking spaces. He argued the proposed plan is less dense than the one next door and will be a quality development, noting they have put in measures to protect their next door neighbors.

Chairman Carter asked Mr. Mitchell if he wanted to make any final comments.

In regard to the pre-existing parking lot to the north of the Crumley's home, Mr. Mitchell stated the parking lot sits a substantial distance from their home and is not nearly as impactful as the proposed parking lot. He reiterated his clients would like the request to be denied, however, if the Board recommended approval, they would like the additional conditions placed on the property in order to help screen the house.

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the rezoning as presented with the following conditions:

Conditions

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding historic properties, and shall be subject to the Community Development Director approval.
2. Any fire escape addition shall be located to the rear of the existing structure.
3. Any proposed new parking areas or potential storm water management areas shall be located to the rear of the structure and shall be adequately screened from the adjacent residential uses located along the south and east property lines. The buffer area shall consist of an opaque fence, a minimum of 6 feet in height, and evergreen shrubs or trees. The final installation, placement, maintenance and type of the buffer shall be subject to the Community Development Director approval.
4. The subject property shall be limited to no more than 13 total parking spaces including handicapped parking. This shall not include parking within the proposed detached garage. The use of pervious material within the parking area shall require approval by the Department of Water Resources.
5. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.
6. An updated as-built boundary 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 professional office use.
7. The applicant will construct an 8-foot pressure treated wooden fence from the corner of the existing garage to the existing side-fence on the south side of the property and shall regularly maintain the structure, integrity and appearance of the fence.
8. At the existing tree, the fence shall split and brackets shall be installed to preserve the tree and allow for tree growth.
9. The adjoining property owners may plant and maintain any plant material they desire on the subject property on the adjoining property owners side of the fence.
10. Concrete bumper guards will be installed along fence area for protection of wooden fence from vehicles.
11. Low level exterior lights will be placed in parking area for security. The lighting shall be designed so as to minimize light spillage along the exterior of the development to not more than one .25 foot candle.
12. The applicant shall use their main campus dumpster for trash disposal rather than having an onsite commercial dumpster.

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 5 favor, 1 recusal (Fleming), 1 absent (Delgado)

First Reading: _____
Passed: _____

AN ORDINANCE

No. 2017-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.42± ACRE TRACT LOCATED ON THE EAST SIDE OF BOULEVARD, NORTH OF ITS INTERSECTION WITH PARK STREET (A/K/A 418 BOULEVARD NE) FROM RESIDENTIAL-II (R-II) TO RESIDENTIAL AND OFFICE, WITH CONDITIONS (R-O-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 **Residential and Office, with conditions (R-O-c)**.

Conditions

- 1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding historic properties, and shall be subject to the Community Development Director approval.**
- 2. Any fire escape addition shall be located to the rear of the existing structure.**
- 3. Any proposed new parking areas or potential storm water management areas shall be located to the rear of the structure and shall be adequately screened from the adjacent residential uses located along the south and east property lines. The buffer area shall consist of an opaque fence, a minimum of 6 feet in height, and evergreen shrubs or trees. The final installation, placement, maintenance and type of the buffer shall be subject to the Community Development Director approval.**
- 4. The subject property shall be limited to no more than 13 total parking spaces including handicapped parking. This shall not include parking within the proposed detached garage. The use of pervious material within the parking area shall require approval by the Department of Water Resources.**
- 5. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.**

6. An updated as-built boundary 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 professional office use.
7. The applicant will construct an 8-foot pressure treated wooden fence from the corner of the existing garage to the existing side-fence on the south side of the property and shall regularly maintain the structure, integrity and appearance of the fence.
8. At the existing tree, the fence shall split and brackets shall be installed to preserve the tree and allow for tree growth.
9. The adjoining property owners may plant and maintain any plant material they desire on the subject property on the adjoining property owners side of the fence.
10. Concrete bumper guards will be installed along fence area for protection of wooden fence from vehicles.
11. Low level exterior lights will be placed in parking area for security. The lighting shall be designed so as to minimize light spillage along the exterior of the development to not more than one .25 foot candle.
12. The applicant shall use their main campus dumpster for trash disposal rather than having an onsite commercial dumpster.

Legal Description

All that tract or parcel of land lying and being in G.M.D. 411, City of Gainesville, Hall County, Georgia, being 0.408 acres as per plat for Jack H. Pyburn and Robin Pyburn by Henry Bailey, R.L.S. #1586, dated May 18, 1987 and being more particularly described as follows:

Beginning at an iron pin set on the northeasterly side of Boulevard, N.E. (50' R/W), 135.80 feet from the centerline of the intersection of Park Street and the northeasterly right-of-way of Boulevard; thence North 21 degrees 49' 49" West 100.75 feet along the northeasterly right-of-way of Boulevard, N.E. to and iron pin set; thence North 59 degrees 31' 41" East 178.10 feet to an iron pin found and corner; thence South 22 degrees 12' 18" East 100.82 feet to an iron pin set and corner; thence South 59 degrees 34' 57" West 178.74 feet to an iron pin set and the point of beginning.

This being the same property conveyed to Edward Shannon, Jr. in Warranty Deed recorded in Deed Book 879, Page 616 of the Hall County, Georgia Deed Records and conveyed by Edward Shannon, Jr. to Jack H. Pyburn and Robin R. Pyburn at Deed Book 1122, Pages 186-187, and aforesaid records.

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.

SECTION V.

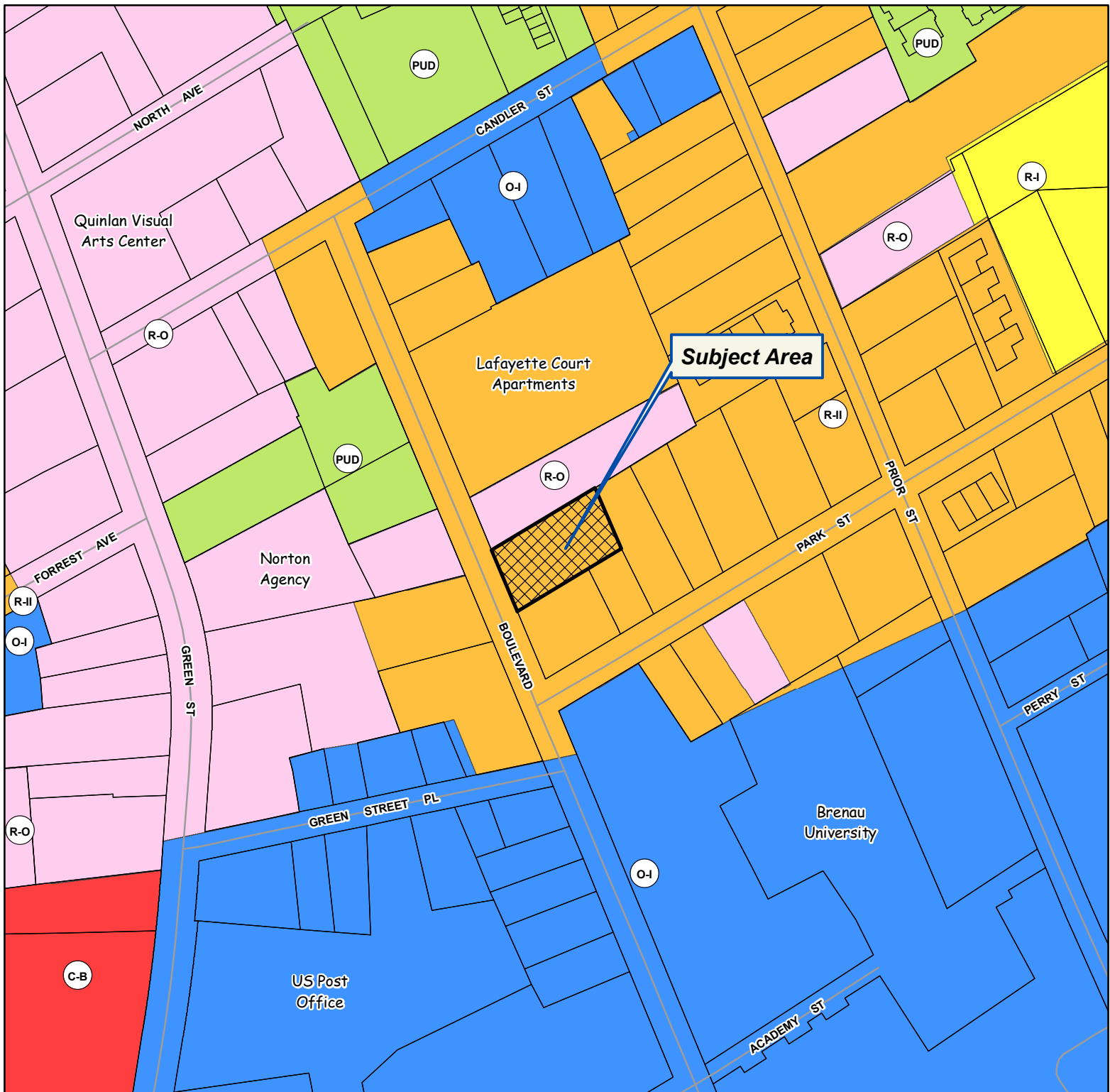
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

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 resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



Applicant:
W.L. NORTON AGENCY, INC.

REZONING REQUEST



Request:
Rezone 0.42+/- acre tract from
Residential-II (R-II) to Residential
Office (R-O) for a professional office

Subject Area Address:
418 Boulevard NE

Meeting: 4/11/2017

Prepared: 3/23/2017

Gainesville Community Development Department

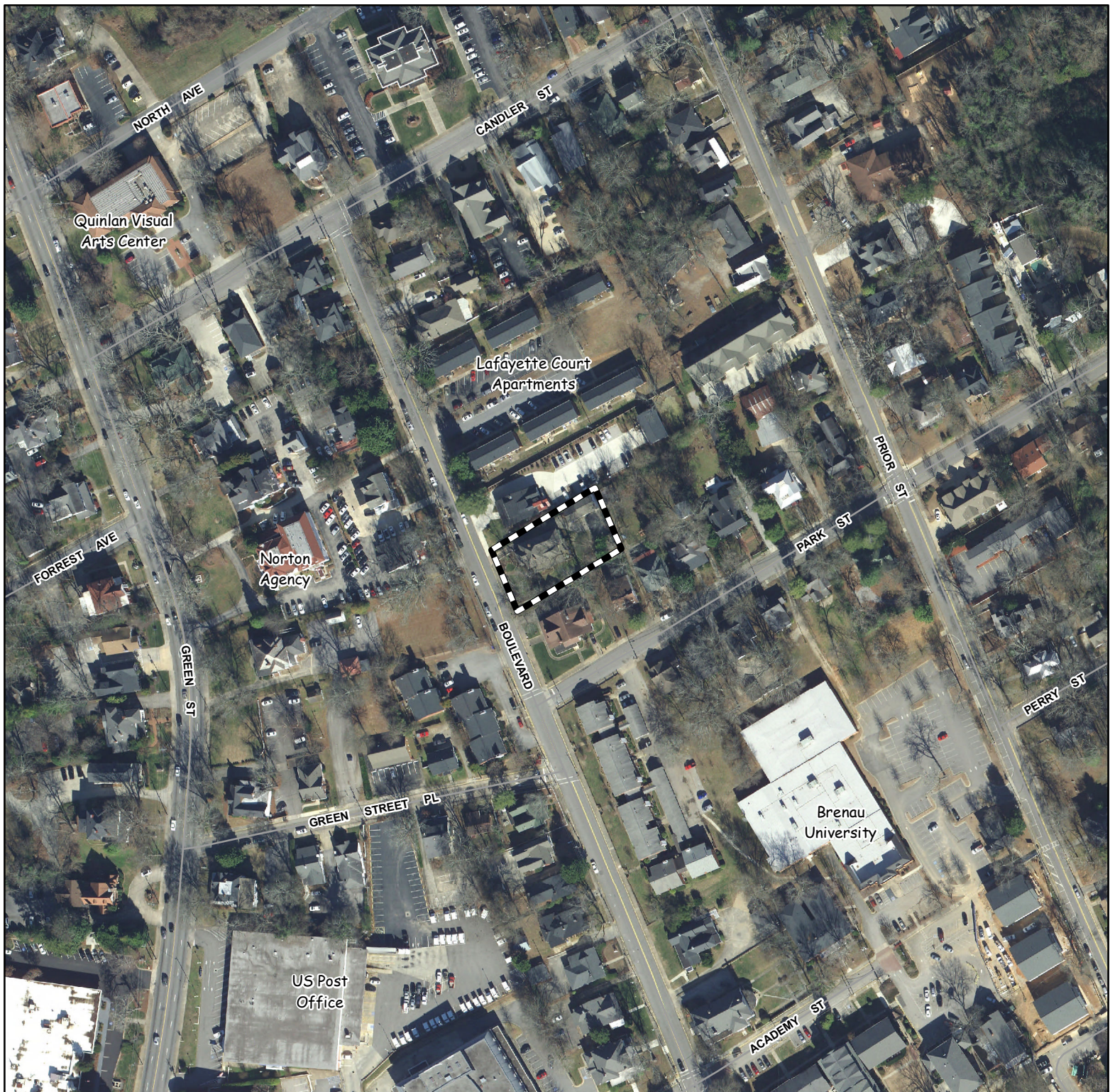
 Subject Area

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 01-038-003-012



Applicant:

W.L. NORTON AGENCY, INC.

Gainesville Community Development Department

REZONING REQUEST



Subject Property

Aerial from 2015

N



0 120 240 360 480 Feet

1" = 200'



Request:

Rezone 0.42+/- acre tract from Residential-II (R-II) to Residential Office (R-O) for a professional office

Subject Area Address:

418 Boulevard NE

Meeting: 4/11/2017

Prepared: 3/23/2017

Tax Parcel: 01-038-003-012

Narrative Report

The W.L Norton Agency wishes to expand their office capacity to meet the needs of their growing Insurance and Real Estate Business. They have purchased the house located at 418 Boulevard NE Gainesville, Georgia 30501, which is adjacent to their four other existing offices located on Boulevard and Green Street. They will maintain the current character of the street scape, including the garden inside the Chippendale fence that fronts on Boulevard. This will be used as a private employee break area. Eleven parking spaces will be added on the rear of the house. The parking area will be a combination of concrete and pea gravel. The square footage of new impervious surface will be approximately 1725 sf. The house currently has two separate apartments on the second floor. These will remain residential apartments for the present time. The approximately 2205 sf of the first floor will be converted to office space.

LEGEND	
⊙	PROPERTY CORNER
●	IRON PIN FOUND/SET (IPF/IPS)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
N/F	NOW OR FORMERLY
IPS	1/2" ROD/CAP
CTP	CRIMPED TOP PIPE
OTP	OPEN TOP PIPE
RCP	REINFORCED CONCRETE PIPE
U/P	UTILITY POLE
CMP	CORROGATED METAL PIPE
BSL	BUILDING SETBACK LINE

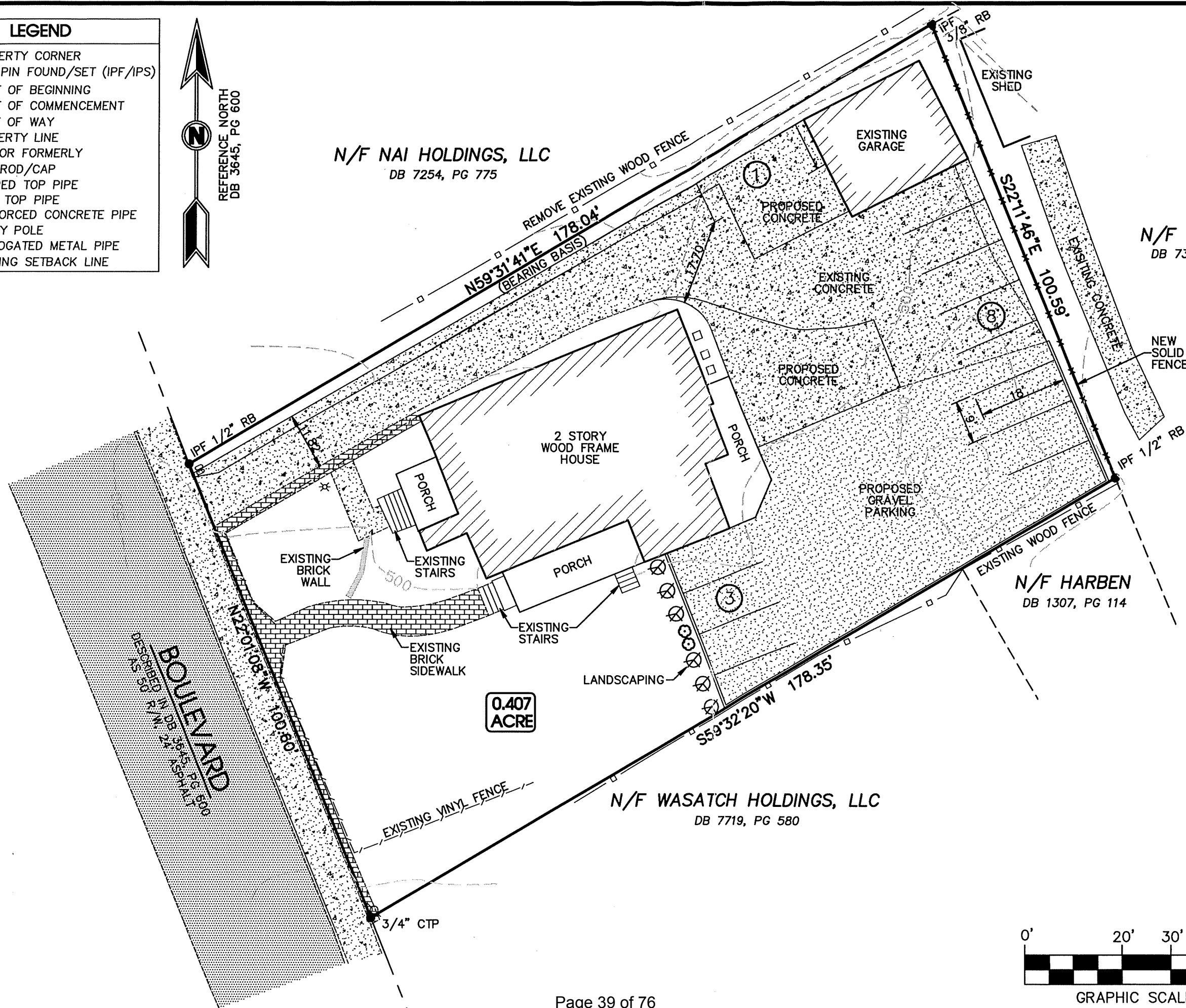


N/F NAI HOLDINGS, LLC
DB 7254, PG 775

N/F CRUMBLY
DB 7393, PG 146

N/F HARBEN
DB 1307, PG 114

N/F WASATCH HOLDINGS, LLC
DB 7719, PG 580

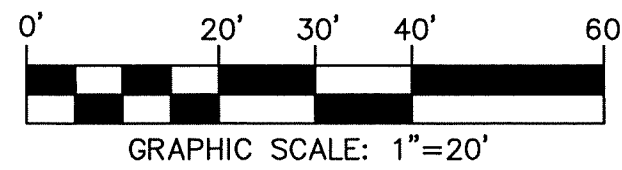


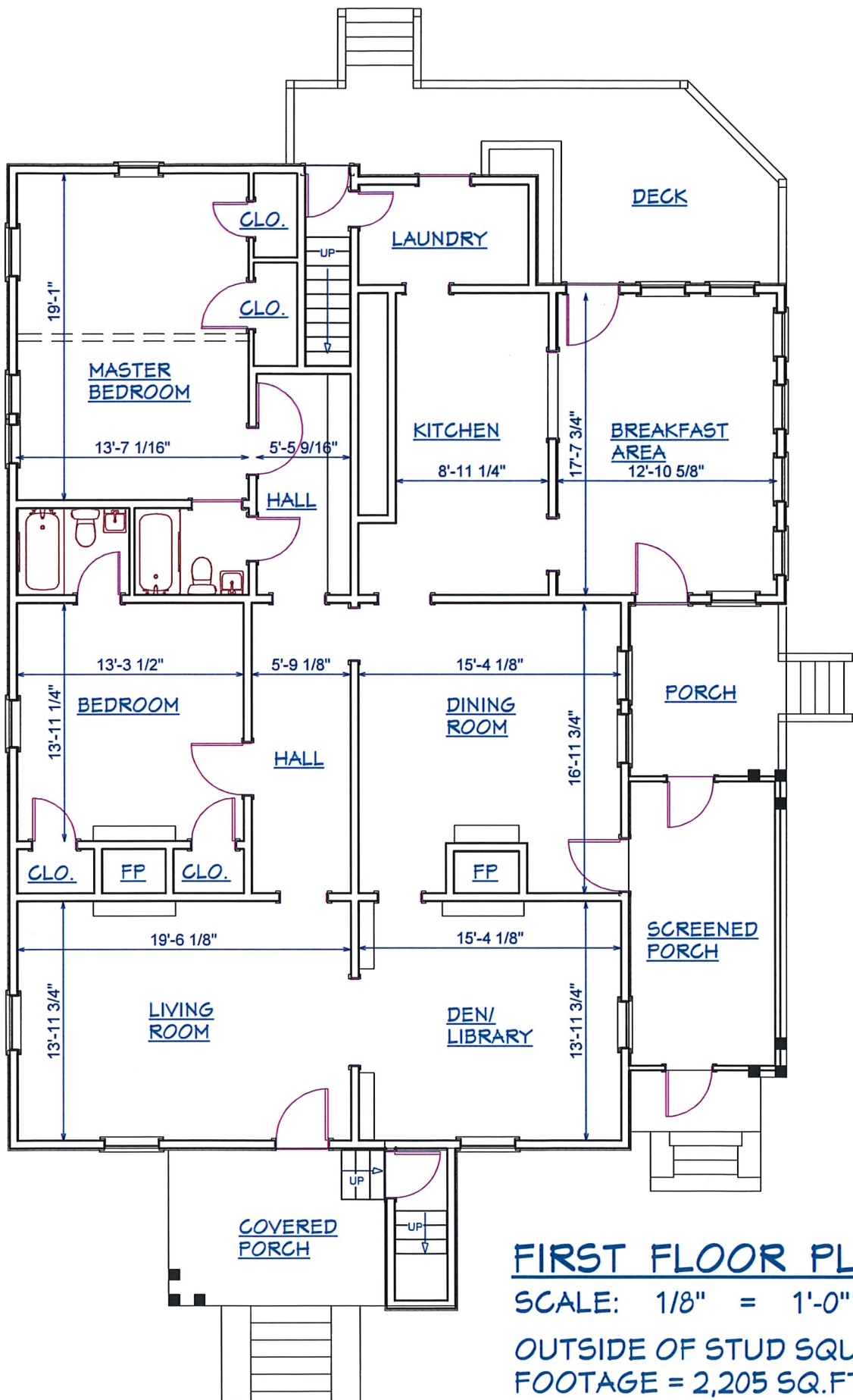
DES DAVIS
ENGINEERING & SURVEYING
81 CROWN MTN. PLACE
SUITE A-400
DAHLONEGA, GA 30533
PH: (706) 864-0012
FAX: (706) 864-0052
DAVISENGINEERS.COM

**CONCEPT PLAN FOR
THE NORTON AGENCY**
LAND LOT 147
9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

DRAWN BY: LAW/RGB
FIELD CREW: AG/JA
PLAT DATE: 01/09/17
SURVEY DATE: 02/09/18

SHEET NO.
1 OF 1
PROJECT NO.
16-339

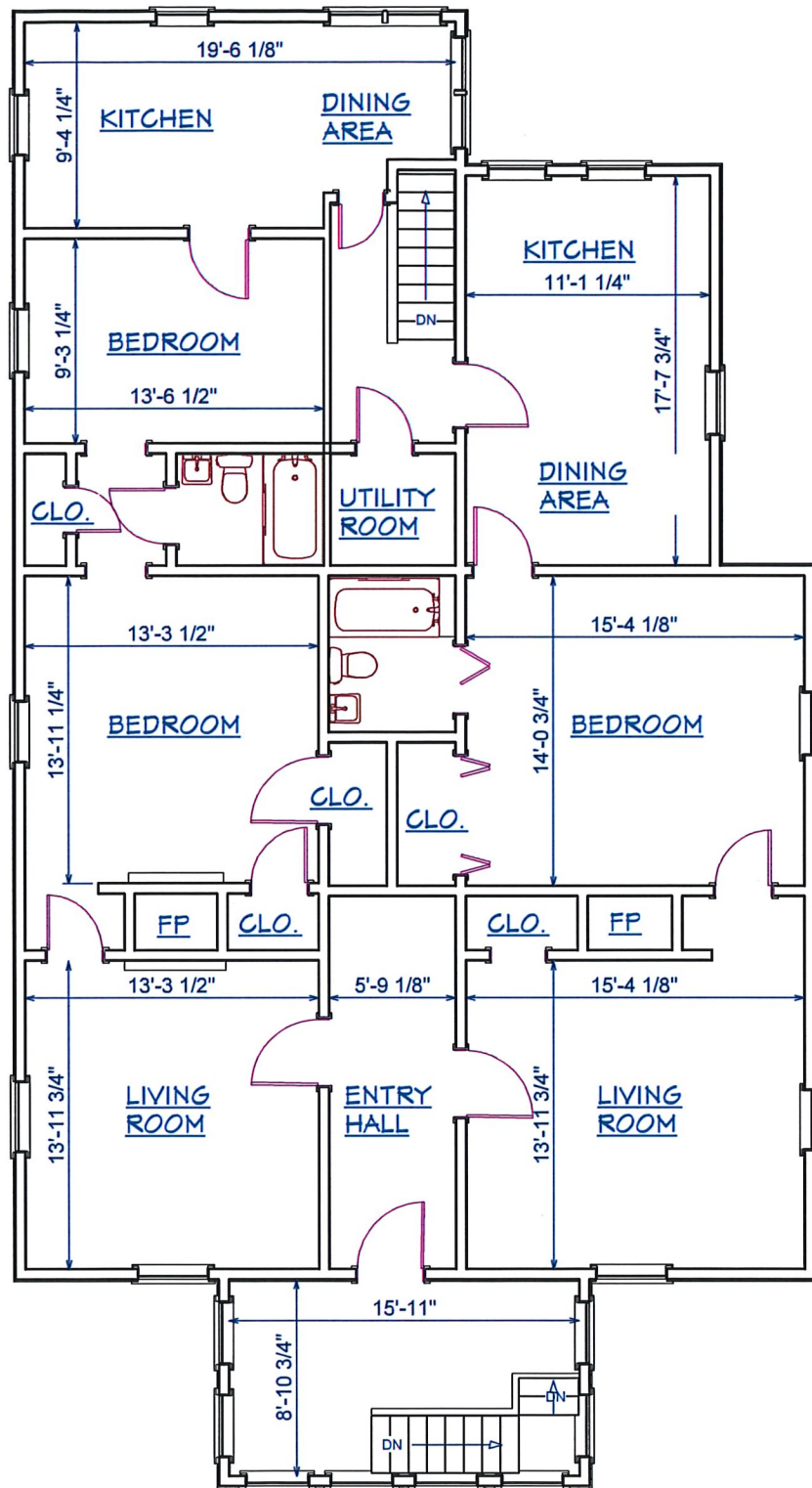




FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

OUTSIDE OF STUD SQUARE
FOOTAGE = 2,205 SQ.FT.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

OUTSIDE OF STUD SQUARE
FOOTAGE = 2,050 SQ.FT.



Architects
Landscape Architects
Interior Designers
Builders

Bachman and Associates

337 Boulevard NE., Gainesville, Georgia 30501
770.534.6052 770.534.6445 (fax)



Front



Rear



Rear



Rear



STEWART MELVIN & FROST

ATTORNEYS AT LAW
AN UNCOMMON PRACTICE

April 4, 2017

Mr. Rusty Ligon
Director of Community Development
City of Gainesville
P.O. Box 2496
Gainesville, GA 30503

RE: W. L. NORTON AGENCY, INC. REZONING REQUEST
418 Boulevard
Gainesville, GA 30501

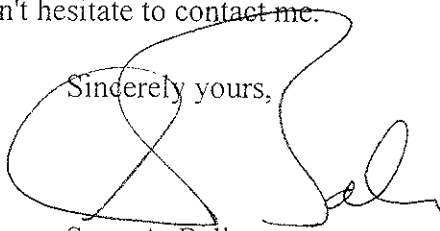
Dear Mr. Ligon:

I am writing to express my support for the rezoning application filed by the W. L. Norton Agency, Inc. to rezone its property located at 418 Boulevard from Residential-II (R-II) to Residential and Office (R-0).

I own the property immediately adjacent to the above request and have a long history of dealings with the W. L. Norton Agency, Inc. It has always been a good neighbor and has done its absolute best to improve the quality of any neighborhood in which it is located. I have no reservations that it will continue to do so if the above property is rezoned pursuant to its request and thus write to you to support this rezoning.

Therefore, please accept this letter to express my support for the rezoning of property on behalf of the W. L. Norton Agency, Inc. located at 418 Boulevard from R-II to R-O. Should you need anything further, please don't hesitate to contact me.

Sincerely yours,



Scott A. Ball

SAB/vll

BC: Frank Norton, Jr.

4/11/2017

☒ PAB [] HPC

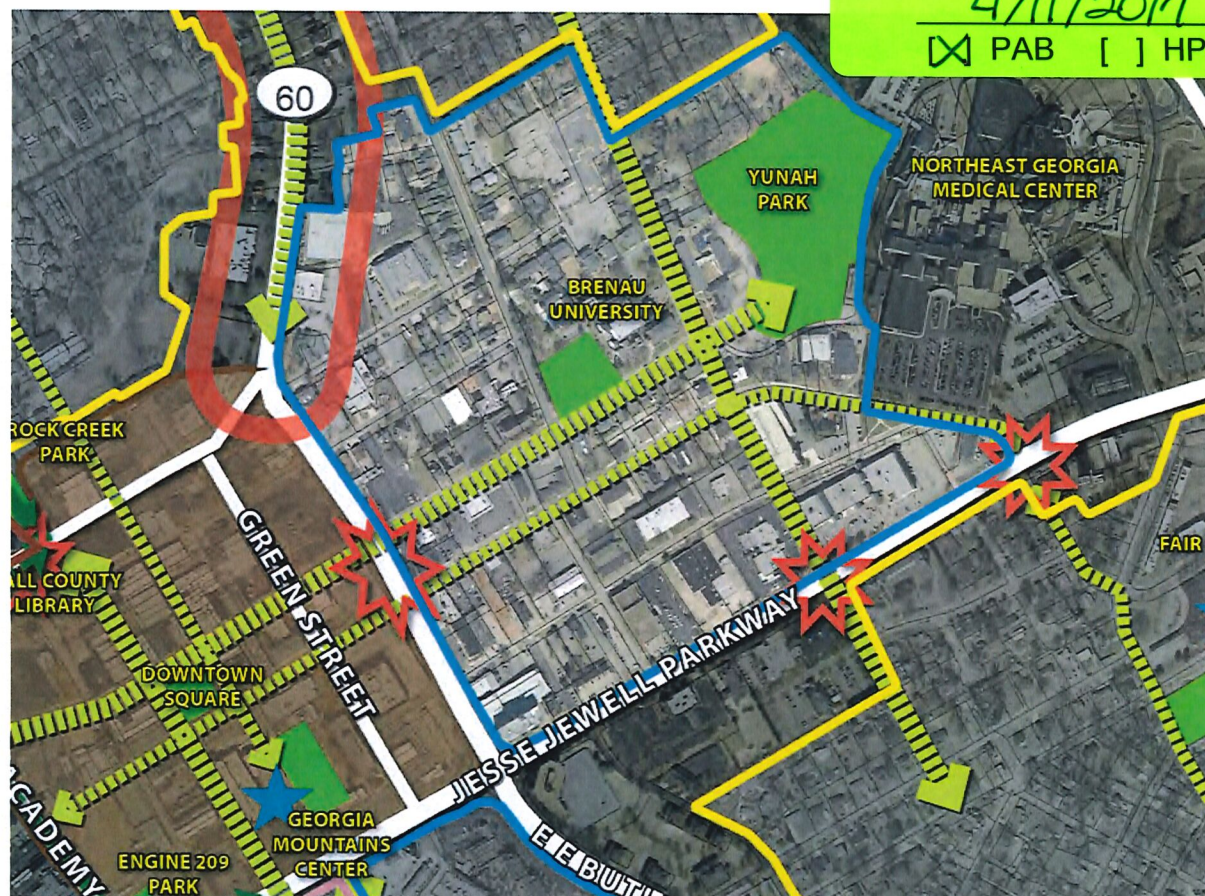
Subarea 1b: Brenau Quarter

The “Brenau Quarter” is defined on the south by Jesse Jewell Parkway; on the west by E. E. Butler and Green Street; on the north by North Avenue and Candler Street; and on the east by the boundary between Brenau and the Northeast Georgia Medical Center.

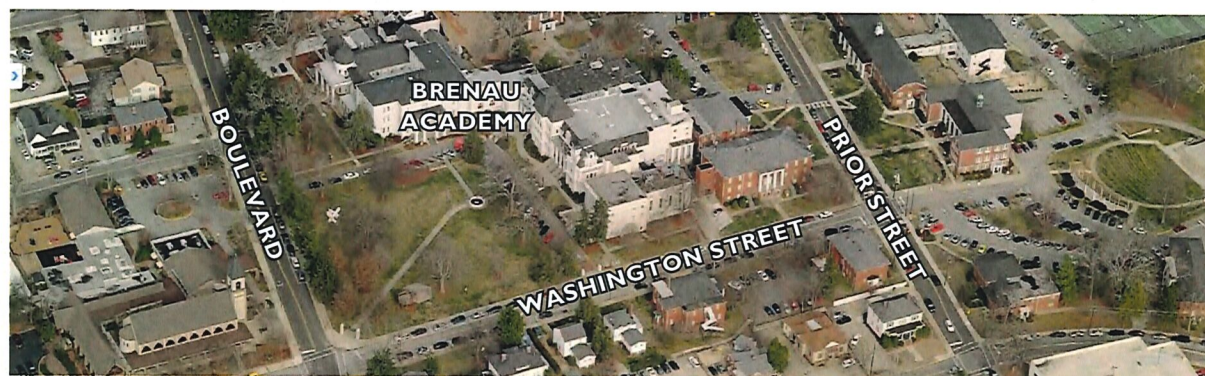
Existing Situation: The campus of Brenau University makes up the largest part of the character area, with the mixed single-family and student housing Park / Prior / Perry neighborhood to the north roughly the same size. The remainder of the area includes small medical office buildings and light commercial uses in the blocks facing Jesse Jewell and E. E. Butler parkways; the Regions Bank tower at the parkway intersection; and institutional / cultural uses like the Northeast Georgia History Center, the Burd Center for the Performing Arts, the Quinlan Visual Arts Center and the Green Street post office.

Area Vision: Brenau should grow to the south and west, replacing the medical office and commercial uses over time and providing campus exposure to Jesse Jewell and E. E. Butler parkways. Connections between Brenau and Downtown would become more direct; and E. E. Butler Parkway less of a vehicular thoroughfare and more of a “College Town” boulevard like Princeton’s Nassau Street or East Broad Street in Athens. **On the north, the Park / Prior / Perry neighborhood would be strengthened and preserved as a traditional or historic residential district, and the line between the campus and the neighborhood held just south of Park Street.**

Land uses allowed in the Brenau Quarter include public / institutional, medium-density residential, and mixed-use.



Brenau Quarter Framework Diagram



Aerial view of Brenau Quarter

BRENAU QUARTER: QUALITY COMMUNITY OBJECTIVES		
Category	Yes	Comments
Traditional Neighborhoods	×	<i>The Park / Prior / Perry area is a classic intown historic neighborhood but is threatened by insensitive development</i>
Infill Development	×	<i>While vacant infill sites are rare, long-term redevelopment of struggling medical office buildings can provide space for Brenau growth</i>
Sense of Place	×	<i>The historic Brenau campus is a city landmark and includes a rare example of Second Empire architecture (Bailey Hall)</i>
Transportation Alternatives		<i>The Brenau Quarter is walkable, with an existing street grid that provides a safe pedestrian and cycling environment</i>
Regional Identity	×	<i>Brenau's 1877 Female Seminary roots and evolution into a major coed university mirror the urban growth of the region</i>
Heritage Preservation	×	<i>Both the larger Brenau campus and the Park / Prior / Perry neighborhood are historic resources worth protecting</i>
Open Space Preservation		<i>There is little opportunity for new open space in the area</i>
Environmental Protection		<i>Environmental protection is not an issue for the area</i>
Growth Preparedness		<i>The area cannot accommodate population growth, though Brenau will continue to expand in size and student population</i>
Appropriate Businesses	×	<i>The area is not a primary destination for business, however it includes supportive small medical and professional offices to the nearby NE Georgia Medical Center.</i>

Employment Options	×	<i>Brenau operations provides another employment option for existing residents as well as attracting new hires from outside the city</i>
Housing Choices		<i>New housing opportunities are limited, with student dorms and apartments dominating the landscape</i>
Educational Opportunities	×	<i>Brenau will continue to anchor advanced education in the city, and should play a greater role in continuing ed or professional programs</i>
Regional Solutions	×	<i>The expansion of Brenau University will have a significant role in regional issues.</i>
Regional Cooperation		<i>The future of the area is not contingent on regional cooperation</i>



Nassau Street, Princeton's Communiternity

BRENAU QUARTER: IMPLEMENTATION MEASURES	
Goals	Implementation Measures
Land Use	- Integrate Brenau's master plan and expansion program into a larger redevelopment planning effort for Downtown and the northern portion of Midtown - Consider changing the GB zoning to OI on parcels fronting Jesse Jewell and E. E. Butler over time, to facilitate Brenau expansion - Redevelop the post office site to a use compatible with the Green Street historic district and adjacent Brenau facilities - Work with Brenau and local residents to formally designate / adopt the already completed set of design guidelines for the campus and surrounding areas to prevent incompatible residential development - Where reuse of residential structures is proposed, encourage compatible scale and character of potential nonresidential uses to existing residential uses
Economic Development	- Support Brenau's "Discovery Incubator" as a vehicle to expanding cutting-edge research and business in the city - Market the Northeast Georgia History Center as a regional destination, and increase its visibility from E. E. Butler Parkway - Support the Quinlan Visual Arts Center
Housing	Mixture of housing types should be encouraged, while existing historic houses should be preserved to maintain single family residential scale
Natural & Cultural Resources	- Implement the recommendations of the Historic Resources Phase I and II survey for new or expanded districts for Brenau and the Park / Prior / Perry neighborhood area - Encourage continued adaptive reuse of historic residential structures and historically-appropriate upgrades to existing structures on the Brenau campus

	Work with Brenau to redesign and improve the landscape around the old university gate to function as a better ceremonial entry to the campus
Community Facilities & Services	Continue to partner with Brenau to open university facilities and the campus to greater public use
Transportation	- Study congestion mitigation measures on Jesse Jewell and E. E. Butler parkways as part of a broader Downtown / Midtown plan - Undertake phased streetscape improvements on Washington and Spring streets to link Downtown with the heart of the campus - Improve pedestrian safety at crossings along E. E. Butler, possibly through the construction of a pedestrian bridge
Intergovernmental Coordination	- Work with the U.S. Postal Service to find a suitable relocation for the Green Street facility - Work with GDOT to improve pedestrian safety crossing along E E Butler Parkway



Brenau Quarter

HOUSING

Major Trends: Gainesville's home values have remained higher than the region as an average and indicate continued demand for premium housing, though the city's rental housing needs (including senior housing) will increase over time.

Issues

- There is no current inventory of vacant land available for housing or infill development.
- Consideration should be given to incentives to construct developments comprised of a mixture of dwelling types within different price points.
- Support continued efforts to preserve historic and intown neighborhoods, and ensure compatible infill development.
- Need for additional models/alternatives of urban housing as the city grows.

Opportunities

- Amend the current Unified Land Development Code to allow residential uses by right in certain nonresidential districts to encourage mixed-uses and neo-traditional uses for a range of housing types.
- Study the feasibility of density bonuses in exchange for a mixture of housing types (and price ranges) within single developments.
- Update the TAD redevelopment plan for Midtown (and portions of Downtown) to take a more detailed look at the feasibility of new multifamily and mixed-use residential projects, to assess strategies for public-private partnerships on catalyst projects.
- Work with the Gainesville Housing Authority and other affordable housing providers to create a strategy to increase affordable / workforce ownership opportunities and mixed income rental throughout the city (including redevelopment options for obsolete / underperforming commercial sites as appropriate to context).
- Prepare an inventory and assessment of available land for housing as infill development, possibly as part of the affordable housing strategy listed above.

- Explore housing as a program component of a possible Harbor Town.
- Explore partnerships to increase investment in housing stabilization and new scattered-site construction in select areas like the Gainesville Mill Village, the Athens Street corridor, and the Rainey Street neighborhood.
- Create a neighborhood revitalization loan / grant program to assist qualifying property owners with home improvements, possibly in conjunction with home maintenance workshops.
- Undertake a joint housing revitalization program with Hall County to address distressed conditions and unoccupied or foreclosed homes, including studying the housing conditions, pricing, and needs for the unincorporated residential "islands" that exist within the general city boundary.
- Determine the extent of homelessness issues facing the area, and work on a strategy jointly with Hall County to address any issues.
- Work with Hall County to identify target areas for new housing development and utility extensions.



LAND USE & ZONING

Major Trends: While recent growth in the outer neighborhoods of Gainesville has been auto-oriented and suburban in character, there is growing interest in (and progress toward) walkable, human-scaled land use and development in the City's core.

Issues

- Infill development should be carefully guided, especially in historic neighborhoods, in order to preserve the historic integrity and character of the City.
- Urban-scale development in Midtown is desired, but constrained by land cost and assembly.
- The city is lacking higher-end / greater variety retail, especially in the downtown core.
- Industrial development may be incompatible with emerging residential along GA 129 / Athens Street.
- Industrial uses along Railroad / Ridge Road are negatively impacting adjacent neighborhoods (especially Newtown).
- Small, partially-vacant Class C medical office may be creating "Medical Office Business (MOB) blight".
- Northeast Georgia Medical Center operations and expansion are constrained by a lack of parking.
- New residential subdivision development should be guided to encourage neo-traditional development patterns (i.e. traditional, walkable neighborhoods) in a compact, non-cul-de-sac manner.
- Larger, auto-oriented commercial developments impacting surrounding neighborhoods.
- Need to balance land use and traffic functions along city's arterials.

Opportunities

- Ensure that buffers continue to separate residential neighborhoods from commercial and industrial land uses.

- Consider amendments to the City's noise and air pollution ordinances to improve quality of life for residents who live near industry. Midtown Redevelopment Plan and related capital investments should revitalize Gainesville's core.
- Stronger physical connection with the Gainesville State College Campus and southern neighborhoods could improve property values and residential viability of south Gainesville.
- Consider preparing design guidelines (or a form-based zoning district) for the central core area to guide future urban residential and mixed-use development.
- Create a set of design guidelines that encourage TND formats for infill development / redevelopment.
- Move forward with the creation of new historic districts as per the recommendations of the Historic Structural Survey, with local landmark district protection as feasible.
- Re-assess the existing conservation subdivision standards for new suburban residential development to determine if there are refinements that would make it more broadly utilized.
- Consider creating a green design / sustainability overlay for new business or industrial park development.



HANDOUT

Distributed during

4/11/2017

☒ PAB ☐ HPC







CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/17/2017

Presenter: Matt Tate

Item of Business: **Public Hearing Item for the May 2, 2017 Council Meeting**
Request from **Adams & Copeland, LLC** for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a **1665 Thompson Bridge Road NW**), having a zoning classification of Office and Institutional (O-I). **Ward Number: One.** Tax Parcel Number(s): 01-091-003-015.
Request: Hair salon and office.

Meeting Date: 4/27/2017

Purpose of Request:

The applicant is proposing a special use for the purpose of renovating an existing residential home for a hair salon and office. The subject property was previously rezoned in October of 2016 for an insurance office but has remained vacant. The existing structure is approximately 2,500 square feet in size with a two car garage and the property utilizes water and sewer services. The applicant proposes to remove the existing garage and outbuilding to construct an 18 space rear yard parking area consisting of permeable pavers. The existing driveway on Thompson Bridge Road (SR 60) will be improved to meet GDOT standards. The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include an attorney's office, optometrist office and single-family homes.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff recommended conditional approval of the request with four conditions.

PAB recommended conditional approval of the request with four conditions.

See PAB Recommendation Report for details and excerpts from the April 11, 2017 PAB meeting minutes.

SAMPLE MOTIONS

Approval

I move to approve a resolution to allow a hair salon and office on the subject property with four conditions.

Denial

I move to deny the special use request.

Department Director:

Rusty Ligon

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
	Legal Ad	Legal Ad
	PAB Recommendation Report	Report
	Proposed Zoning Resolution	Resolution
	Location Maps	Backup Material
	Site Plan	Backup Material
	Narrative	Backup Material
	Pictures of Site	Backup Material

COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council

Publish Sunday, March 26, 2017
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, April 11, 2017 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 requests:

- 1) Request from **Antioch Baptist Church** to vary the lighting requirements for a sign on a 0.925± acre tract located on the southwest side of the intersection of Mill Street and Elm Street (a/k/a **1010 Mill Street SE**), having a zoning classification of Neighborhood Conservation (N-C).
Ward Number: Three
Tax Parcel Number(s): 01-034-002-001
Request: Electronic message board sign
- 2) Request from **W. L. Norton Agency, Inc.** to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a **418 Boulevard NE**) from Residential-II (R-II) to Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-012
Request: Professional office
- 3) Request from **Adams & Copeland, LLC** for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a **1665 Thompson Bridge Road NW**), having a zoning classification of Office and Institutional (O-I).
Ward Number: One
Tax Parcel Number(s): 01-091-003-015
Request: Hair salon and 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, May 2, 2017 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 requests:

- 1) Request from **W. L. Norton Agency, Inc.** to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a **418 Boulevard NE**) from Residential-II (R-II) to Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-012
Request: Professional office

- 2) Request from **Adams & Copeland, LLC** for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a **1665 Thompson Bridge Road NW**), having a zoning classification of Office and Institutional (O-I).

Ward Number: One

Tax Parcel Number(s): 01-091-003-015

Request: Hair salon and 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})

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant Adams & Copeland, LLC
Property Owner Day Property Management
Location 1665 Thompson Bridge Road NW
Request Special Use within O-I zoning
Size 0.61± acre
Ward One
Proposed Use Hair salon and office
Planning Division Staff Recommendation **Approval, with conditions**
Planning and Appeals Board Recommendation **Approval, with conditions**
Date April 11, 2017

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

The applicant is proposing a special use for the purpose of renovating an existing residential home for a hair salon and office known as Hair Artistry. The existing hair salon has been in business for over 40 years and has been located within the Sherwood Plaza Shopping Center for over 20 years.

The subject property was previously rezoned in October of 2016 for an insurance office but has remained vacant. The existing structure is approximately 2,500 square feet in size with a two car garage and the property utilizes water and sewer services. The applicant proposes to remove the existing garage and outbuilding to construct a rear yard parking area to include 18 to 20 parking spaces consisting of permeable pavers. By doing so, the structure will be reduced in size to approximately 1,860 square feet in size. The existing driveway on Thompson Bridge Road (SR 60) will be improved to meet GDOT standards. Other changes include cosmetic and paint improvements to the structure in keeping with the overlay standards. In addition, a monument sign is proposed similar to surrounding businesses.

The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include an attorney's office, optometrist office and single-family homes. Other nearby uses include Roper Park zoned Residential-I (R-I), BB&T bank zoned Planned Unit Development (P-U-D), and a Wal-Mart Neighborhood Market zoned Regional Business (R-B). As well, there are numerous retail / restaurant uses within close proximity located further north and south along Thompson Bridge Road.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Optometrist office	Office and Institutional (O-I)
South	Attorney's office	Office and Institutional (O-I)
East	Single-family homes	Residential-I (R-I)
West	Single-family homes	Residential-I (R-I)

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the development will be required to meet the sight distance requirements and will need to coordinate with GDOT for review and approval.

▪ **Zoning History**

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

2016 – A request by Jack Bailey to rezone a 0.61[±] acre tract (subject property) 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 Greg Loyd for a special use for a Dunkin Donut restaurant with a drive thru within the Neighborhood Business (N-B) zoning district located at 1151 Thompson Bridge Road was approved with conditions.

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.

2010 – A request by Yonah Burger for a special use for a restaurant with a drive-thru within the Neighborhood Business (N-B) zoning district located at 1191 and 1195 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.

2009 – A request by Danny Dunagan to annex a 0.89[±] acre tract located at 309 Linwood Road for a 46-unit mini-storage facility was approved with General Business (G-B) zoning.

2009 – A request by Frenil R. Adajania to rezone a 0.20[±] acre tract located at 0 Thompson Bridge Road from Planned Unit Development (P-U-D) to General Business (G-B) for an existing access driveway was approved.

2009 – A request by Frenil Adajania to annex a 0.48[±] acre tract located at 1878 Thompson Bridge Road for an existing gas station/convenience store was approved with General Business (G-B) zoning.

2008 – A request by Danny Allen to rezone a 0.77[±] acre tract located at 1770 and 1786 Thompson Bridge Road from Residential-I (R-I) to Residential and Office (R-O) for residential and office uses was approved with conditions.

2007 – A request by Lee Dempsey to rezone a 1.5[±] acres tract located at 2200 and 2234 Thompson Bridge Road; and 924 and 934 Etta Vista Circle from Residential-I (R-I) and Residential and Office (R-O) to Neighborhood Business (N-B) with a special use for office/commercial mixed-use development was approved with conditions.

2007 – A request by Mike Weaver to rezone a 0.6[±] acre tract located at 1750 Thompson Bridge Road from Residential-I (R-I) to Residential and Office (R-O) for an attorney's office was approved with conditions. This request was approved after two previous attempts to rezone the subject property were denied.

2007 – A request by Ken Selzer to rezone 0.814[±] acre from Residential-I (R-I) to Residential and Office (R-O) for residential and office uses at 1143, 1153, and 1167 Green Street Circle was denied by the Planning and Appeals Board and the request was withdrawn during City Council first reading.

▪ **Staff Analysis**

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

The proposed hair salon and office appears to be suitable based on the adjacent and nearby residential and non-residential development. The adjacent property located to the north and south contains other professional office and professional service uses that are zoned Residential and Office (R-O), Office and Institutional (O-I), Neighborhood Business (N-B), Regional Business (R-B) and General Business (G-B). An existing hair salon is located less than one-half of a mile north and south of the subject property along Thompson Bridge Road.

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

The proposed hair salon and office is reasonable given the recent development of adjacent and nearby parcels fronting Thompson Bridge Road (S.R. 60). The subject property and structure is conducive for office, personal service establishments and other light commercial uses. The proposed change in use should not adversely affect the adjacent property as the property will

retain its residential character regarding its height and size. Access is proposed from Thompson Bridge Road which is capable of handling traffic generated from the proposed use. The location of parking within the rear yard will be adequately screened from the adjacent residential properties and from the Gateway Overlay Zone. Furthermore, the applicants desire to utilize pervious paving will help reduce impacts of storm water runoff directly onto Thompson Bridge Road.

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

The proposal is consistent with the Comprehensive Plan. The subject property is adjacent to single-family and non-residential uses but appears to be less desirable for single-family development due to its proximity along Thompson Bridge Road.

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 *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea*. The vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. The area is not a primary destination for business; however neighborhood serving business development is encouraged. Land uses allowed include low-density and medium-density residential, and mixed-use / commercial.

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

The subject property is zoned Office and Institutional (O-I) which does not permit a hair salon by right but does allow for office uses. The applicant is proposing special use approval for a hair salon. Given the adjacent and nearby development and the fact the subject property fronts Thompson Bridge Road, it appears the highest and best use for the property is for non-residential purposes.

(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 proposal should have minimal impacts to the existing public facilities due to the small scale of the request. City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #2 is located off of Holly Drive and is approximately 1.3± miles from the subject property. The proposed use would have no impact on the school system given that it is a non-residential use.

The subject property is located along an arterial road which is capable of handling traffic produced by the proposed hair salon and office. However, the proposal will slightly ingress and egress traffic movements along Thompson Bridge Road which typically experiences high southbound traffic volumes in the morning and high northbound traffic volumes in the evening.

(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 subject property is located within an area that contains a mixture of residential and non-residential uses of which many of the properties fronting Thompson Bridge Road have been redeveloped for non-residential purposes. Commercial growth has occurred along this segment of Thompson Bridge Road since the early-mid 1980's consisting of shopping center development, restaurant, retail, bank, personal service establishments and office uses which are consistent with the proposal.

(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?

Due to the Comprehensive Land Use Plan and the compatible surrounding uses, the proposed special use request appears to reflect a reasonable balance between the promotion of 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 special use request based on the Comprehensive Plan and the adjacent non-residential uses.

Conditions

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be subject to Community Development Department approval. Said new or replacement structure(s), and / or future development, shall consist of a pitched roof with architectural shingles.
2. The existing, healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements.
3. All access point design along Thompson Bridge Road and sidewalk installation shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
4. 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 April 11, 2017, Planning and Appeals Board Meeting Minutes

Applicant Presentation: Peggy Copeland, 6544 Stringer Road, Clermont, stated she and her sister are co-owners of Hair Artistry which is a family business, noting they have a third generation coming up and would like to provide a nice place for them to work and serve the

community in a good way. She stated their parents owned the first shop, but they have always rented and with the uncertainty of their current location, they don't want to be in that situation again. They will keep the character of house and have parking in the rear. She stated the proposal would be very low impact as far as the neighborhood is concerned.

QUESTIONS: Brenda Coursey, 493 Mountain View Drive stated the subject property backs up to residential and she was concerned about runoff crossing over Thompson Bridge Road and coming on down onto Mountain View Drive. She asked if the conditions require the use of pervious paving for the rear.

Chairman Carter stated the applicants are proposing pervious pavers which would help with drainage and asked Planning Manager Matt Tate for clarification. Mr. Tate stated you would not want to make pervious pavers a requirement because they are not allowed just anywhere. The Department of Water Resources would have to review and approve the area where it would be permitted, noting this would be a part of the design review process and they will work with the applicant on the matter.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Vice-Chair Fleming stated she was glad to see the proposal is preserving the neighborhood.

There was a motion to recommend approval of the special use as presented with the following conditions:

Conditions

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be subject to Community Development Department approval. Said new or replacement structure(s), and / or future development, shall consist of a pitched roof with architectural shingles.
2. The existing, healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements.
3. All access point design along Thompson Bridge Road and sidewalk installation shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
4. 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 Thompson
Vote – 6 favor, 1 absent (Delgado)

RESOLUTION ZR-2017-____

**APPROVAL OF A REQUEST FOR A SPECIAL USE
SUBJECT TO APPROVAL BY THE CITY COUNCIL**

WHEREAS, under **Chapter 9-6-1 O-I Office and Institutional District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-1-2 Permitted and Special Uses** allows a *personal service establishment* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Adams & Copeland, LLC** to allow a *hair salon and office* within an Office and Institutional (O-I) zoning district identified as follows:

**01-091-003-015
1665 Thompson Bridge Road NW
Ward One**

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board**, during its public hearing held on **April 11, 2017**, reviewed the application and recommended **conditional approval** of said request with the following conditions:

Conditions

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be subject to Community Development Department approval. Said new or replacement structure(s), and / or future development, shall consist of a pitched roof with architectural shingles.
2. The existing, healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements.
3. All access point design along Thompson Bridge Road and sidewalk installation shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
4. 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.

RESOLUTION ZR-2017-__

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code.

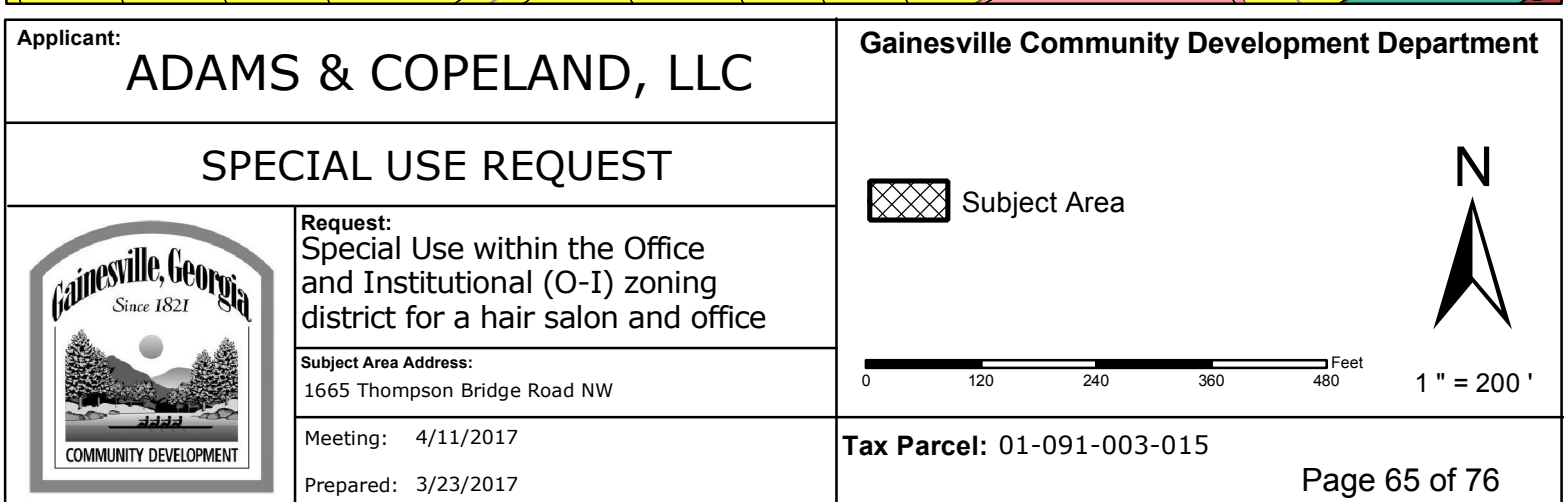
Adopted this _____ day of _____, 2017.

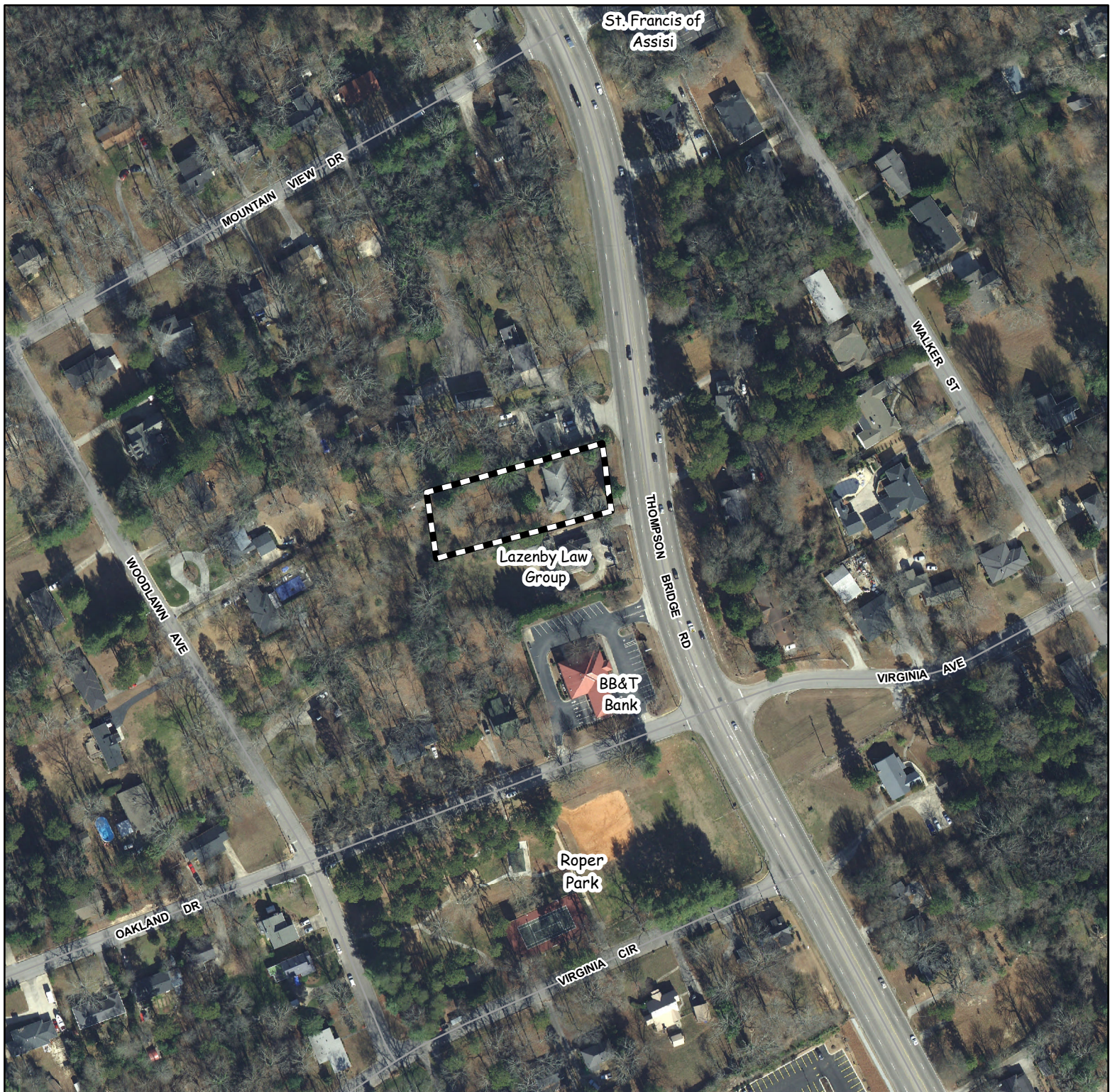
C. Danny Dunagan, Jr., Mayor

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





Applicant:

ADAMS & COPELAND, LLC

Gainesville Community Development Department

SPECIAL USE REQUEST



Request:

Special Use within the Office and Institutional (O-I) zoning district for a hair salon and office

Subject Area Address:

1665 Thompson Bridge Road NW

Meeting: 4/11/2017

Prepared: 3/23/2017



Subject Property

Aerial from 2015

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 01-091-003-015

February 23, 2017

City of Gainesville
Planning and Zoning Department
311 Henry Ward Way
Gainesville, GA 30501

RE: Application for Special Use Permit – 1665 NW Thompson Bridge Road

To Whom It May Concern:

My name is Carolyn Adams and would like to submit this zoning application to request a Special Use Permit to operate a hair salon at 1665 NW Thompson Bridge Road, Gainesville, GA, 30501. My sister, Peggy Copeland, and I are the owners of Hair Artistry, which has been located here in Gainesville in the Sherwood Plaza Shopping Center at 601 South Enota Drive, for over 20 years.

We are currently looking to relocate our store to the subject property on Thompson Bridge Road, and request a special use permit to operate a hair salon out of this facility. We also would like to request a variance in the number of allowable parking spots for this property, as we will need up to 20 spots as shown on the attached conceptual site plan.

The current owner has renovated and gutted the interior of the property, which we will finish out as a hair salon. In order to access the rear of the property for parking we will remove the existing garage in order to create an access drive. The outside of the building will stay the same with the exception of some paint and cosmetic updates that will adhere to the overlay requirements. We also plan on installing a monument sign similar to the other surrounding businesses, pending approval from the City. The sign will adhere to all City and overlay ordinances.

In order to keep the amount of additional impervious surface under the 5,000 SF as designated by the City Storm Water Department, we plan on using the pervious pavers in the designated parking areas as shown on the attached conceptual plan only in the rear of the building. It is my understanding that this will keep us from having to install a storm water detention pond, and will also meet the water quality controls that are required as well.

I look forward to your feedback. Please feel free to contact me should you have any other questions or comments.

Sincerely

A handwritten signature in black ink, appearing to read 'Carolyn Adams', with a stylized flourish at the end.

Carolyn Adams
Owner
Hair Artistry



Front



Front



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/25/2017
Presenter: Danny Dunagan
Item of Business: Appointment(s): Airport Advisory Committee
Meeting Date: 4/27/2017

Purpose of Request:

The purpose of this request is to address a vacancy and to address expired terms.

History/Background:

The AAC follows the guidelines of the City Charter and the Code of Ordinances as well as the requirements set forth in Business Resolution 2011-43.

Facts & Issues for Consideration:

AAC members serve three year terms. The Ward 1 position is vacant. The terms have expired for Wards 3, 4 and 5.

Department Recommendation:

Consider nominations to be presented by the Mayor.

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
 AAC Members	Backup Material

AIRPORT ADVISORY COMMITTEE

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRATION
Ward 1	Hake Lives outside the City limits	Gregg	6/3/2008	9/4/2012 9/1/2015	9/4/2018
Ward 2	Smith	Rodney	9/5/2006 UE	3/17/2009 9/4/2012 9/1/2015	9/4/2018
Ward 3	Haynes	John	3/4/2014		3/4/2017
Ward 4	Nivens	Jimmy	10/7/2003	6/19/2007 12/21/2010 3/4/2014	3/4/2017
Ward 5	Kemp, Jr.	Alvin (Lee)	1/6/2004 UE	2/7/2006 3/17/2009 3/4/2014	3/4/2017
Hall County Representative	Wayne	Alan	12/13/2007	6/5/2012 8/18/2015	8/18/2018
EX-OFFICIO Representative	Couvillon	Sam	1/10/2017		1/9/2018
Airport Manager Chair	Palmer	Terry			

TERM: Three year terms

NOTE: Council makes all appointments

Hall County makes recommendations to the Council

Public Works Director (or designee) serves as Chair with voting privileges

CONTACT: Terry Palmer, Lee Gilmer Airport Manager

UPDATED: 4/24/17 dj

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/25/2017
Presenter: Danny Dunagan
Item of Business: Appointment(s): Chicopee Woods Area Park Commission
Meeting Date: 4/27/2017

Purpose of Request:

The purpose of this request is to address an expired term.

History/Background:

The Commission follows the guidelines set forth in the City Charter and the Code of Ordinances.

Facts & Issues for Consideration:

CWAPC members are appointed to serve three-year terms.

Department Recommendation:

Consider the nominations to be presented by the Mayor.

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
 CWAPC Members	Backup Material

CHICOPEE WOODS AREA PARK COMMISSION

APPOINTED BY	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Chicopee Woods Park Commission	Gilliam	Steve Secretary	2/14/2011	2/10/2014	3/26/2017
Chicopee Woods Park Commission	Ringger	Connie	2005	2/14/2011 3/2014 2/16/2016	3/26/2019
City Council	Hornor	Jock	5/19/15 UE	7/19/2016	3/26/2019
City Council	Lawson	Emily D. (Sissy)	3/6/2007	3/4/2008 5/17/2011 3/4/2014	3/26/2017
City Council	Whitehead	R. K. Chairman	3/7/2006	3/17/2009 5/1/2012 5/5/2015	3/26/2018
County Commission	Bagwell	Emily	3/9/2017		3/26/2020
County Commission	Hemmer	Jane	2007	2010 3/14/2013 3/10/2016	3/26/2019
County Commission	Oliver	Tom	4/9/2015		3/26/2018
County Commission	Henderson	Kent	4/9/2015		3/26/2018
Ex-Officio	Bruner	Ruth	1/10/2017		1/9/2018
Ex-Officio	Gibbs	Scott	n/a		6/12/2016

TERM: Three year terms

CONTACT: R. K. Whitehead

NOTE: All terms expire March 26th

UPDATED: 3/20/2017 ag

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/25/2017
Presenter: Danny Dunagan
Item of Business: Appointment(s): Loan Review Committee
Meeting Date: 4/27/2017

Purpose of Request:

The purpose of this request is to fill a vacancy on the committee.

History/Background:

The LRC follows the guidelines from the City Charter and Code of Ordinances as well as the requirements set forth in Business Resolutions 2004-53 and 2004-56.

Facts & Issues for Consideration:

A staff position is vacant due to a recent retirement. Members serve indefinite terms.

Department Recommendation:

Consider the nominations to be presented by the Mayor.

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
 LRC Members	Backup Material

LOAN REVIEW COMMITTEE

POST	LAST NAME	FIRST NAME	APPOINTED
City Staff Member	Marlowe	Melody	12/7/2004
City Staff Member	Sheppard	Angela	8/18/2015
Council Member	Bruner	Ruth	11/16/2004 1/3/2012 1/8/2013
GNPDF	Cochran	Broughton	12/7/2004
GNPDF	Simmons	Audrey	12/7/2004

TERM: Indefinite

CONTACT: Rusty Ligon, Community Development Director

GNPDF: Gainesville Non-Profit Development Foundation

UPDATED: 4/25/2017 dj