

OFFICIALS PRESENT: Danny Dunagan, Ruth Bruner, George Wangemann, Sam Couvillon, Zack Thompson, Barbara Brooks
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

Mayor Dunagan called the meeting to order at 9:00 AM and served as the presiding officer.

DEPARTMENT ISSUES:

Resolution: Authority to Create an Inactive Position as Needed

Administrative Services Director Janeann Allison stated this resolution grants the City Manager authority to create inactive positions as needed to support the needs of employees serving in the military. Upon inquiry from Council Member Wangemann, Mrs. Allison stated the city will follow state and federal laws regarding military service.

Placed on the June 6, 2017 Council Meeting Consent Agenda

Request from Oak Hall Companies, LLC to annex a 26.16± acres tract located east of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: One. Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036. Request: Active adult community.

Request from Oak Hall Companies, LLC to annex a 50.81± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Dawsonville Highway, Ahaluna Drive, Skyview Drive and Strickland Drive (a/k/a 0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 760, 1934 and 1982 Dawsonville Highway; 300 and 301 Skyview Drive; 0, 2008 and 2016 Strickland Drive) and to establish zoning as Planned Unit Development (P-U-D) and General Business (G-B). Ward Number: One. Tax Parcel Number(s): 00-110-000-005 (part), 028, 032 (part) and 039; 00-110A-004-001 (part), 002A, 004 (part), 005 (part), 007 (part), 007A (part), 007X, 014 (part), 016 (part), 017 (part) and 018. Request: Mixed-use development.

Request from Oak Hall Companies, LLC to rezone a 157.98± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Ahaluna Drive, Skyview Drive, Strickland Drive, Lakeshore Circle, West Lake Drive and Karen Lane (a/k/a 0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive) from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B). Ward Number: One. Tax Parcel Number(s): 00-109B-000-003A; 00-110-000-001, 006, 030, 031, 034, 035, 036, 037 and 038; 01-110-001-006; 01-110A-004-022; 01-114-001-001, 026, 145 and 161. Request: Mixed-use development.

Planning Manager Matt Tate reviewed the three applications. Staff along with the Planning and Appeals Board recommended approval with conditions.

Public Hearing Item for the June 6, 2017 Council Meeting

Request from Brightstone Transitions to amend the existing Planned Unit Development (P-U-D) zoning on a 0.50± acre tract located at the east side of Green Street, across from its intersection with Forrest

Avenue (a/k/a 446 Green Street, NE). Ward Number: Four. Tax Parcel Number(s): 01-024-001-005. Request: Group home and office.

Planning Manager Matt Tate reviewed the application. Staff recommended approval with three conditions. The Planning and Appeals Board recommended denial.

Public Hearing Item for the June 6, 2017 Council Meeting

Request from Montecito Development to rezone a 0.48± acre tract located on the south side of Enota Avenue, west of its intersection with Thompson Bridge Road (a/k/a 149 Enota Avenue, NW) from Office and Institutional (O-I) to Neighborhood Business (N-B), with a special use. Ward Number: Two. Tax Parcel Number(s): 01-074-004-001. Request: Convenience store with fuel pumps.

Request from Montecito Development for a special use on a 0.80± acre tract located at the southwest side of the intersection of Enota Avenue and Thompson Bridge Road (a/k/a 1281 Thompson Bridge Road, NW), having a zoning of Neighborhood Business (N-B). Ward Number: Two. Tax Parcel Number(s): 01-074-004-020. Request: Convenience store with fuel pumps.

Planning Manager Matt Tate reviewed the two applications. Staff, along with the Planning and Appeals Board, recommended denial. Staff provided conditions if the governing body desires to approve the request. He also asked that the special use be deferred until second reading of the ordinance if there is a desire to approve the request.

Public Hearing Item for the June 6, 2017 Council Meeting

Request from Gainesville Market, LLC for a special use on a 5.0± acres tract located west of Shallowford Road within the Gainesville Market Shopping Center (a/k/a 600 Shallowford Road), having a zoning of General Business (G-B). Ward Number: Five. Tax Parcel Number(s): 01-119C-001-029. Request: Commercial outdoor recreational facility.

Planning Manager Matt Tate reviewed the application. Staff, along with the Planning and Appeals Board, recommended approval with five conditions.

Public Hearing Item for the June 6, 2017 Council Meeting

Request from Manor Lake Development, LLC for a special use on a 9.24± acres tract located on the northwest side of McEver Road, between Browns Bridge Road and Orchard Brook Drive (a/k/a 2900 McEver Road), having a zoning of Office and Institutional (O-I) and Residential-I (R-I). Ward Number: Four. Tax Parcel Number(s): 08-022-000-005. Request: Assisted living facility.

Planning Manager Matt Tate reviewed the application. Staff, along with the Planning and Appeals Board, recommended approval of the special use request with five conditions.

Public Hearing Item for the June 6, 2017 Council Meeting

Request from Carriage North, LLC for a special use on a 0.71± acre tract located on the southwest side of the terminus of Corporate Drive, west of Browns Bridge Road (a/k/a 2425 Corporate Drive), having a zoning of General Business (G-B). Ward Number: Five. Tax Parcel Number(s): 08-007-001-042. Request: Helipad.

Planning Manager Matt Tate reported the applicant desires to withdraw the application. It was noted that action would be required from the governing body to allow the withdrawal either with or without prejudice since the withdrawal request was filed after the Planning and Appeals Board public hearing.

Public Hearing Item for the June 6, 2017 Council Meeting

CITY MANAGER ISSUES:

Resolution: Lease Agreement for Installation of Public Art

Assistant City Manager Angela Sheppard stated the city was approached by Vision 2030 regarding a public art project on the wall fronting Pearl Nix Parkway near the intersection of Queen City Parkway. She reviewed some details of the agreement to install tile mosaic artwork and indicated the resolution allows the city to match the \$5,000 that was raised. Mrs. Sheppard stated staff may appear before the Council at a later date to discuss quotes to pressure wash the wall.

Frank Norton expressed intentions to use art therapy which will be an interactive process with children.

Council Member Thompson confirmed city funds would not be needed for each panel.

Placed on the June 6, 2017 Council Meeting Consent Agenda

Resolution: Fiscal Year 2018 Budget

Chief Financial Officer Jeremy Perry stated the proposed FY2018 budget was balanced. He presented the proposed resolution with two attachments.

Deputy Chief Financial Officer Matt Hamby distributed a two-page summary of the proposed operating budget and capital budget.

Placed on the June 20, 2017 Council Meeting Agenda

Ordinance: Fiscal Year 2018 Ad Valorem Tax Rate - Board of Education

Chief Financial Officer Jeremy Perry stated this is a preliminary action until final numbers are received from the state. The proposed ordinance established the Board of Education millage rate as follows:

Maintenance and Operations	\$6.85 on each \$1,000 of taxable property
Debt Service	\$0.00 on each \$1,000 of taxable property
Total	\$6.85 on each \$1,000 of taxable property

Placed on the June 6, 2017 Council Meeting Agenda

Ordinance: Fiscal Year 2018 Ad Valorem Tax Rate - City of Gainesville

Chief Financial Officer Jeremy Perry compared the 2016 and the proposed 2017 millage rate which includes a rollback. Advertisements have occurred for the budget hearings scheduled for June 1, June 6 and June 20. He also commented on the fair market home value comparison. The proposed ordinance established the City of Gainesville millage rate as follows:

General Government	\$1.545 on each \$1,000 of taxable property
Parks and Recreation	\$0.750 on each \$1,000 of taxable property
Debt Service	\$0.569 on each \$1,000 of taxable property
Total	\$2.864 on each \$1,000 of taxable property

Placed on the June 6, 2017 Council Meeting Agenda

MAYOR/COUNCIL ISSUES:

Appointment(s): Metropolitan Planning Organization Citizens Advisory Committee

Mayor Dunagan nominated Connie Propes, Jerry Castleberry and Mary Jardine for reappointment and nominated Leesa Stoner to replace Diane O'Kelley.

Placed on the June 6, 2017 Council Meeting Consent Agenda

Council Member Thompson

Commented on the Memorial Day Parade.

Council Member Brooks

- Reported the Home Buyers Workshop had a great turnout and anticipated making this an annual event.
- Reported the Butterfly Release was a wonderful event with a good crowd despite the weather.

Council Member Bruner

- Reported Regina Dyer was promoted to the Tourism Manager leaving a vacancy in the Main Street Manager position.
- Announced the downtown parklet would be unveiled tomorrow at noon.
- Announced Morgan House resigned from managing the Olympic Venue.
- Attended the opening of the Mundy Mill School.

Council Member Wangemann

Presented a Georgia Mountains Regional Commission ex-officio report.

CITY ATTORNEY ISSUES:

Resolution: Award of RFP#17035 Purchase and Development of City Owned Property

City Attorney Abb Hayes presented a resolution to accept a proposal from 100 Brenau LLC to purchase 1.99 acres of city owned property near Community Way and Jesse Jewell Parkway. The resolution authorized execution of the required documents.

Placed on the June 6, 2017 Council Meeting Consent Agenda

ADJOURNMENT: 9:55 AM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk