CITY OF
GAINESVILLE

Work Session Agenda
Thursday, December 10, 2020, 9:45 AM
Administrative Building, Board Room (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES

Finance	FY2020 Audit Results and Comprehensive Annual Financial Report (CAFR)	Chris Hollifield
Finance	Resolution: Fourth Quarter Budget Adjustment for Fiscal Year 2020	Kevin Hutcheson
Finance	Resolution: Declaration of Surplus Property	Brenda Carpio
Retirement Plan A	Fiscal Year 2020 Retirement Plan A Actuarial Valuation	Malichi Waterman
Water Resources	Resolution: Sanitary Sewer Agreement Between City of Gainesville and Family Promise of Hall County, Inc.	Nick Swafford
Public Works	Resolution: Selection of Airport Consultant	Lisa Poole
Public Works	Resolution: FY2021 Local Maintenance and Improvement Grant (LMIG)	Matt Tarver
Public Works	Resolution: Accepting a Portion of Millside Parkway as a City Street	Matt Tarver
Community & Economic Development	**Public Hearing Item: December 15, 2020 Council Meeting** Request from the **Clipper Petroleum, Inc.** to rezone a 0.41± acre tract located on the north side of Christopher Drive, west of its intersection with Thompson Bridge Road (a/k/a **150 Christopher Drive**) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use. **Ward Number: Two**. Tax Parcel Number(s): 01-074-004-018. **Request: Convenience store with fuel pumps**.	Abb Hayes
Community & Economic Development	**Public Hearing Item: December 15, 2020 Council Meeting** Request from the **Clipper Petroleum, Inc.** for a special use on a 0.704± acre tract located on the northwest side of the intersection of Christopher Drive and Thompson Bridge Road (a/k/a **1261 and 1265 Thompson Bridge Road**), having a zoning of Neighborhood Business (N-B). **Ward Number: Two**. Tax Parcel Number(s): 01-074-004-019. **Request: Convenience store with fuel pumps**.	Abb Hayes
Parks & Recreation	SPLOST Projects Update	Kate Mattison

CITY MANAGER ISSUES

Resolution: Adoption of an Intergovernmental Agreement with Hall County for Constructing and Maintaining of the Library Parking Deck	Bryan Lackey
Resolution: Chattahoochee Golf Course Advisory Committee Meetings	Bryan Lackey

MAYOR/COUNCIL ISSUES

	Ex-Officio Report(s)	
	Appointment(s): Ethics Committee	Danny Dunagan
	Appointment(s): Historic Preservation Commission	Danny Dunagan

CITY ATTORNEY ISSUES

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Wednesday, December 9, 2020, 8:00 AM

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/4/2020

Presenter: Chris Hollifield

Item of Business: FY2020 Audit Results and Comprehensive Annual Financial Report (CAFR)

Meeting Date: 12/10/2020

Purpose of Request:
Chris Hollifield of Rushton and Company will present the results from the FY2020 audit and review the highlights of the 2020 CAFR.

History/Background:
Upon completion of the annual audit, results are reported to the governing body at a Work Session.

Facts & Issues for Consideration:
Hard copies of the CAFR document will be distributed to the governing body when they become available. An electronic copy of the document will be available on the City's website.

Department Recommendation:
N/A

Department Director:
Jeremy Perry

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
FY2020 Audit Presentation	Powerpoint Presentation
FY2020 Audit Results and Comprehensive Annual Financial Report (CAFR)	Report

Audit Report Presentation
For the fiscal year ended June 30, 2020

GAINESVILLE

December 10, 2020

AUDIT OPINION – P.1-3

City of Gainesville's Responsibilities

The financial statements are the responsibility of the City of Gainesville, Georgia's management.

Rushton & Company's Responsibilities

As independent auditors for the City of Gainesville, Georgia, our responsibility is to express opinions on the fair presentation of the financial statements.

Auditing Standards

We audited the City's financial statements in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States.

Unmodified Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the City of Gainesville, Georgia, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows for the fiscal year then ended.

Government-wide Statements

These statements provide the reader with information on the City as a whole, using the full accrual basis of accounting. Columns for the governmental activities, the business-type activities, and the component units.

Two statements:

Statement of Net Position – Pages 21 - 22

- Presents the assets, liabilities, and residual net position of the City

Statement of Activities – Page 23

- Presents the results of operations of the City

Net Position – Last 5 Fiscal Years

Fiscal Year	Net Investment in Capital Assets	Restricted Net Position	Unrestricted Net Position	Total Net Position	Revenues over Expenses	
2016	$ 393,150,494	$ 75,191,482	$ (5,256,152)	$ 463,085,824	$ 22,940,202	
2017	408,287,950	85,063,287	4,497,891	497,849,128	26,822,761	1
2018	441,615,856	91,958,754	2,432,283	536,006,893	40,205,997	2
2019	460,292,603	95,871,221	17,887,327	574,051,151	38,044,258	3
2020	492,931,241	99,296,683	17,728,105	609,956,029	35,904,878	

1 Increase in SPLOST revenues, increase in governmental charges for services, reduction of governmental expenditures, and an increase in Department of Water Resources revenue

2 Large capital contributions received in FY 2018

3 Large capital contributions received in FY 2019 - Mundy Mill subdivision roads and infrastructure

Notes: - GASB 68 for Pensions was implemented in FY 2015 resulting in a negative Unrestricted Net Position that continues into FY 2016

- In FY 2018, the implementation of GASB 75 for OPEB further reduced Unrestricted Net Position
- Changes in actuarial assumptions reduced the OPEB liability in FY 2019 which increased the unrestricted net position.

General Fund – Pages 135 - 139

Revenues

- Decreased $60,442, 0.22%
  - Property taxes increased $147,873, 3.90%
  - Local Option Sales Taxes increased $291,917, 4.68%
  - Motor Vehicle Tax and TAVT decreased $463,039, 33.04%
  - Insurance premium tax increased $158,266, 6.50%
  - Licenses and permits decreased $271,972, 22.81%
  - Fines, fees, and forfeitures decreased $203,858, 16.05%
  - Charges for services increased $179,333, 6.47%

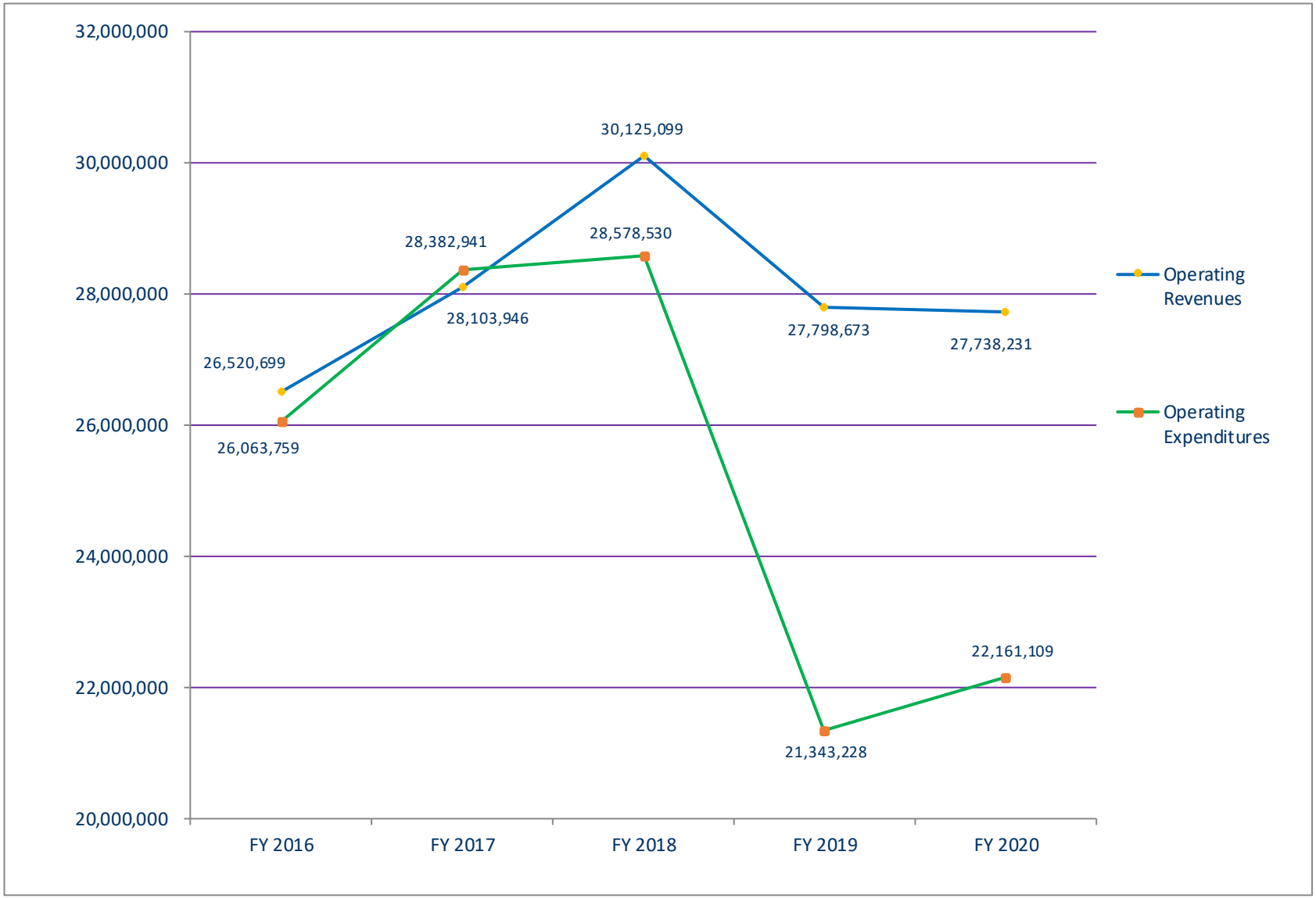
Expenditures

- Increased $817,881, 3.83%
  - Information Technologies increased $98,319, 10.93%
  - Public Land and Buildings decreased $307,906, 30.66%, due to significant decrease in repairs and maintenance
  - Police increased $447,527, 4.75%
  - Payment to other agencies increased $128,982 due to payment to Gainesville CVB for additional operating costs

Unassigned Fund Balance

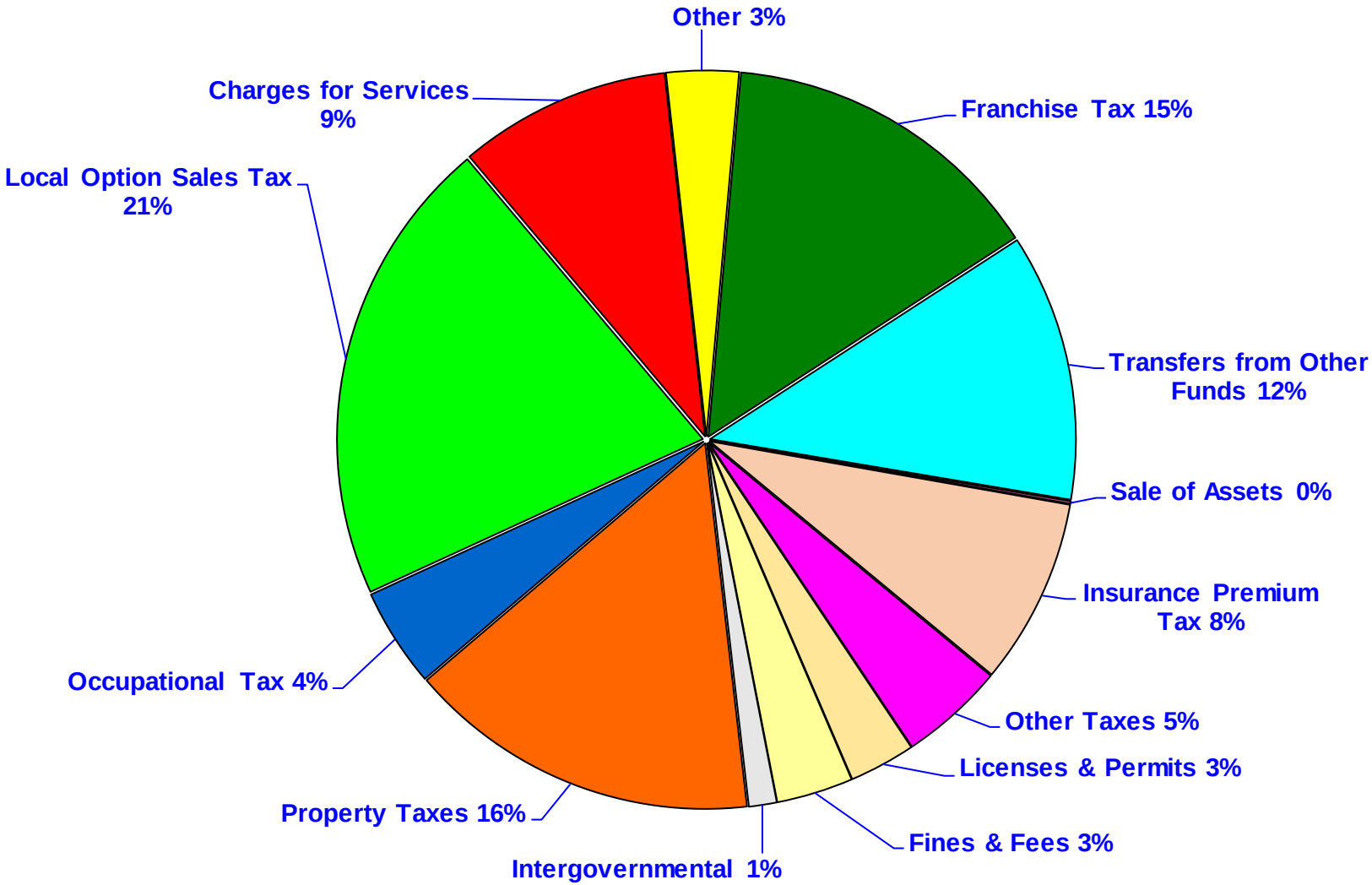
- FY 2020, $13,359,919, 47.02% of expenditures/transfers (5.6 months)
- FY 2019, $9,873,498, 32.12% of expenditures/transfers (3.8 months)

General Fund – Last 5 Fiscal Years

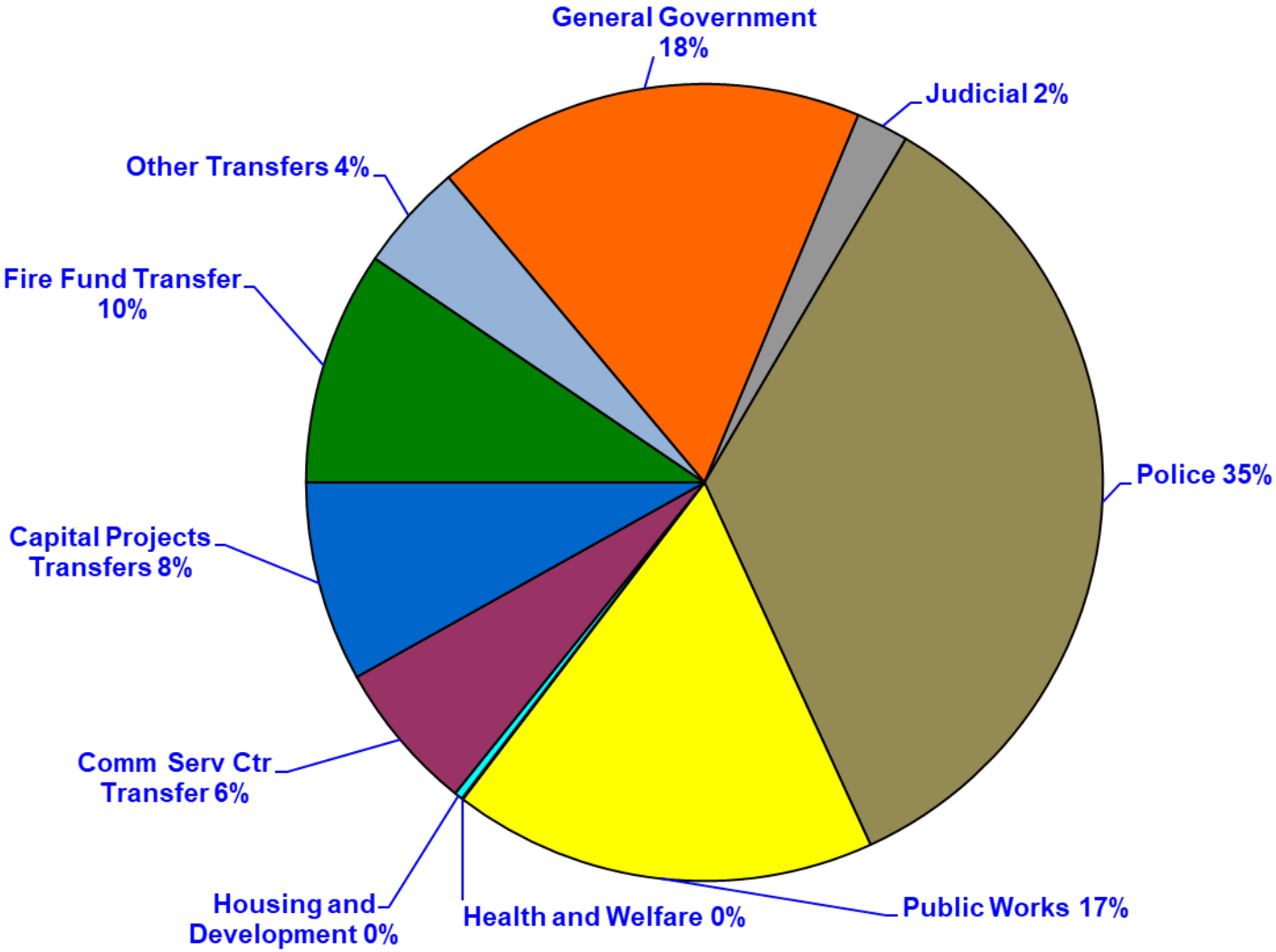


Note: decrease in expenditures due to creation of the Fire Fund in FY 2019

General Fund – Revenues by Source



General Fund – Expenditures by Function



Department of Water Resources Fund
Pages 174 - 178

Operating Revenue

- Decreased $163,067, 0.22%
  - Water consumption increased by 0.41%
  - Number of customers increased by 944
  - Customer late fee revenue $141,702, 25.59%, late fees suspended during COVID-19 downturn

Operating Expenses

- Increased $689,991, 1.34%
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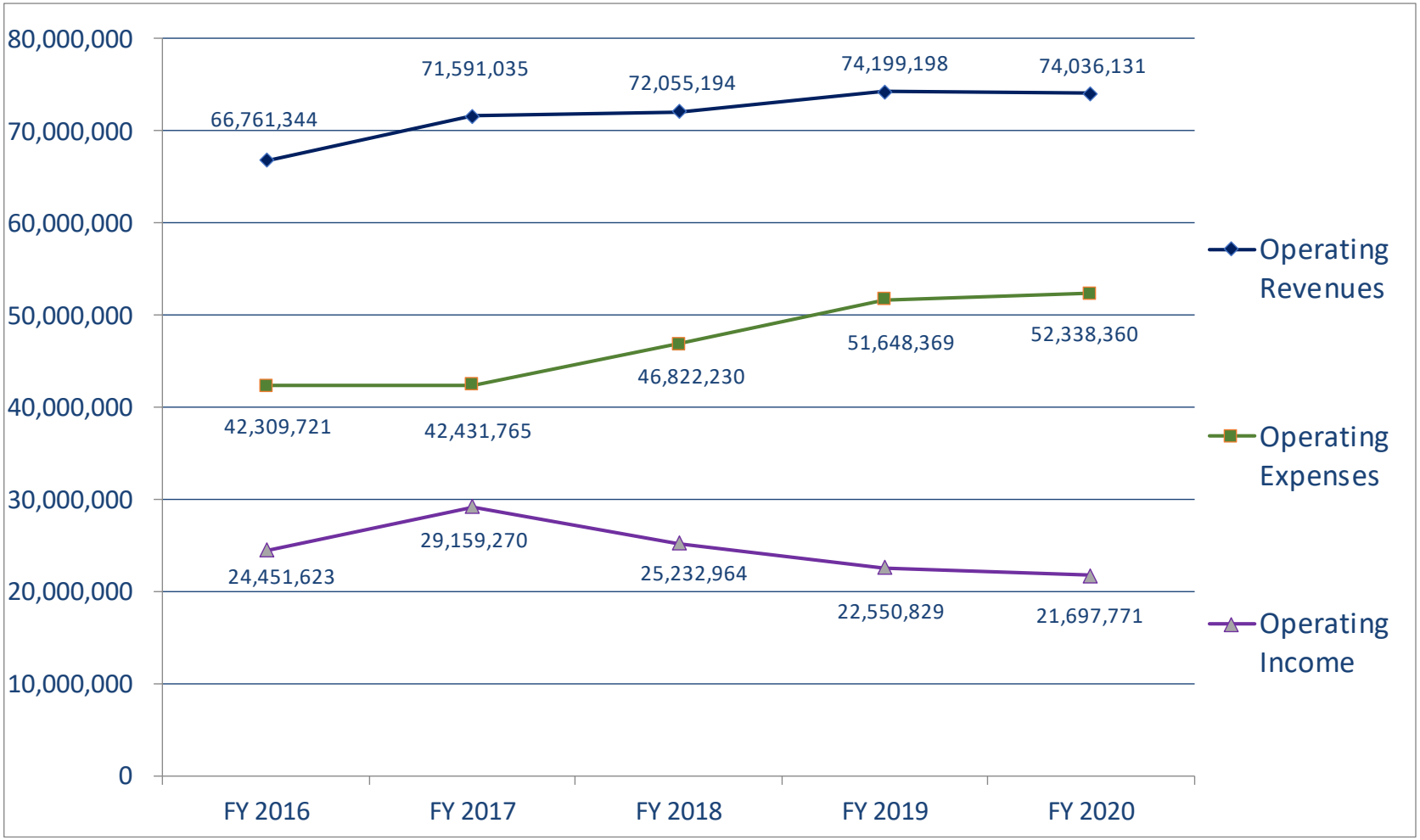
Department of Water Resources Fund Operating Revenues and Expenses Last 5 Fiscal Years



Report on Internal Control and Other Matters P. 252-253

In accordance with *Government Auditing Standards*, we have issued our report on our consideration of the City of Gainesville's internal controls and our tests of compliance.

This report describes the scope of our testing of internal control and compliance, and the results of that testing, but is not intended to provide an opinion on the internal control or compliance.

Report on Compliance and Internal Controls over Major Programs – P. 254-255

In accordance with Uniform Guidance, we have issued our report on our consideration of the City of Gainesville's compliance with requirements applicable to each major program and on internal control over compliance.

This report describes the scope of our testing of compliance requirements and internal controls over major programs, and the results of that testing. We are required to express an opinion on the City's compliance with requirements; our opinion is unmodified. This report is not intended to provide an opinion on the internal control.

Current and Future Reporting Changes

GASB 84

The Governmental Accounting Standards Board (GASB) has issued Statement No. 84, *Fiduciary Activities*. Effective for City of Gainesville for fiscal year 2021.

The statement establishes guidance regarding the identification of fiduciary activities and a financial reporting model for fiduciary activities for state and local governments. The statement requires governments to report fiduciary activities in specific fiduciary fund types.

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RUSHTON

Audit Report Presentation
For the fiscal year ended June 30, 2020

GAINESVILLE

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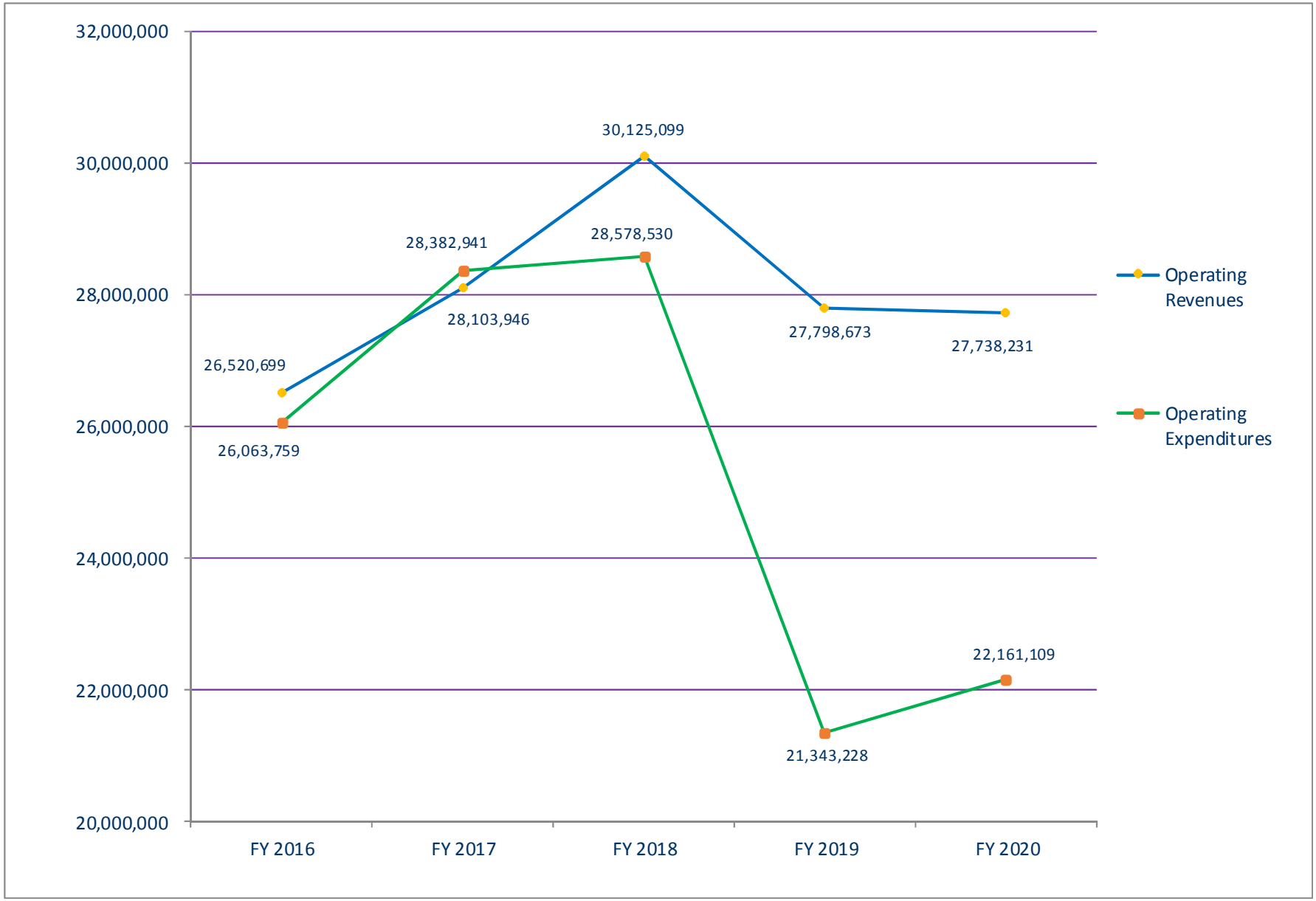

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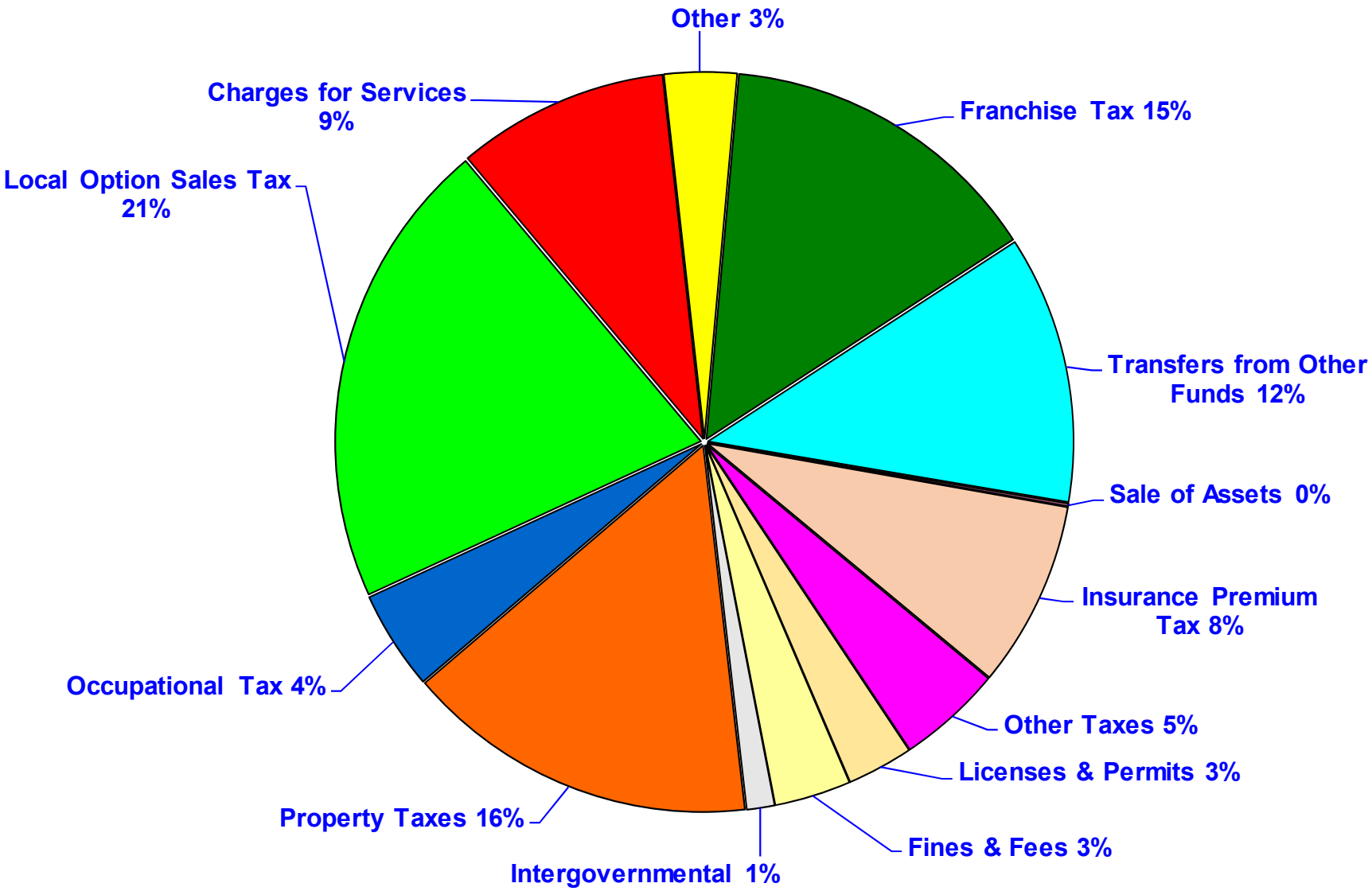

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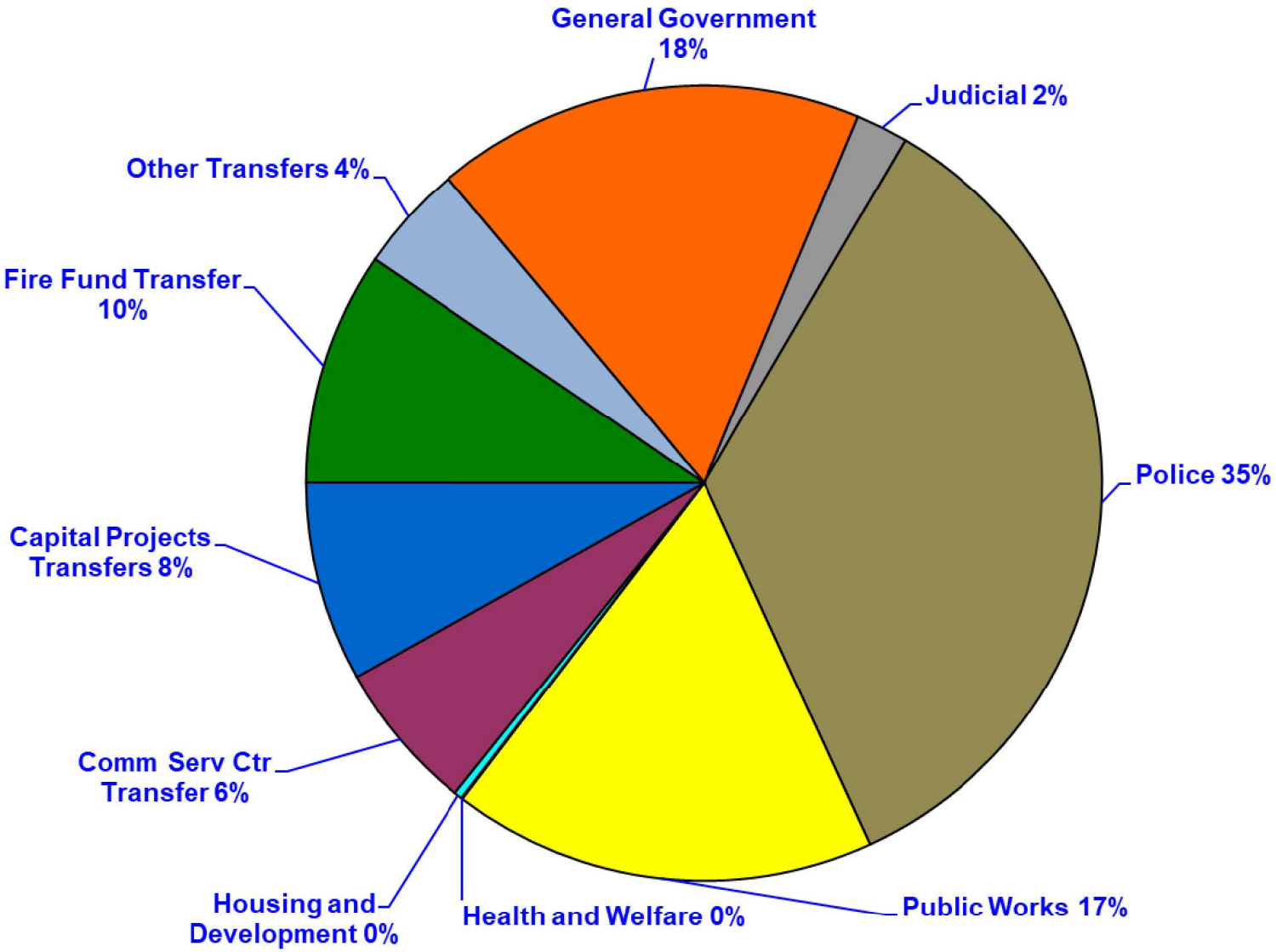

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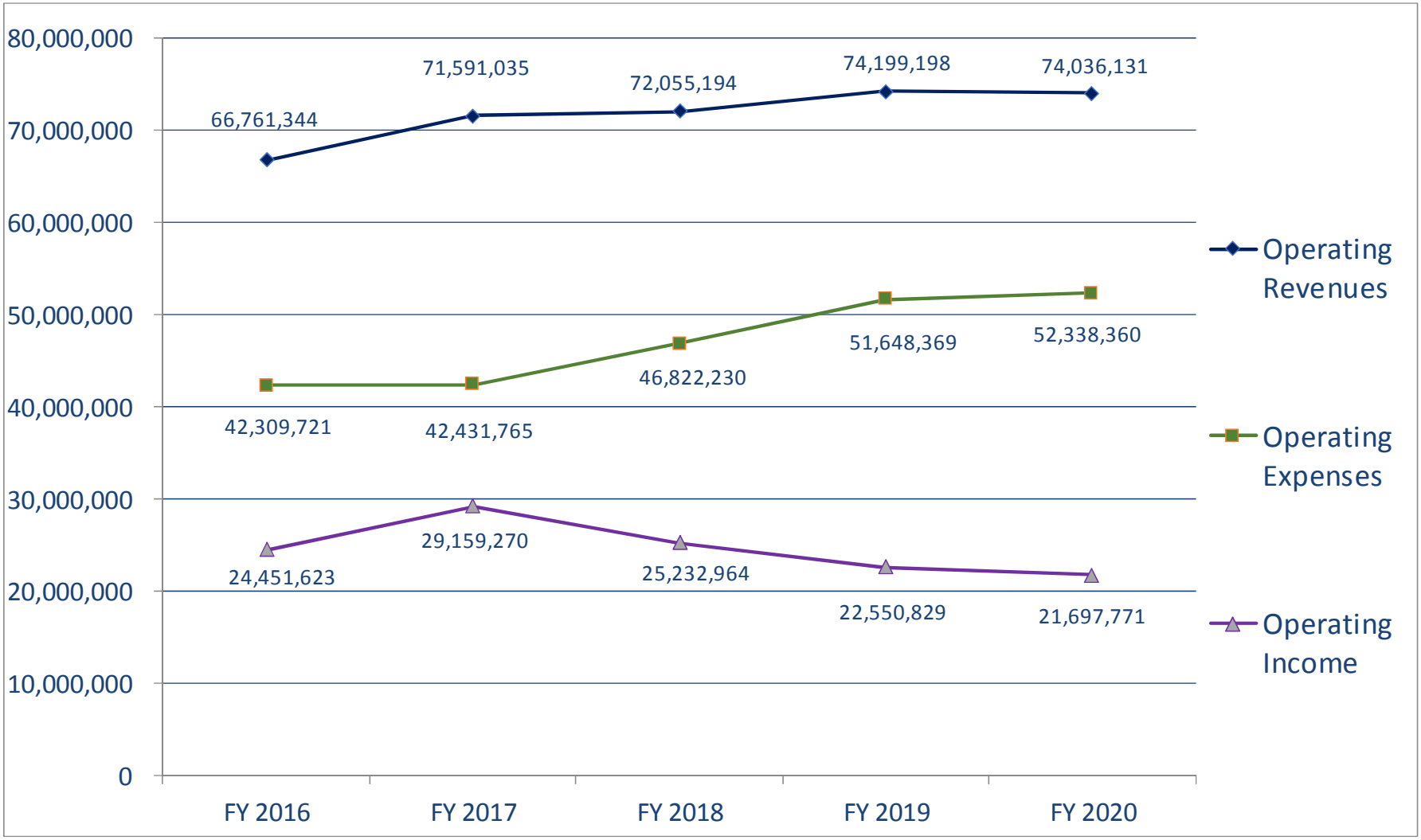

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RUSHTON

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/1/2020

Presenter: Kevin Hutcheson

Item of Business: Resolution: Fourth Quarter Budget Adjustment for Fiscal Year 2020

Meeting Date: 12/10/2020

Purpose of Request:
This request is to approve the budget adjustments associated with the fourth quarter of fiscal year 2020.

History/Background:
The City of Gainesville Code states in part:
Sec. 2-3-87 - Budget amendments
(a) General amendment. The council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the city council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Facts & Issues for Consideration:

Department Recommendation:
Financial Services recommends the approval of the fourth quarter budget adjustment for fiscal year 2020.

Department Director:
Jeremy Perry

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
Budget Adjustment Resolution 4th Quarter FY2020	Resolution
Attachment A - Charts for 4th Quarter Budget Adjustments for FY2020	Attachments/Exhibits
Attachment B - Description of 4th Quarter Budget Adjustments for FY2020	Attachments/Exhibits

RESOLUTION AR-2020 - ___

REGARDING FOURTH QUARTER BUDGET ADJUSTMENT FOR FISCAL YEAR 2020

WHEREAS, the City Council approved a budget for fiscal year 2020 for the City of Gainesville on June 18, 2019; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this _____ day of _____, 2020.

_____
C. Danny Dunagan, Jr., Mayor

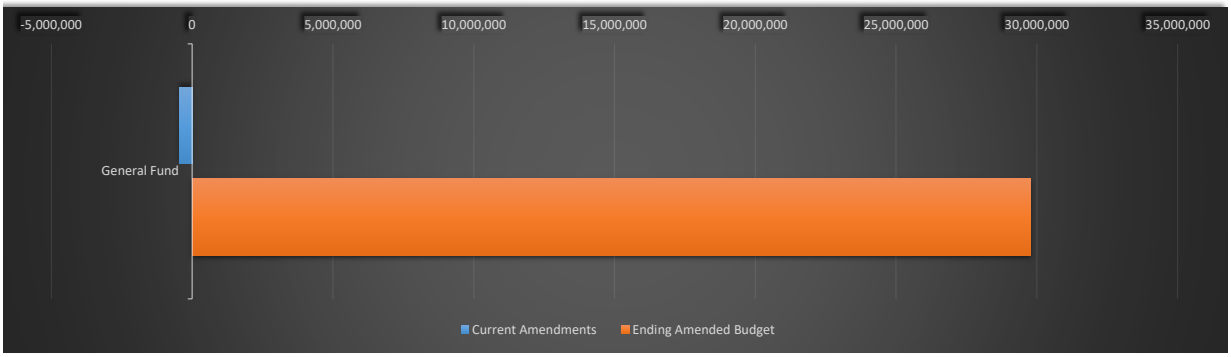
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

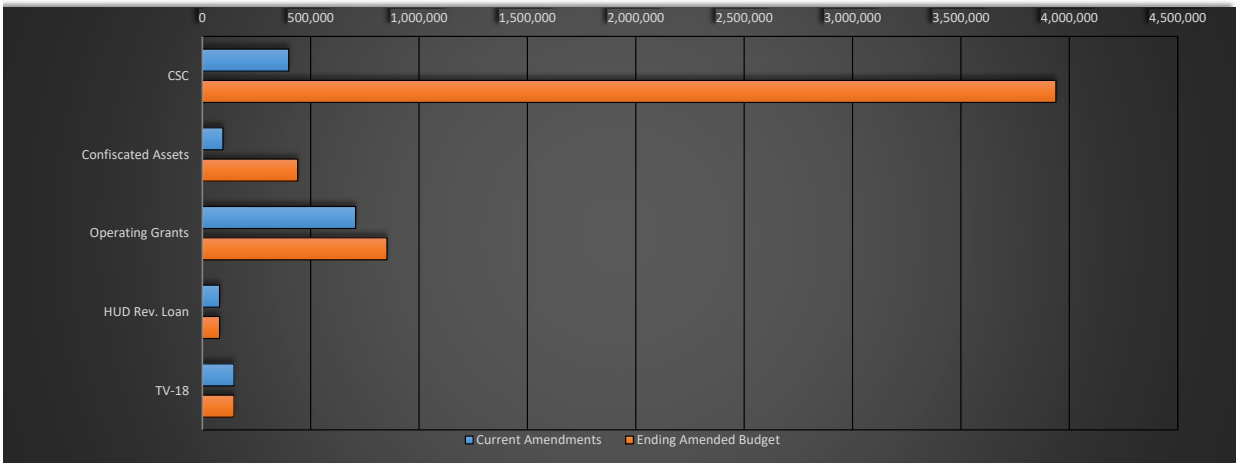
_____
Denise O. Jordan, City Clerk

ATTACHMENT A

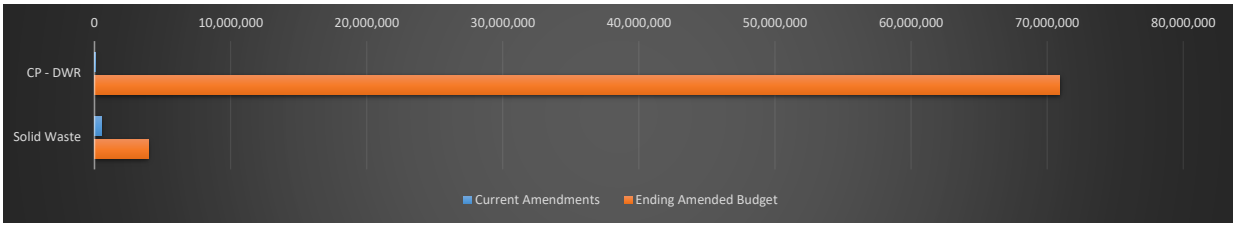
General Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
General Fund	30,223,208	-454,624	29,768,584
Grand Total	**30,223,208**	**-454,624**	**29,768,584**



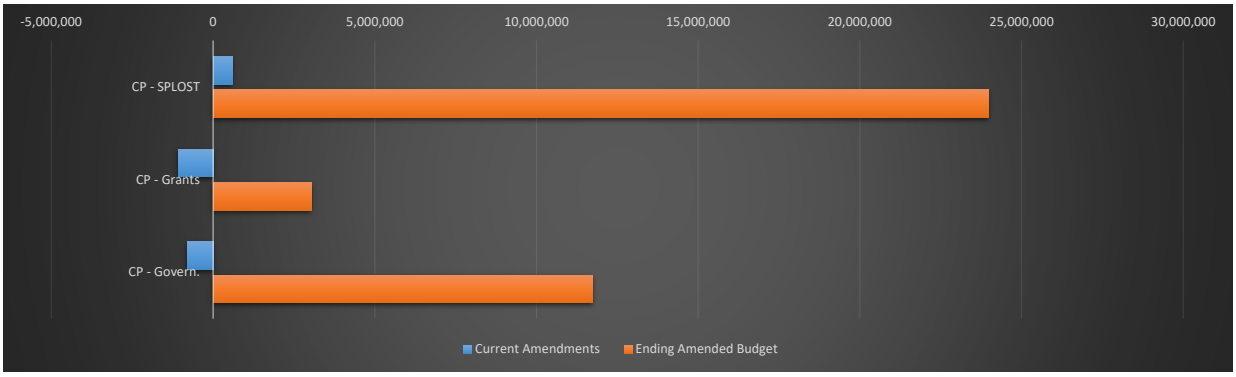
Special Revenue Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CSC	3,539,544	398,451	3,937,995
Cemetery Trust	47,500	0	47,500
Confiscated Assets	344,942	95,050	439,992
Operating Grants	144,792	707,083	851,875
HUD Grants	1,000,655	-2,833	997,822
HUD Rev. Loan	0	79,400	79,400
Fire Services fund	10,761,797	0	10,761,797
Econ. Dev.	108,000	0	108,000
Land Bank Authority	75,000	-75,000	0
TAD	551,743	0	551,743
H/M Tax Fund	1,289,311	0	1,289,311
Impact Fee	4,111,263	-350,000	3,761,263
TV-18	0	146,252	146,252
Info. Tech. Fund	44,784	450	45,234
Grand Total	**22,019,331**	**998,853**	**23,018,184**



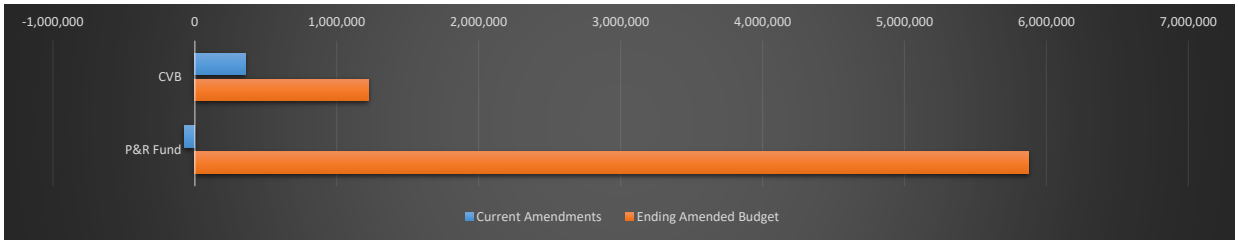
Enterprise Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
DWR	73,813,532	0	73,813,532
CP - DWR	70,881,906	57,785	70,939,691
Solid Waste	3,481,353	482,000	3,963,353
Airport	2,550,399	0	2,550,399
Golf	1,559,683	0	1,559,683
Grand Total	**152,286,873**	**539,785**	**152,826,658**



Capital and Debt Funds			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CP - SPLOST	23,384,479	587,601	23,972,080
CP - Grants	4,114,225	-1,076,446	3,037,779
CP - Govern.	12,525,987	-804,624	11,721,363
Debt. Serv.	3,296,537	0	3,296,537
Grand Total	**43,321,228**	**-1,293,469**	**42,027,759**



Component Unit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
CVB	869,345	354,271	1,223,616
P&R Fund	5,949,258	-73,700	5,875,558
CP - P&R	3,361,497	0	3,361,497
Grand Total	**10,180,100**	**280,571**	**7,099,174**



Non-Profit			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Non-Profit	24,367	1,492,995	1,517,362
Grand Total	**24,367**	**1,492,995**	**1,517,362**

Internal Service Fund			
Fund	**Beginning Amended Budget**	**Current Amendments**	**Ending Amended Budget**
Gen. Insurance	1,925,949	0	1,925,949
Employee Ben.	9,804,275	0	9,804,275
Veh. Serv.	2,605,085	0	2,605,085
Grand Total	**14,335,309**	**0**	**14,335,309**

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total decrease of $-454,624 during the fourth quarter of fiscal year 2020. The adjustments associated with this decrease are as follows:

- Transfer from General Fund for project 92050-Fire Station #2 Relocation- $350,000.
- Reverse transfer to General Government Capital Projects fund $-804,624.

SPECIAL REVENUE FUNDS

COMMUNITY SERVICE CENTER

The Community Service Center fund recognized a total increase of $398,451 during the fourth quarter of fiscal year 2020. The adjustment associated with this increase is as follows:

- Increase in budgeted fund balance of $398,451 due to purchase of transit and COVID-19 related purchases.

CONFISCATED ASSETS

The Confiscated Assets fund recognized a total increase of $95,050 during the fourth quarter of fiscal year 2020. The adjustment associated with this increase is as follows:

- Increase in budgeted fund balance of $95,050.

GRANTS FUND

The Grants fund recognized a total increase of $707,083 during the fourth quarter of fiscal year 2020. The adjustments associated with this increase are as follows:

- Recognize FEMA COVID-19 grant revenue in the amount of $677,743.
- GSAR 2019 grant establishment in the amount of $29,340.

HUD GRANTS FUND

The HUD Grants fund recognized a total decrease of $-2,833 during the fourth quarter of fiscal year 2020. The adjustment associated with this decrease is as follows:

- Reversal of CDBG 2014 reappropriations in the amount of $-23,956.
- Establishment of CDBG 2014-Davis Street Cottages Budget in the amount of $21,123.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
ADJUSTMENT DESCRIPTIONS

HUD REVOLVING LOAN FUND

The HUD Revolving Loan fund recognized a total increase of $79,400 during the fourth quarter of fiscal year 2020. The adjustment associated with this increase is as follows:

- Establishment of HUD RLF Budget for FY20 in the amount of $79,400.

LAND BANK AUTHORITY FUND

The Land Bank Authority fund recognized a total decrease of $-75,000 during the fourth quarter of fiscal year 2020. The adjustment associated with this decrease is as follows:

- Budget reduction in the amount of $-75,000 due to COVID-19.

IMPACT FEE FUND

The Impact Fee fund recognized a total decrease of $-350,000 during the fourth quarter of fiscal year 2020. The adjustment associated with this decrease is as follows:

- Reduction of Impact Fee funding for 92050-Fire Station #2 Relocation in the amount of $-350,000.

TV-18 FUND

The TV-18 fund recognized a total increase of $146,252 during the fourth quarter of fiscal year 2020. The adjustment associated with this increase is as follows:

- Increase in budgeted fund balance in the amount of $146,252 to close out the fund.

INFORMATION TECHNOLOGY FUND

The Impact Fee fund recognized a total increase of $450 during the fourth quarter of fiscal year 2020. The adjustment associated with this increase is as follows:

- Increase in budgeted fund balance in the amount of $450.

ENTERPRISE FUNDS

SOLID WASTE FUND

The Solid Waste fund recognized a total increase of $482,000 during the fourth quarter of FY2020. The adjustment was due to a one-time adjustment to the Indirect Cost Allocation relating to Public Works in the amount of $482,000.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
ADJUSTMENT DESCRIPTIONS
CAPITAL AND DEBT FUNDS

DWR CAPITAL PROJECTS FUND

The Department of Water Resources Capital Project fund recognized a total increase of $57,785 during the fourth quarter of FY2020. The adjustments associated with this increase are as follows:

- Participation costs for 00318 River Blue Property in the amount of $25,000.
- Transfer from 505 fund to 308 for the purchase of a Citric Acid Pump Skid in the amount of $32,785.

GRANTS CAPITAL PROJECTS FUND

The Grants Capital Projects fund recognized a total decrease of $-1,076,446 during the fourth quarter of FY2020. The adjustments associated with this decrease are as follows:

- Reduction of project 93165-Greenway Connectivity by TAP grant amount of $1,000,000.
- Adjustment of CDBG 2019 project budgets in the amount of $53,905.
- Reversal of CDBG 2014 FY20 reappropriations in the amount of $23,956.
- Increase of CDBG 2017 for Davis Street Cottages in the amount of $1,415.

GENERAL GOVERNMENT CAPITAL PROJECTS FUND

The General Government Capital Projects fund recognized a total decrease of $-804,624 during the fourth quarter of FY2020. The adjustment associated with this decrease is as follows:

- Reverse transfer from General Fund in the amount of $-804,624.

SPLOST CAPITAL PROJECTS FUND

The SPLOST Capital Project fund recognized a total increase of $587,601 during the fourth quarter of FY2020. The adjustments associated with this increase are as follows:

- Allocation of SPLOST VII collections in the amount of $587,601.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
ADJUSTMENT DESCRIPTIONS
COMPONENT UNIT

GAINESVILLE CVB FUND

The Gainesville CVB fund recognized a total increase of $354,271 during the fourth quarter of fiscal year 2020. The adjustment associated with this increase is as follows:

- Transfer of Lake Lanier Olympic Park budget to CVB in the amount of $354,271.

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total decrease of $-73,700 during the fourth quarter of FY2020. The adjustment associated with the transfer of the Lake Lanier Olympic Park budget to CVB.

NON-PROFIT HOUSING FUND

The Non-Profit Housing fund recognized a total increase of $1,492,995 during the fourth quarter of fiscal year 2020. The adjustment associated with this increase is as follows:

- Establish the budget for the Davis Street Cottages project in the amount of $1,492,995.

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/3/2020

Presenter: Brenda Carpio

Item of Business: Resolution: Declaration of Surplus Property

Meeting Date: 12/10/2020

Purpose of Request:
Requesting Council declare the property on the attached listings as surplus for public sale or disposal.

History/Background:
The City's Capital Asset policy dictates the procedure for transferring assets that have outlived their useful life to surplus. This policy has been followed with the assets listed on Attachments A and B. Financial Services periodically requests that property be declared surplus in order to sell or dispose of property in a timely and orderly manner.

Facts & Issues for Consideration:
Surplus property that was purchased by the City is offered to other City departments before a sale takes place. Property seized or confiscated by the Police department is not offered to City departments.

Department Recommendation:
Property listed on Attachments A and B be declared as surplus.

Department Director:
Jeremy Perry

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
Declaration of Surplus Property	Resolution
Attachment A - Tagged Assets	Attachments/Exhibits
Attachment B - Non-Tagged Asset	Attachments/Exhibits

RESOLUTION BR-2020 - ___

Declaration of Surplus Property

WHEREAS, the City Financial Services staff recommends that the attached lists (Attachments A and B) of property be declared surplus and made available for the sale or donation in accordance with Resolution BR-90-81 adopting the City's Purchasing Policies and Procedures; and

WHEREAS, it has been determined that the property listed on Attachment A and B has served beyond its useful life and the City Financial Services staff believes that the method of disposal shall be by sale at auction to the highest bidder in accordance with the policies and procedure, or dispensation in a manner approved by the City Manager; and

WHEREAS, the City Financial Services staff shall set a date, place and time for the appropriate sale; and

WHEREAS, the method of disposal of surplus property shall be an auction, utilizing GovDeals, an online auction company recommended by the Georgia Municipal Association, with concurrence of the City Attorney, City Clerk, and City Manager in accordance with the policies and procedures, or dispensation in a manner approved by the City Manager; and

WHEREAS, funds derived from the sale of surplus property shall be deposited to the appropriate fund and account as determined by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby declare the property listed on Attachment A and B surplus and available for public sale or disposal as approved by the City Manager, and that any item not sold at the sale shall be disposed of in an appropriate manner with concurrence of the City Manager.

Adopted this _____ day of _____, 2020.

_____

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

Tagged Assets

Attachment A

Asset #	Asset Description	Dept #	Purchase Date	Purchase Cost
	Cemetery			
14622	Hustler 54" Mower	4950	4/1/2014	7458.8
14776	Hustler 54" Mower	4950	8/11/2014	7857.53
19423	2000 F150 4x2	4950	8/4/2000	17515
	Community Service Center			
14346	2014 Chevy 4500	5420	2/20/2014	82966
	Department of Water Resources			
3552	John Deere Tractor	4430.06	4/27/1987	$ 16,750.00
8582	Chlorinator System Vacuum	4430.07	1/24/1996	$ 9,108.02
11338	Hach Auto Cat 9000	4430.07	7/11/2003	$ 3,020.00
11779	Hach Spectrophotomer	4430.07	8/24/2004	$ 2,200.00
11781	Prominent Metering Pump	4430.07	8/24/2004	$ 2,358.00
11785	Metrotech 810 Locator	4330	7/29/2004	$ 2,048.50
11803	Cap Control Chlorinator	4430.07	6/30/2004	$ 3,553.20
11930	Hach Chlorine Analyzer	4430.07	3/21/2005	$ 2,736.50
11997	Locator 9890 XT	4440	7/18/2005	$ 2,800.00
12099	Hach 2100N Turbid meter	4430.07	9/29/2005	$ 1,973.00
12098	Hach Auto Cat 9000	4430.07	9/27/2005	$ 3,022.00
12313	Metrotech 9890 DLXT Line Locator	4440	7/28/2006	$ 3,390.00
12392	2006 Millennium 15Ton Trailer	4330	9/6/2006	$ 10,140.00
12672	2008 Ford Explorer XLT 4x4	4250	10/5/2007	$ 21,215.00
12683	New Holland B95 Backhoe	4330	8/8/2007	$ 47,666.00
12710	Prominent Sigma Diaphragm Pump	4430.07	8/3/2007	$ 1,636.01
12711	Prominent Sigma Diaphragm Pump	4430.07	8/3/2007	$ 1,636.01
12744	1997 Mack Tractor	4335.09	9/24/2007	$ 5,000.00
12766	Hach Acidification unit	4430.07	10/2/2007	$ 1,346.50
13116	2010 Ford F150 4x2	4985	9/11/2009	$ 15,335.00
13200	1994 Ford FT900 Sewage SS36	4330	11/30/1993	$ 35,781.00
13678	Hach Spectrophotomer	4430.07	3/22/2011	$ 2,110.00
13804	New Holland T4050 Tractor	4330	10/12/2011	$ 33,381.00
14088	Exmark Zero Turn Mower	4900	8/24/2012	$ 8,720.00
14089	Exmark Zero Turn Mower	4335.08	8/24/2012	$ 8,720.00
14325	Prominent Metering Pump	4430.07	6/14/2013	$ 2,395.92
14549	Hach Turbid meter	4430.07	2/18/2014	$ 2,053.21
15659	Aqua Scope Kit	4440	1/29/1999	$ 2,020.28
15780	EE Titralab AT	4430.07	11/15/2016	$ 2,688.50
16328	Pulsatron Metering Pump	4430.07	8/16/2017	$ 2,154.00
19393	Metrotech 9890 Line Locator	4440	8/10/2000	$ 3,429.50

Tagged Assets

Attachment A

Asset #	Asset Description	Dept #	Purchase Date	Purchase Cost
	Fire			
11953	Scott Air Pak	3500	5/20/2005	$ 3,975.55
	Parks and Recreation			
8469	Metrotech 810 Locator	6200.03	1/2/1996	$ 2,124.90
11902	Exmark 36" Walk behind Mower	6000	2/10/2005	$ 3,764.20
12047	Exmark 60" Mower	6200.03	7/27/2005	$ 6,835.22
12772	Exmark 60" Mower	6200.03	10/24/2007	$ 7,469.50
14943	1998 Ford 555E Backhoe Tractor	6000	8/19/1998	$ 39,442.00
19599	2001 Ford F150 Longbed	6200.03	2/9/2001	$ 18,434.00
	Public Works - Public Lands and Buildings			
8424	Bobcat Skid Steer	1565	10/11/1995	$ 17,652.66
	Public Works - Traffic			
12137	Hilt Loop Tester	4270	1/25/2006	$ 4,432.50
13104	Cutter/Plotter	4270	8/14/2009	$ 5,664.30
13298	Controller Tester	4270	9/17/1997	$ 1,830.00
	Public Works - Streets			
13914	Hustler Zero Turn Mower	4200	5/9/2012	$ 6,875.02
19226	Champion Motor Grader	4200	4/18/2000	$ 84,911.00
	Public Works - Solid Waste			
11674	2005 International Packer Truck	4500	8/26/2004	$ 103,765.14
12087	2006 International Packer Truck	4500	10/25/2005	$ 109,550.00
12699	2007 F150	4500	8/23/2007	$ 15,330.00
12734	2007 International Packer Truck	4500	9/12/2007	$ 137,327.70
13063	2008 International Packer Truck	4500	6/8/2009	$ 151,884.00
13473	1999 International Packer Truck	4500	10/14/1998	$ 69,743.47
13659	2011 F150	4500	2/23/2011	$ 18,100.00
13879	2012 F150	4500	4/10/2012	$ 16,717.88
13912	20YD Loader	4500	7/24/2012	$ 55,980.00

Non-Tagged Assets

Attachment B

Asset #	Asset Description	Dept #	Comments
Department of Water Recourses			
No Tag	Sewage Portable Pump on Trailer	4430	Below Threshold
No Tag	Hach DR/IA Colorimeter	4430.07	Below Threshold
No Tag	Portable PH Meter	4430.07	Below Threshold
No Tag	Hach 1720D Turbid meter	4430.07	Below Threshold
No Tag	Portable Sewer Pump	4430	Below Threshold
No Tag	Hach Auto Cat	4430.07	Below Threshold
Information Technology			
No Tag	(5) Computer Rack	1535	Below Threshold
Public Works - Public Lands and Buildings			
No Tag	Surplus Railroad Equipment	1565	Non-Tagged
Public Works - Solid Waste			
No Tag	2020 Ford F150 FX4 Bed Only	4500	Below Threshold
No Tag	2020 Ford F150 4x4 Bed Only	4500	Below Threshold
No Tag	2021 Ford F150 4x4 Bed Only	4500	Below Threshold
Public Works - Vehicle Services			
No Tag	P/S Kit	4990	Below Threshold

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/2/2020

Presenter: Malichi Waterman

Item of Business: Fiscal Year 2020 Retirement Plan A Actuarial Valuation

Meeting Date: 12/10/2020

Purpose of Request:
The purpose of this request is to present the Fiscal Year 2020 Actuarial Valuation report from Segal Consulting.

History/Background:
Retirement Plan A submits data to the actuarial firm on an annual basis for the purpose of preparing an Actuarial Valuation. The fiscal year end data was submitted to Segal Consulting in August 2020.

Facts & Issues for Consideration:
Segal Consulting presented the report to the Retirement Board on December 8, 2020. The Board accepted the report as presented and recommended presentation to the governing body.

Department Recommendation:
No action is required by the governing body.

Department Director:
Tommy Hunt

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
FY 2020 Actuarial Valuation Presentation	Presentation
FY 2020 Actuarial Valuation Report	Report

December 10, 2020

City of Gainesville Retirement Plan A

Actuarial Review as of July 1, 2020

December 10, 2020 / Malichi S. Waterman, FCA, MAAA, EA, Consulting Actuary

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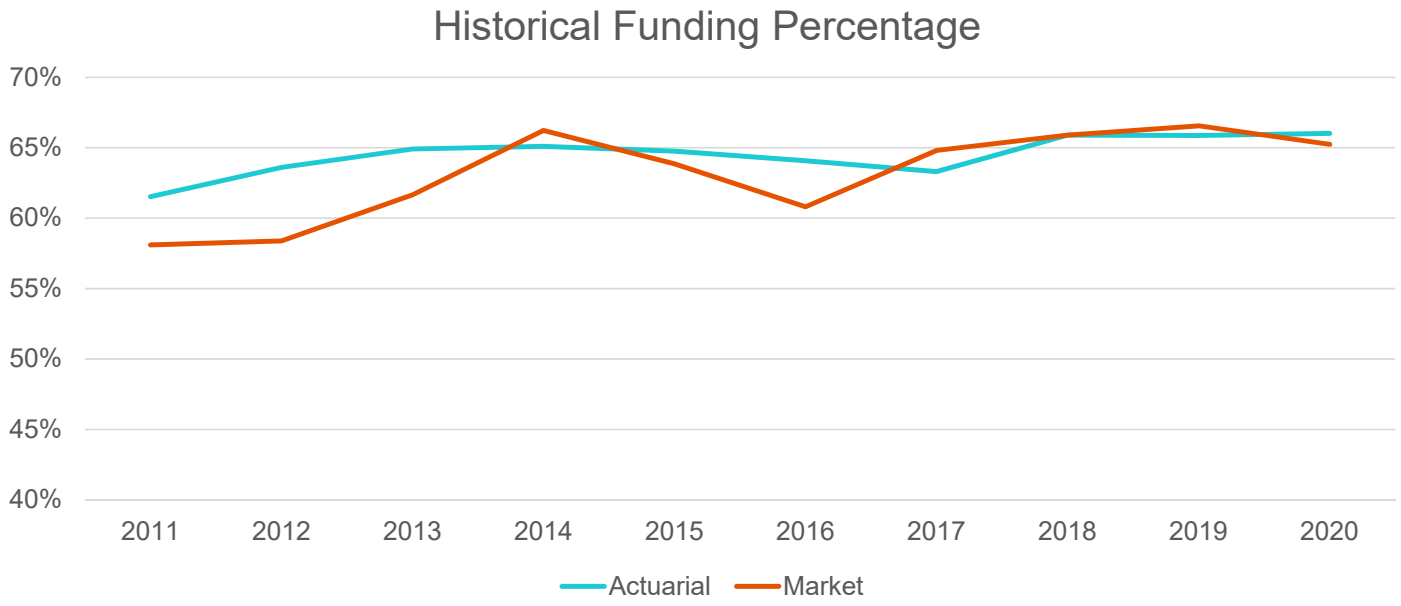
Segal

Highlights

- As of July 1, 2020, the Plan continues to meet all Georgia funding requirements as well as standards established by the Government Accounting Standards Board (GASB).
- There were no changes to assumptions or methods reflected in this year's valuation.
- The recommended contribution for the Fiscal Year ending June 30, 2021 is $10.6 million, or 37.16% of payroll.
- The actuarial value of assets used for funding reflects a five-year smoothing of gains and losses. As of June 30, 2020, the actuarial value of assets was 101.2% of market value, and there are $1,290,661 in deferred investment losses that will be recognized in future years. The market value return for the year ended June 30, 2020 was 4.49%; the return on a smoothed actuarial basis was 6.83%. The assumed rate of return was 7.00%.
- The disclosures required for compliance with GASB Statement No. 67 Financial Reporting for Pension Plans, and Statement No. 68, Accounting and Financial Reporting for Pensions were released to the City's Finance Department on October 14, 2020.

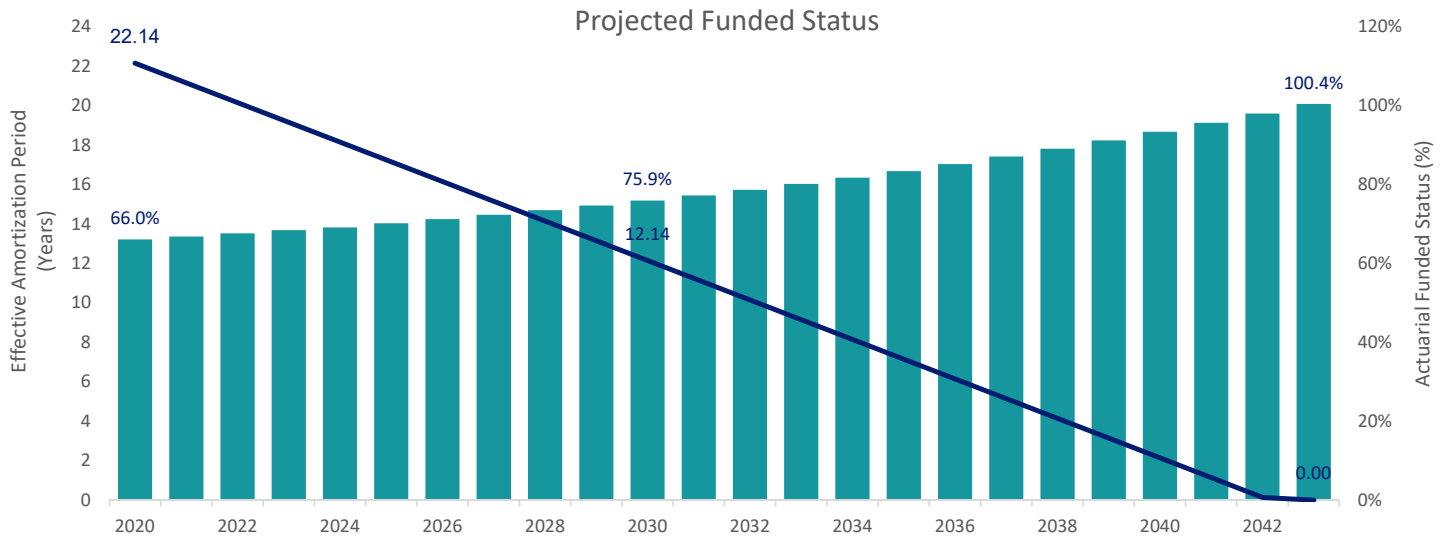
Funding

- Due to the experience losses in the past year, there was an increase in the Recommended Contribution; however, if total contributions remain unchanged, funding obligations will be met for the 2019-2020 fiscal year.
- Unfunded Actuarial Accrued Liability increased from $53.1 Million to $57.4 Million.
- Actuarial Funded Percentage on an actuarial basis increased from 65.9% to 66.0%.



Funding

- The funding of the Plan is the joint responsibility of the employer and employees. City and employee contributions combined are 26.40% of payroll.
- Based on the current contribution level of 26.40%, the effective amortization period is 22.1 years. This increased from 21.7 years, and is well short of the maximum period of 30 years, as required under Georgia Law and current GASB standards.
- Based on the recommended contribution amount of 37.16%, the net effective period for amortizing the unfunded actuarial accrued liability for the plan is 10.1 years, down from 10.8 years in the prior valuation.



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Conclusion

- The market value return on assets for the year ended June 30, 2020 was 4.49%. The smoothed actuarial return was 6.83%. The assumed rate of return was 7.00%.
- The funded ratio has increased slightly to 66.02%, and is projected to gradually improve.
- The net effective period for amortizing the unfunded actuarial accrued liability is 22.14 years, assuming contribution rates remain unchanged.
- On December 8, 2020 the RPA Board received the valuation results and made no changes to the contribution levels.
- The Plan continues to meet all Georgia funding requirements as well as standards established by the Government Accounting Standards Board (GASB).

The Small Print

- This presentation is intended for the use of interested parties of the Plan, and is a supplement to Segal Consulting's full valuation report for the Plan as of July 1, 2019.
- Please refer to the full valuation report for a full description of assumptions and plan provisions reflected in the results shown in this presentation. The report also includes more comprehensive information regarding the Plan's membership, assets, and experience during the most recent plan year.
- Projections, by their nature, are not a guarantee of future results. They are intended to serve as estimates of future financial outcomes that are based on assumptions about future experience and the information available to us at the time the modeling is undertaken and completed. The projected future results included in this presentation show how the System would be affected if specific investment return, salary, mortality, turnover, disability and retirement assumptions are met. Actual results may differ due to such variables as demographic experience, the economy, stock market performance and the regulatory environment.
- The calculations included in this presentation were completed under the supervision of Malichi S. Waterman, FCA, MAAA, EA.

Thank You

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www.segalco.com

City of Gainesville Retirement Plan A

Actuarial Valuation and Review as of July 1, 2020

This report has been prepared at the request of the Board of Trustees to assist in administering the Retirement Plan. This valuation report may not otherwise be copied or reproduced in any form without the consent of the Board of Trustees and may only be provided to other parties in its entirety, unless expressly authorized by Segal. The measurements shown in this actuarial valuation may not be applicable for other purposes.

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Segal

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November 25, 2020

Board of Trustees
City of Gainesville Retirement Plan A
300 Henry Ward Way
Gainesville, GA 30503-2496

Dear Board Members:

We are pleased to submit this Actuarial Valuation and Review as of July 1, 2020. It summarizes the actuarial data used in the valuation, analyzes the 2019-2020 year's experience, and establishes the funding requirements for fiscal 2022.

This report was prepared in accordance with generally accepted actuarial principles and practices at the request of the Board to assist in administering the Retirement Plan. The census information and financial information on which our calculations were based was prepared by the staff of the City of Gainesville. That assistance is gratefully acknowledged.

The actuarial calculations were directed under my supervision. I am a member of the American Academy of Actuaries and I meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion herein. To the best of my knowledge, the information supplied in this actuarial valuation is complete and accurate. Further, in my opinion, the assumptions as approved by the Board are reasonably related to the experience of and the expectations for the Retirement Plan.

I hereby certify that the City of Gainesville Retirement Plan A has been funded in conformity with the minimum funding standards specified in Code Section 47-20-10 of the Official Code of Georgia Annotated known as the Public Retirement Systems Standards Law. This certification covers the 2019-2020 plan year.

I look forward to reviewing this report at your next meeting and to answering any questions.

Sincerely,
Segal

Malichi Waterman

Malichi S. Waterman, FCA, MAAA, ASA
Consulting Actuary
Enrolled Actuary 20-7141

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Actuarial Valuation Summary

Purpose and basis

This report was prepared by Segal to present a valuation of the City of Gainesville Retirement Plan A as of July 1, 2020. The valuation was performed to determine whether the assets and contributions are sufficient to provide the prescribed benefits. The measurements shown in this actuarial valuation may not be applicable for other purposes. In particular, the measures herein are not necessarily appropriate for assessing the sufficiency of Plan assets to cover the estimated cost of settling the Plan's benefit obligations. Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following: plan experience differing from that anticipated by the economic or demographic assumptions; changes in economic or demographic assumptions; increases or decreases expected as part of the natural operation of the methodology used for these measurements; and changes in plan provisions or applicable law.

Certain disclosure information required by GASB Statements No 67 and 68 as of June 30, 2020 for the Retirement Plan is provided in a separate report.

The contribution requirements presented in this report are based on:

- The benefit provisions of the Retirement Plan, as administered by the Board;
- The characteristics of covered active participants, inactive vested participants, and retired participants and beneficiaries as of June 30, 2020, provided by the City;
- The assets of the Plan as of June 30, 2020, provided by the City;
- Economic assumptions regarding future salary increases and investment earnings;
- Other actuarial assumptions regarding employee terminations, retirement, death, etc. and
- The funding policy adopted by the Board.

Valuation highlights

1. Segal Consulting ("Segal") strongly recommends an actuarial funding method that targets 100% funding of the actuarial accrued liability. Generally, this implies payments that are ultimately at least enough to cover normal cost, interest on the unfunded actuarial accrued liability and the principal balance. The funding policy adopted by the Board meets this standard. The contribution developed under the funding policy is called the recommended contribution. This amount is the total normal cost plus the sum of the amortization payments for bases as determined under Georgia law (See Page 26 for details).
2. The recommended contribution for the fiscal year ending June 30, 2021 is $10,590,838, an increase of $762,536 from last year. The contribution as a percentage of payroll increased from 35.62% of payroll to 37.16% of payroll.
3. Actual contributions to the Plan are set by statute, and are the joint responsibility of the employer and the employees. These statutory contributions are compared to the recommended contribution in order to assess the appropriateness of the statutory contributions. Based upon this comparison, the Board will decide what action to take, if any. City and employee contributions combined are 26.40% of payroll, which is 10.76% less than the recommended contribution. The average period for the bases in the determination of the recommended contribution is 10.1 years. The current contribution rate of 26.40% of pay is amortizing the unfunded actuarial accrued liability over an effective period of 22.1 years. The longest amortization period currently allowed by state law is 30 years. Therefore, the Plan is in compliance.
4. Actual contributions made during the fiscal year ending June 30, 2020 were $7,244,616. In the prior fiscal year, actual contributions were $6,918,932.
5. The funded ratio (the ratio of the actuarial value of assets to actuarial accrued liability) is 66.02%, compared to the prior year funded ratio of 65.88%. This ratio is one measure of funding status, and its history is a measure of funding progress. Using the market value of assets, the funded ratio is 65.24%, compared to 66.56% as of the prior valuation date. These measurements are not necessarily appropriate for assessing the sufficiency of Retirement Plan assets to cover the estimated cost of settling the Retirement Plan's benefit obligation or the need for or the amount of future contributions.
6. The employer normal cost is 11.93% of payroll and is fully covered by the 13.20% employee contribution rate.
7. The unfunded actuarial accrued liability is $56,152,465, which is an increase of $2,021,043 since the prior valuation. When compared to an expected unfunded actuarial accrued liability of $53,816,310, this yields an actuarial loss from investment and other experience of $2,336,155, or 1.41% of actuarial accrued liability.
8. The net experience loss from sources other than investment experience was 1.30% of the actuarial accrued liability. This loss primarily was due to greater salary increases than expected, more retirements than expected and less turnover than expected for participants hired prior to July 1, 2008.

9. The rate of return on the market value of assets was 4.49% for the July 1, 2019 to June 30, 2020 plan year. The return on the actuarial value of assets was 6.83% for the same period due to the recognition of prior years' investment gains and losses. This resulted in an actuarial loss when measured against the assumed rate of return of 7.00%. This actuarial investment loss increased the recommended contribution rate by 0.06% of pay. Given the low fixed income interest rate environment, target asset allocation and expectations of future investment returns for various classes, we advise the Board to continue to monitor actual and anticipated investment returns relative to the assumed long-term rate of return on investments of 7.00%.
10. The actuarial value of assets is 101.2% of the market value of assets. The investment experience in the past two years has only been partially recognized in the actuarial value of assets. As the deferred net gain is recognized in future years, the cost of the Plan is likely to decrease unless the net gain is offset by future experience. The recognition of the market losses of $1,290,661 will also have an impact on the future funded ratio. If the net deferred losses were recognized immediately in the actuarial value of assets, the recommended contribution would increase from 37.16% to about 37.58% of payroll.
11. There were no actuarial assumptions changes or plan changes reflected for the first time with this valuation.
12. The Retirement Plan uses the Entry Age Cost Method with the normal cost determined on a "replacement life" basis. This methodology allows reductions in the plan of benefits for new hires to be reflected in the normal cost for current employees even though the plan of benefits for current employees is unchanged. As a result, the actuarial accrued liability increases to offset the decrease in normal cost, and the recommended contribution is generally less than it would be if the "replacement life" approach was not used.
13. This report constitutes an actuarial valuation for the purpose of determining the actuarially determined contribution under the Retirement Plan's funding policy and measuring the progress of that funding policy. The Net Pension Liability (NPL) and Pension Expense under Governmental Accounting Standards Board (GASB) Statements No. 67 and No. 68, for inclusion in the plan and employer's financial statements as of June 30, 2020, were released to the City's Finance Department in a separate report dated October 14, 2020. The accounting disclosures utilize different methodologies from those employed in the funding valuation, as required by the GASB. However, the contributions in this valuation are used as the actuarially determined contribution (ADC) for GASB financial reporting.
14. This actuarial report as of July 1, 2020 is based on financial and demographic data as of that date. Changes subsequent to that date are not reflected and will affect future actuarial costs of the plan. We are prepared to work with the City to model the effects of these and other subsequent developments.
15. Since the actuarial valuation results are dependent on a given set of assumptions, there is a risk that emerging results may differ significantly as actual experience proves to be different from the assumptions. We have included a brief discussion of some risks that may affect the Retirement Plan in Section 2. A more detailed assessment of the risks would provide the Board with a better understanding of the inherent risks. This could be important because the Board has not had a detailed risk assessment in several years.

16. It is important to note that this actuarial valuation is based on plan assets as of June 30, 2020. Due to the COVID-19 pandemic, market conditions have changed significantly since the valuation date. The Plan's actuarial status does not reflect short-term fluctuations of the market, but rather is based on the market values on the last day of the Plan Year. While it is impossible to determine how the market will perform over the next several months, and how that will affect the results of next year's valuation, Segal is available to prepare projections of potential outcomes upon request.

Summary of key valuation results

Fiscal Year		2020	2019
Contributions for fiscal year beginning July 1:	• Recommended total contributions	$10,590,838	$9,828,302
	• Recommended total contributions as a percent of payroll	37.16%	35.62%
	• Actual contribution rate	26.40%	26.40%
Plan Year Beginning:		**July 1, 2020**	**July 1, 2019**
Actuarial accrued liability for plan year beginning July 1:	• Retired participants and beneficiaries	$92,042,171	$86,782,127
	• Inactive vested participants	1,847,310	1,368,671
	• Active participants	71,031,459	70,255,259
	• Inactive participants due a refund of employee contributions	336,933	239,405
	• Total	165,257,873	158,645,462
	• Normal cost including administrative expenses for plan year beginning July 1	3,309,810	3,171,837
Assets for plan year beginning July 1:	• Market value of assets (MVA)	$107,814,747	$105,587,299
	• Actuarial value of assets (AVA)	109,105,408	104,514,040
	• Actuarial value of assets as a percentage of market value of assets	101.20%	98.98%
Funded status for plan year beginning July 1:	• Unfunded actuarial accrued liability on market value of assets	$57,443,126	$53,058,163
	• Funded percentage on MVA basis	65.24%	66.56%
	• Unfunded actuarial accrued liability on actuarial value of assets	$56,152,465	$54,131,422
	• Funded percentage on AVA basis	66.02%	65.88%
Key assumptions	• Effective amortization period on an AVA basis	22.1 years	21.7 years
	• Net investment return	7.00%	7.00%
	• Inflation rate	2.75%	2.75%
	• Payroll increase	2.75%	2.75%
Demographic data for plan year beginning July 1:	• Number of retired participants and beneficiaries	293	282
	• Number of inactive vested participants	11	9
	• Number of active participants	504	505
	• Number of inactive participants entitled to a refund of employee contributions	42	33
	• Projected total payroll	$27,736,067	$26,855,193
	• Projected average payroll	55,032	53,179
	• Projected payroll for fiscal year	$28,498,809	$27,593,711

Important information about actuarial valuations

An actuarial valuation is a budgeting tool with respect to the financing of future projected obligations of a pension plan. It is an estimated forecast – the actual long-term cost of the plan will be determined by the actual benefits and expenses paid and the actual investment experience of the plan.

In order to prepare a valuation, Segal relies on a number of input items. These include:

Plan of benefits	Plan provisions define the rules that will be used to determine benefit payments, and those rules, or the interpretation of them, may change over time. Even where they appear precise, outside factors may change how they operate. It is important to keep Segal informed with respect to plan provisions and administrative procedures, and to review the plan summary included in our report to confirm that Segal has correctly interpreted the plan of benefits.
Participant data	An actuarial valuation for a plan is based on data provided to the actuary by the City. Segal does not audit such data for completeness or accuracy, other than reviewing it for obvious inconsistencies compared to prior data and other information that appears unreasonable. It is important for Segal to receive the best possible data and to be informed about any known incomplete or inaccurate data.
Assets	The valuation is based on the market value of assets as of the valuation date, as provided by the City. The City uses an “actuarial value of assets” that differs from market value to gradually reflect year-to-year changes in the market value of assets in determining the contribution requirements.
Actuarial assumptions	In preparing an actuarial valuation, Segal projects the benefits to be paid to existing plan participants for the rest of their lives and the lives of their beneficiaries. This projection requires actuarial assumptions as to the probability of death, disability, withdrawal, and retirement of each participant for each year. In addition, the benefits projected to be paid for each of those events in each future year reflect actuarial assumptions as to salary increases and cost-of-living adjustments. The projected benefits are then discounted to a present value, based on the assumed rate of return that is expected to be achieved on the plan’s assets. There is a reasonable range for each assumption used in the projection and the results may vary materially based on which assumptions are selected. It is important for any user of an actuarial valuation to understand this concept. Actuarial assumptions are periodically reviewed to ensure that future valuations reflect emerging plan experience. While future changes in actuarial assumptions may have a significant impact on the reported results that does not mean that the previous assumptions were unreasonable.

Section 1: Actuarial Valuation Summary

The user of Segal's actuarial valuation (or other actuarial calculations) should keep the following in mind:

The actuarial valuation is prepared at the request of the Retirement Board. Segal is not responsible for the use or misuse of its report, particularly by any other party.
An actuarial valuation is a measurement of the plan's assets and liabilities at a specific date. Accordingly, except where otherwise noted, Segal did not perform an analysis of the potential range of future financial measures. The actual long-term cost of the plan will be determined by the actual benefits and expenses paid and the actual investment experience of the plan.
Actuarial results in this report are not rounded, but that does not imply precision.
If the City is aware of any event or trend that was not considered in this valuation that may materially change the results of the valuation, Segal should be advised, so that we can evaluate it.
Segal does not provide investment, legal, accounting, or tax advice. Segal's valuation is based on our understanding of applicable guidance in these areas and of the plan's provisions, but they may be subject to alternative interpretations. The City should look to their other advisors for expertise in these areas.

As Segal has no discretionary authority with respect to the management or assets of the Retirement Plan, it is not a fiduciary in its capacity as actuaries and consultants with respect to the Retirement Plan.

Actuarial Valuation Results

Participant data

The Actuarial Valuation and Review considers the number and demographic characteristics of covered participants, including active participants, inactive vested participants, retired participants and beneficiaries.

This section presents a summary of significant statistical data on these participant groups.

More detailed information for this valuation year and the preceding valuation can be found in *Section 3, Exhibits A, B,* and *C*.

Participant Population: 2011 – 2020

Year Ended June 30	Active Participants	Inactive Vested Participants[1]	Retired Participants and Beneficiaries	Total Non-Actives	Ratio of Non-Actives to Actives
2011	477	11	202	213	0.45
2012	484	11	210	221	0.46
2013	487	13	217	230	0.47
2014	476	15	230	245	0.51
2015	488	25	239	264	0.54
2016	489	29	247	276	0.56
2017	486	35	265	300	0.62
2018	489	46	277	323	0.66
2019	505	42	282	324	0.64
2020	504	53	293	346	0.69

[1]Includes terminated participants due a refund of employee contributions

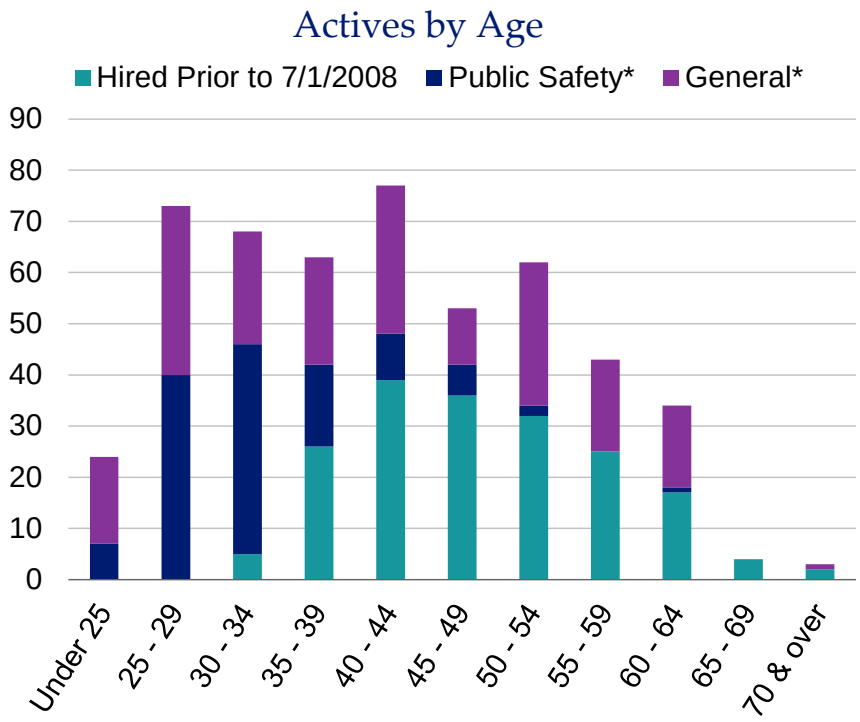
Active participants

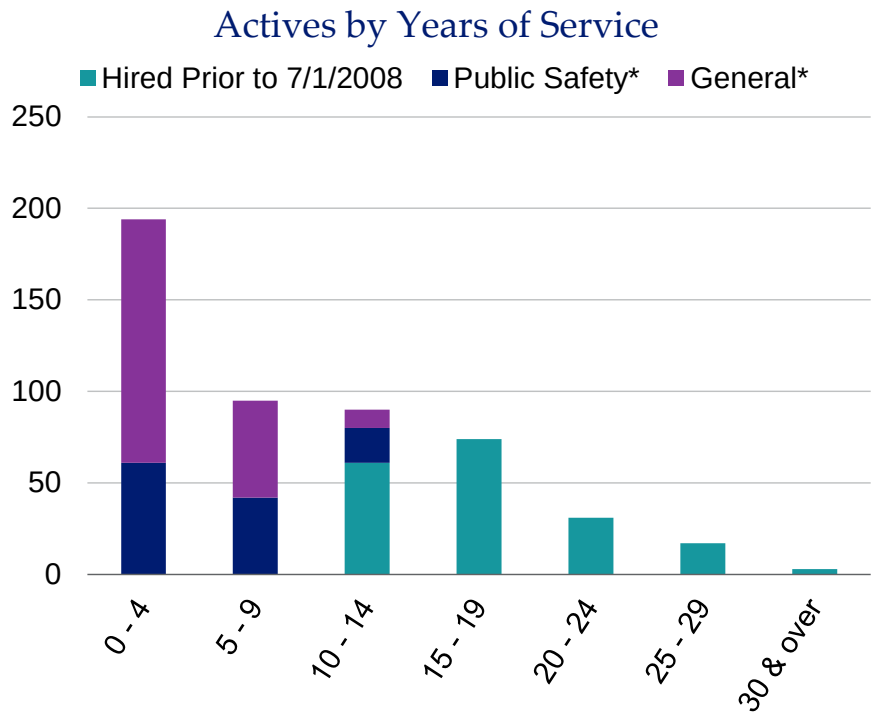
Plan costs are affected by the age, years of service and payroll of active participants. In this year's valuation, there were 504 active participants with an average age of 42.2, average years of benefit service of 9.4 years and average payroll of $55,032. The 505 active participants in the prior valuation had an average age of 42.1, average benefit service of 9.4 years and average payroll of $53,179.

Inactive participants

In this year's valuation, there were 11 participants with a vested right to a deferred or immediate vested benefit. In addition, there were 42 participants entitled to a return of their employee contributions.

Distribution of Active Participants as of June 30, 2020





Average age	42.2
Prior year average age	42.1
Difference	0.1

Average years of service	9.4
Prior year average years of service	9.4
Difference	0.0

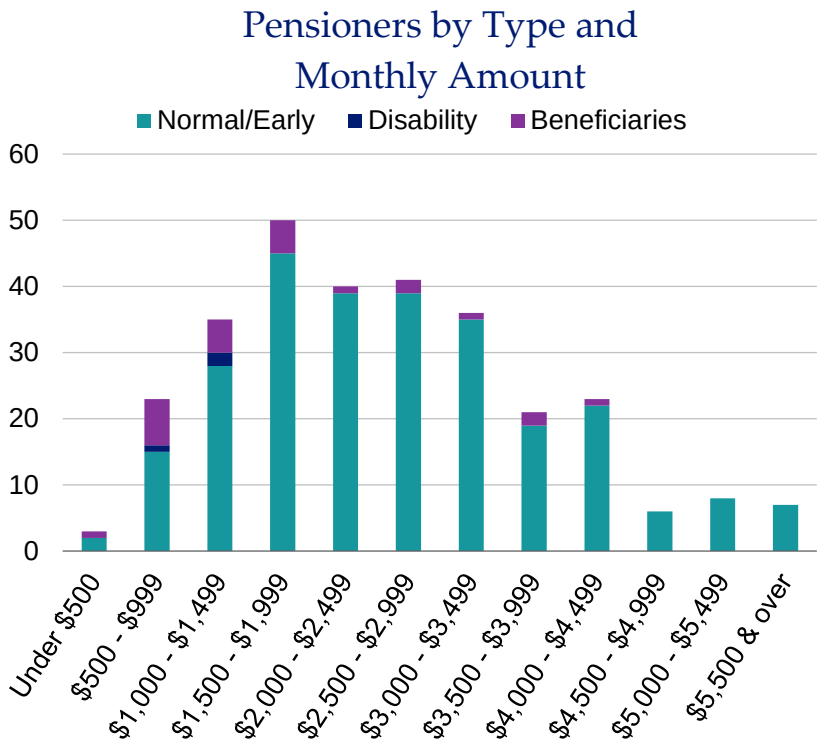
*Hired on or after 7/1/2008

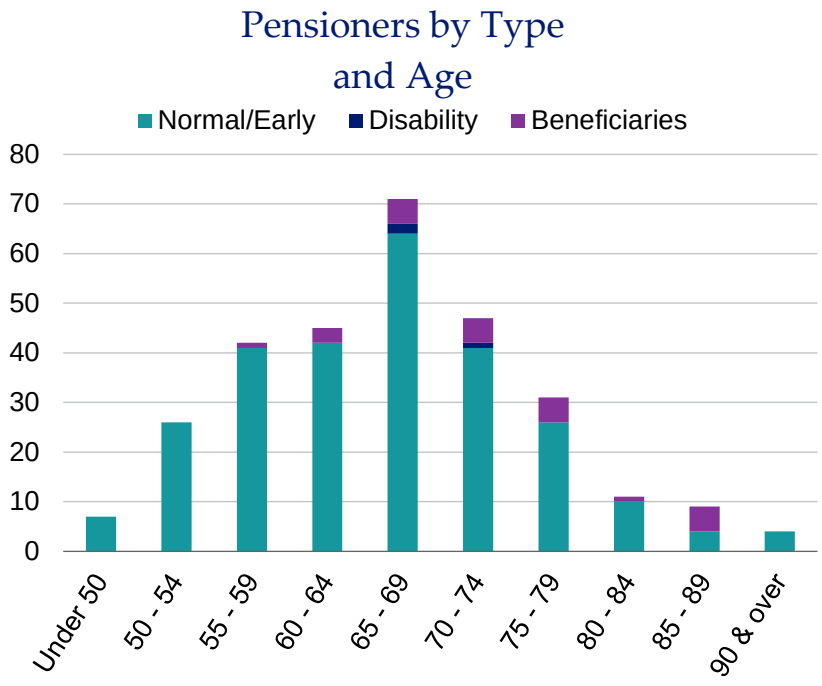
Retired participants and beneficiaries

As of June 30, 2020, 268 retired participants and 25 beneficiaries were receiving total monthly benefits of $763,896. For comparison, in the previous valuation, there were 257 retired participants and 25 beneficiaries receiving monthly benefits of $719,109.

As of June 30, 2020, the average monthly benefit for retired participants is $2,607, compared to $2,550 in the previous valuation. The average age for retired participants is 66.9 in the current valuation, compared with 66.8 in the prior valuation.

Distribution of Pensioners as of June 30, 2020





Historical plan population

The chart below demonstrates the stability of the active population over the last ten years. The chart also shows the growth among the retired population over the same time period.

Participant Data Statistics: 2011 – 2020

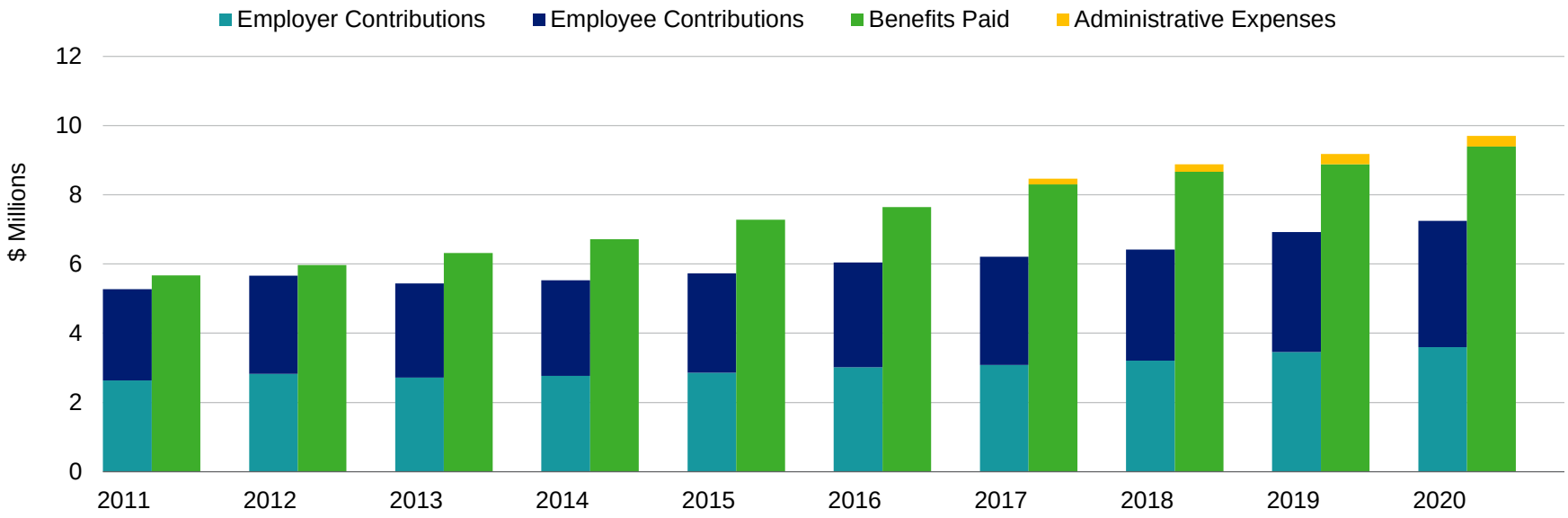
	Active Participants			Retired Participants and Beneficiaries		
Year Ended June 30	Count	Average Age	Average Service	Count	Average Age	Average Monthly Amount
2011	477	41.9	9.1	202	64.5	$2,211
2012	484	42.3	9.3	210	64.5	2,250
2013	487	42.7	9.5	217	64.9	2,290
2014	476	42.8	9.8	230	65.3	2,308
2015	488	42.3	9.5	239	65.3	2,372
2016	489	42.7	9.6	247	65.7	2,413
2017	486	42.2	9.3	265	66.0	2,454
2018	489	41.6	9.3	277	66.3	2,501
2019	505	42.1	9.4	282	66.8	2,550
2020	504	42.2	9.4	293	66.9	2,607

Financial information

Retirement plan funding anticipates that, over the long term, both contributions (less administrative expenses) and investment earnings (less investment fees) will be needed to cover benefit payments. Retirement plan assets change as a result of the net impact of these income and expense components.

Additional financial information, including a summary of transactions for the valuation year, is presented in *Section 3, Exhibits D, E* and *F*.

Comparison of Contributions Made with Benefits and Expenses Paid
for Years Ended June 30, 2011 – 2020



Prior to the year ended June 30, 2017, administrative expenses were treated as an offset to investment income for valuation purposes.

The negative cash flow position means that the Retirement Plan is becoming more dependent on investment returns to meet benefit payments. This trend can be expected to continue as the retiree population grows.

Section 2: Actuarial Valuation Results

It is desirable to have level and predictable plan costs from one year to the next. For this reason, the Board has approved an asset valuation method that gradually adjusts to market value. Under this valuation method, the full value of market fluctuations is not recognized in a single year and, as a result, the asset value and the plan costs are more stable. The amount of the adjustment to recognize market value is treated as income, which may be positive or negative. Realized and unrealized gains and losses are treated equally and, therefore, the sale of assets has no immediate effect on the actuarial value.

With the 2018 valuation, the actuarial value of assets was reset to market value, and asset method was revised to reflect a five-year smoothing method with a 20% corridor. Market value gains and losses will be recognized prospectively over a five-year period.

Determination of Actuarial Value of Assets for Year Ended June 30, 2020

1	Market value of assets, June 30, 2020				$107,814,747
2	Calculation of unrecognized return	**Original Amount[1]**	**Percent Deferred[2]**	**Unrecognized Amount[3]**	
	(a) Year ended June 30, 2020	-$2,619,508	80%	-$2,095,606	
	(b) Year ended June 30, 2019	1,341,574	60%	804,945	
	(c) Year ended June 30, 2018	N/A	40%	N/A	
	(d) Year ended June 30, 2017	N/A	20%	N/A	
	(e) Year ended June 30, 2016	N/A	0%	N/A	
	(f) Total unrecognized return				-$1,290,661
3	Preliminary actuarial value: **(1) - (2f)**				109,105,408
4	Adjustment to be within 20% corridor				0
5	Final actuarial value of assets as of June 30, 2020: **(3) + (4)**				109,105,408
6	Actuarial value as a percentage of market value: **(5) ÷ (1)**				101.2%
7	Amount deferred for future recognition: **(1) - (5)**				-$1,290,661

[1]Total return minus expected return on a market value basis
[2]Percent deferred applies to the current valuation year
[3]Recognition at 20% per year over five years

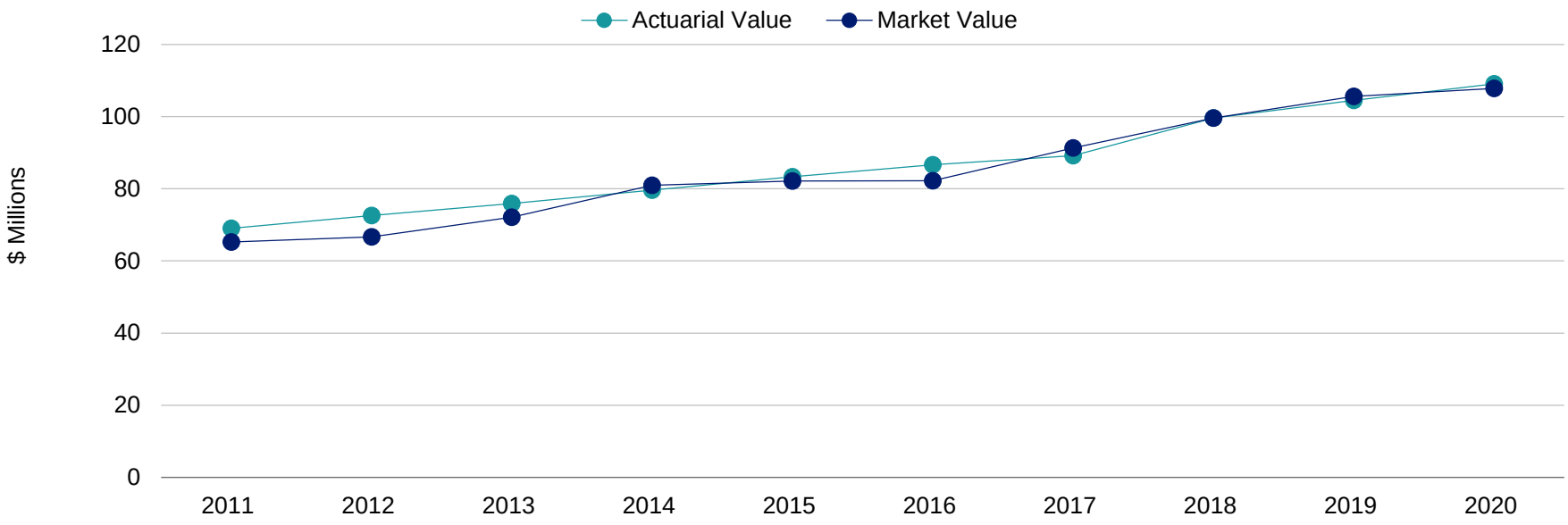
Deferred return as of June 30, 2020 recognized in each of the next four years:

(a) Amount recognized on June 30, 2021	-$255,587
(b) Amount recognized on June 30, 2022	-255,587
(c) Amount recognized on June 30, 2023	-255,587
(d) Amount recognized on June 30, 2024	-523,902

Section 2: Actuarial Valuation Results

Both the actuarial value and market value of assets are representations of the Retirement Plan's financial status. As investment gains and losses are gradually taken into account, the actuarial value of assets tracks the market value of assets. The actuarial asset value is significant because the Retirement Plan's liabilities are compared to these assets to determine what portion, if any, remains unfunded. Amortization of the unfunded actuarial accrued liability is an important element in determining the contribution requirement.

Actuarial Value of Assets vs. Market Value of Assets as of June 30, 2011 – 2020



Actuarial experience

To calculate any recommended contribution, assumptions are made about future events that affect the amount and timing of benefits to be paid and assets to be accumulated. Each year actual experience is measured against the assumptions. If overall experience is more favorable than anticipated (an actuarial gain), any contribution requirement will decrease from the previous year. On the other hand, any contribution requirement will increase if overall actuarial experience is less favorable than expected (an actuarial loss).

Taking account of experience gains or losses in one year without making a change in assumptions reflects the belief that the single year's experience was a short-term development and that, over the long term, experience will return to the original assumptions. For contribution requirements to remain stable, assumptions should approximate experience.

If assumptions are changed, the contribution requirement is adjusted to take into account a change in experience anticipated for all future years.

The total loss is $2,336,155, which includes $180,460 from investment losses and $2,155,695 in losses from all other sources. The net experience variation from individual sources other than investments was 1.3% of the actuarial accrued liability. A discussion of the major components of the actuarial experience is on the following pages.

Actuarial Experience for Year Ended June 30, 2020

1	Net loss from investments[1]	-$180,460
2	Net loss from administrative expenses	-127,375
3	Net loss from other experience	-2,028,320
4	Net experience loss: **1 + 2 + 3**	-$2,336,155

[1] Details on next page

Investment experience

A major component of projected asset growth is the assumed rate of return. The assumed return should represent the expected long-term rate of return, based on the Retirement Plan's investment policy. The rate of return on the market value of assets was 4.49% for the year ended June 30, 2020.

For valuation purposes, the assumed rate of return on the actuarial value of assets is 7.00%. The actual rate of return on an actuarial basis for the 2019-2020 plan year was 6.83%. Since the actual return for the year was less than the assumed return, the Retirement Plan experienced an actuarial loss during the year ended June 30, 2020 with regard to its investments.

Investment Experience

		Year Ended June 30, 2020		Year Ended June 30, 2019	
		Market Value	**Actuarial Value**	**Market Value**	**Actuarial Value**
1	Net investment income	$4,685,569	$7,049,489	$8,235,138	$7,161,879
2	Average value of assets	104,358,239	103,284,980	98,479,489	98,479,489
3	Rate of return: **1 ÷ 2**	4.49%	6.83%	8.36%	7.27%
4	Assumed rate of return	7.00%	7.00%	7.00%	7.00%
5	Expected investment income: **2 x 4**	7,305,077	7,229,949	6,893,564	6,893,564
6	Actuarial gain/(loss): **1 - 5**	-$2,619,508	-$180,460	$1,341,574	$268,315

Section 2: Actuarial Valuation Results

Because actuarial planning is long term, it is useful to see how the assumed investment rate of return has followed actual experience over time. The chart below shows the rate of return on an actuarial basis compared to the actual market value investment return for the last 20 years, including averages over select time periods.

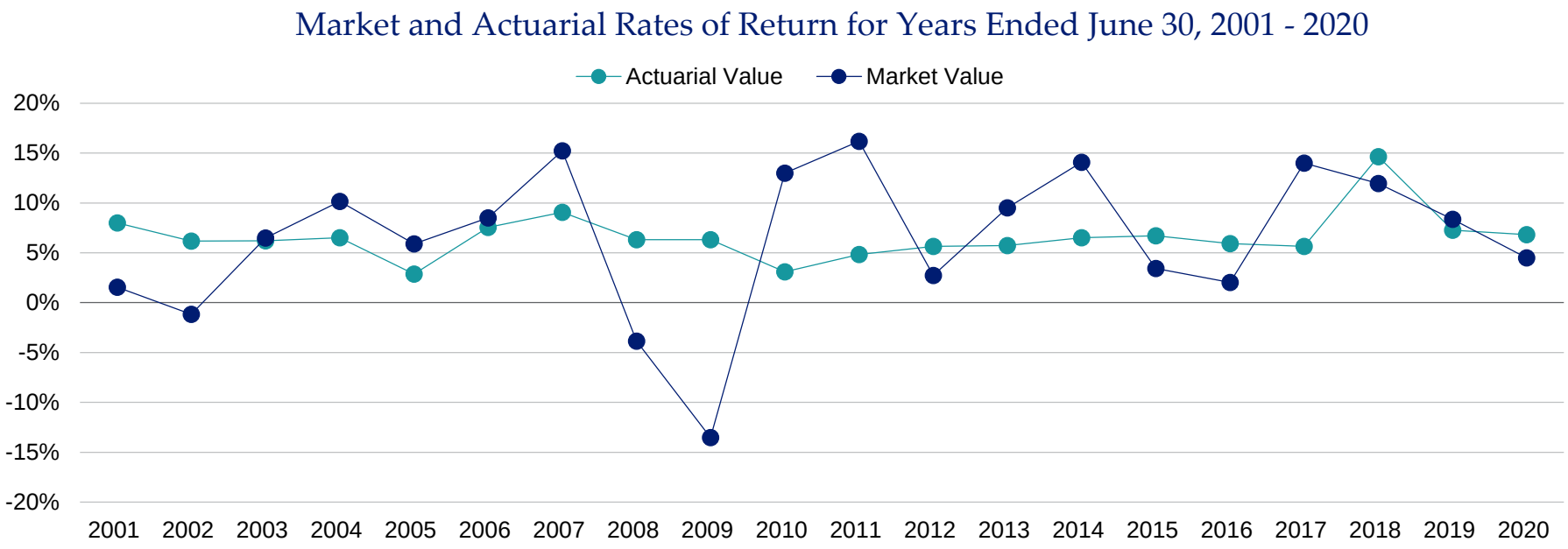
Investment Return – Actuarial Value vs. Market Value: 2001 - 2020

	Actuarial Value Investment Return		Market Value Investment Return			Actuarial Value Investment Return		Market Value Investment Return	
Year Ended June 30	Amount	Percent	Amount	Percent	Year Ended June 30	Amount	Percent	Amount	Percent
2001	$3,047,108	8.00%	$631,692	1.56%	2011	$3,182,793	4.82%	$9,108,468	16.18%
2002	2,483,031	6.17	-469,295	-1.17	2012	3,878,386	5.63	1,779,127	2.74
2003	2,603,212	6.20	2,531,446	6.49	2013	4,140,011	5.74	6,298,042	9.51
2004	2,864,351	6.52	4,156,258	10.16	2014	4,897,014	6.50	10,066,981	14.08
2005	1,280,348	2.86	2,886,018	5.91	2015	5,293,030	6.71	2,740,115	3.42
2006	3,569,024	7.53	4,000,983	8.51	2016	4,887,490	5.92	1,651,839	2.03
2007	4,621,770	9.06	7,773,002	15.22	2017	4,819,702	5.64	11,348,553	13.99
2008	3,556,073	6.32	-2,293,335	-3.86	2018	12,875,003	14.64	10,757,165	11.94
2009	3,813,918	6.31	-7,822,179	-13.53	2019	7,161,879	7.27	8,235,138	8.36
2010	1,988,431	3.09	6,509,428	13.00	2020	7,049,489	6.83	4,685,569	4.49
					Most recent five-year average return		8.04%		8.05%
					Most recent ten-year average return		7.10%		8.39%
					Most recent 15-year average return		6.89%		7.06%
					Most recent 20-year average return		6.73%		6.66%

Note: Each year's yield is weighted by the average asset value in that year.

Section 2: Actuarial Valuation Results

As described earlier in this section, the actuarial asset valuation method gradually recognizes fluctuations in the market value rate of return. The goal of this is to stabilize the actuarial rate of return and to produce more level pension plan costs.



Non-investment experience

Administrative expenses

- Administrative expenses for the year ended June 30, 2020 totaled $313,890, as compared to the assumption of $190,000. This resulted in a loss of $127,375 for the year when adjusted for timing. We have maintained the current assumption of $190,000 for the current year and may increase this assumption in a future valuation if the administrative expenses remain elevated.

Contributions

- Contributions for the year ended June 30, 2020 totaled $7,244,616, compared to the projected amount of $9,828,302. This resulted in a loss of $2,390,542 for the year, when adjusted for timing.

Other experience

There are other differences between the expected and the actual experience that appear when the new valuation is compared with the projections from the previous valuation. These include:

- the extent of turnover among participants,
- retirement experience (earlier or later than projected),
- mortality (more or fewer deaths than projected),
- the number of disability retirements (more or fewer than projected), and
- salary increases (greater or smaller than projected).

The net loss from this other experience for the year ended June 30, 2020 amounted to $2,028,320, which is 1.2% of the actuarial accrued liability.

Liability Changes Due to Demographic Experience for Year Ended June 30, 2020

Retirement	-$973,631
Pre-retirement mortality	-46,952
Disablement	18,063
Turnover	-307,208
Salary increases for active participants	-671,682
Pay status experience	205,988
New active participants	-111,928
Miscellaneous	-140,970
Total	**-$2,028,320**

Changes in the Actuarial Accrued Liability

The actuarial accrued liability as of July 1, 2020 is $165,257,873, an increase of $6,612,411, or 4.2% from the actuarial accrued liability as of the prior valuation date. The liability is expected to grow each year with normal cost and interest, and to decline due to benefit payments made. Additional fluctuations can occur due to actual experience that differs from expected (as discussed in the previous subsection).

Actuarial assumptions

There are no assumption changes reflected in this report.

Details on actuarial assumptions and methods are in *Section 4, Exhibit I*.

Plan provisions

There were no changes in plan provisions since the prior valuation.

A summary of plan provisions is in *Section 4, Exhibit II*.

Development of Unfunded Actuarial Accrued Liability for Year Ended June 30, 2020

1	Unfunded actuarial accrued liability at beginning of year		$54,131,422
2	Normal cost at beginning of year		3,171,837
3	Total contributions		-7,244,616
4	Interest		
	• For whole year on **1 + 2**	$4,011,229	
	• For full year on **3**	-253,562	
	Total interest		3,757,667
5	Expected unfunded actuarial accrued liability		$53,816,310
6	Changes due to experience gains and losses		$2,336,155
7	Unfunded actuarial accrued liability at end of year		$56,152,465

Recommended contribution

The recommended contribution for the Plan is comprised of a normal cost payment and a payment on the unfunded actuarial accrued liability. As of July 1, 2020, the recommended contribution is $10,590,838. This total amount is then divided by the projected payroll for active members to determine the funding rate of 37.16% of payroll.

The City has adopted financing periods of 15 years for experience gains and losses, 30 years for assumption and method changes, 20 years for benefit improvements affecting active employees and 10 years for benefit improvements affecting inactive employees. The current average period for the bases in the determination of the recommended contribution is 10.1 years.

The total statutory contribution rate of 26.40% of pay is amortizing the unfunded actuarial accrued liability over an effective period of 22.1 years. This is a reasonable amortization period under the funding requirements of Georgia state laws.

The contribution requirement as of July 1, 2020 is based on the data previously described, the actuarial assumptions and Plan provisions described in *Section 4*, including all changes affecting future costs adopted at the time of the actuarial valuation, actuarial gains and losses, and changes in the actuarial assumptions.

Recommended Contribution for Year Beginning July 1

		2021		2020	
		Amount	% of Projected Payroll	Amount	% of Projected Payroll
1.	Total normal cost	$3,125,577	10.97%	$2,987,604	10.83%
2.	Administrative expenses	184,233	0.64%	184,233	0.66%
3.	Employer normal cost: (1) + (2)	$3,309,810	11.61%	$3,171,837	11.49%
4.	Actuarial accrued liability	$165,257,873		$158,645,462	
5.	Actuarial value of assets	109,105,408		104,514,040	
6.	Unfunded actuarial accrued liability: (4) - (5)	$56,152,465		$54,131,422	
7.	Payment on projected unfunded actuarial accrued liability	6,649,016	23.33%	6,069,957	22.00%
12.	Total recommended contribution: (3) + (7), adjusted for timing*	$10,590,838	37.16%	$9,828,302	35.62%
13.	Valuation payroll projected to fiscal year	$28,498,809		$27,593,711	

*Fiscal year contributions are based on the valuation liabilities and assets determined one year prior.

Reconciliation of recommended contribution

The chart below details the changes in the recommended contribution from the prior valuation to the current year's valuation.

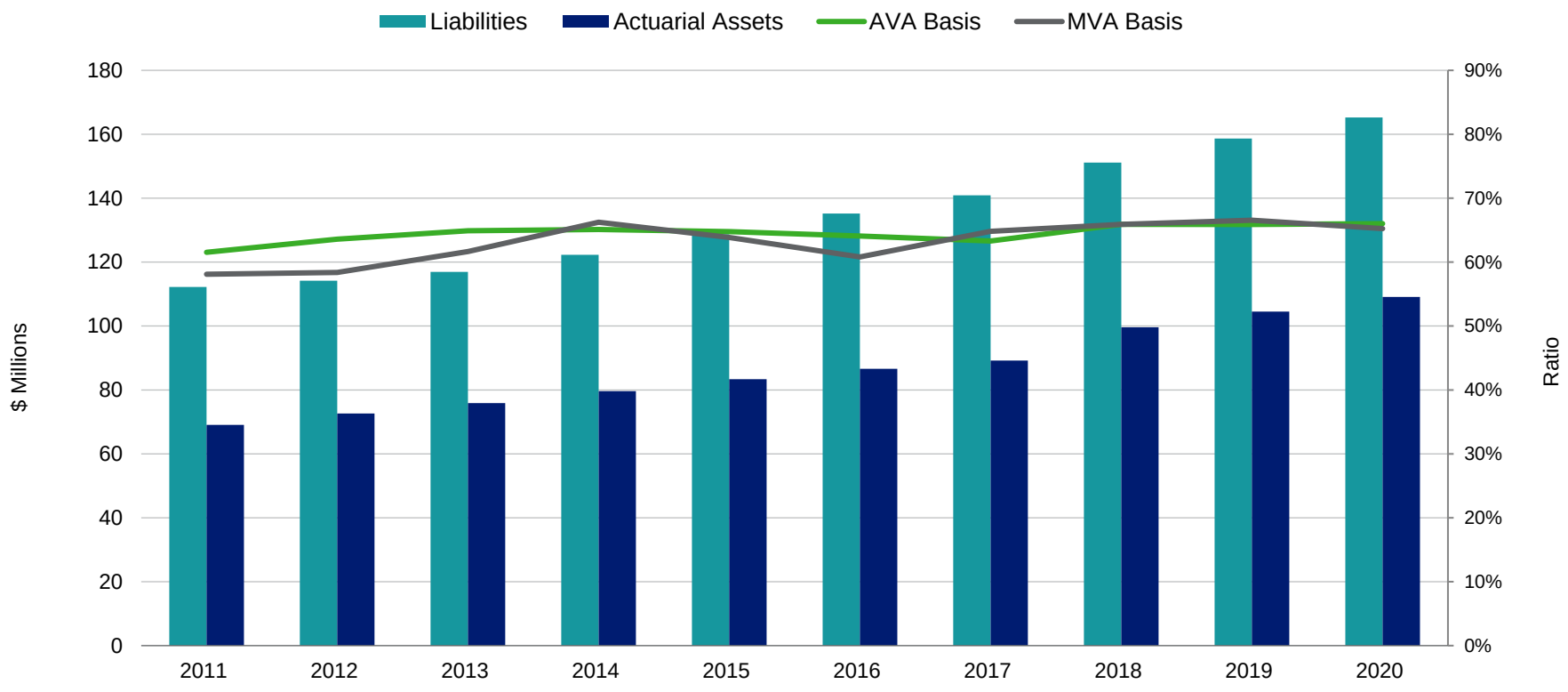
Reconciliation of Recommended Contribution from July 1, 2020 to July 1, 2021

	Amount
Recommended Contribution as of July 1, 2020	$9,828,302
• Effect of expected change in amortization payment due to payroll growth	177,517
• Effect of investment loss	16,733
• Effect of other gains and losses on accrued liability	199,891
• Net effect of other changes, including composition and number of participants	368,395
Total change	$762,536
Recommended Contribution as of July 1, 2021	$10,590,838

Funded Ratio

A critical piece of information regarding the Retirement Plan's financial status is the funded ratio. This ratio compares the actuarial value of assets to the actuarial accrued liabilities of the Plan as calculated. High ratios indicate a well-funded plan with assets sufficient to cover the plan's actuarial accrued liabilities. Lower ratios may indicate recent changes to benefit structures, funding of the plan below actuarial requirements, poor asset performance, or a variety of other factors.

The chart below depicts a history of the funded ratios for this plan. Funded ratios are shown on both an actuarial value (AVA) and a market value (MVA) basis.



Risk

Since the actuarial valuation results are dependent on a given set of assumptions and data as of a specific date, there is a risk that emerging results may differ significantly as actual experience differs from the assumptions.

This report does not contain a detailed analysis of the potential range of future measurements, but does include a brief discussion of some risks that may affect the Retirement Plan. A more detailed assessment would provide the Board of Trustees with a better understanding of the risks inherent in the Plan. This assessment may include scenario testing, sensitivity testing, stress testing and stochastic modeling.

- Investment Risk (the risk that returns will be different than expected)

  If the actual return on market value for the next plan year were 1% different from the assumed (either higher or lower), the projected unfunded actuarial liability would change by 0.4%, or about $200,000, with similar changes over the next four years due to recognition under the asset smoothing method.

  Since the Plan's assets are much larger than contributions, investment performance may create volatility in contribution requirements. For example, for each 1% difference in return from the assumed return, the recommended contribution would increase or decrease by about $10,000 (.07% of payroll), with similar changes over the next four years due to recognition under the asset smoothing method.

  The market value rate of return over the last 20 years has ranged from a low of -13.53% to a high of 16.18%.

- Longevity Risk (the risk that mortality experience will be different than expected)

  The actuarial valuation includes an expectation of future improvement in life expectancy. Emerging plan experience that does not match these expectations will result in either an increase or decrease in the recommended contribution.

- Contribution Risk (the risk that actual contributions will be different from recommended contribution)

  The Retirement Plan's funding policy establishes a fixed contribution rate of 26.40% which is compared against the recommended contribution developed in this report. As shown in Exhibit H, the funding policy has historically been adjusted in response to significant changes in the recommended contribution. In this context, contribution risk refers to the potential effects of current and future funding policy decisions on funding outcomes. The recommended contribution is used as a benchmark for funding progress based on using reasonable amortization periods for different sources in change in the unfunded liability.

  If contributions remain at current level and future experience matches the current assumptions, we project the unfunded actuarial accrued liability will be paid off in 22.1 years rather than the Board's recommended amortization policy of 10.1 years.

Section 2: Actuarial Valuation Results

- Demographic Risk (the risk that participant experience will be different than assumed)

  Examples of this risk include:

  – Actual retirements occurring earlier or later than assumed. The value of retirement plan benefits is sensitive to the rate of benefit accruals and any early retirement subsidies that apply.
  – More or less active participant turnover than assumed.

- Actual Experience Over the Last Ten Years and Implications for the Future

  Past experience can help demonstrate the sensitivity of key results to the Retirement Plan's actual experience. Over the past ten years:

  The investment gain/(loss) for a year has ranged from a loss of $4,450,612 to a gain of $5,469,492. If all investment returns were equal to the assumed return over the last ten years, the market value of assets as of the current valuation date would be approximately $112,533,476 as opposed to the actual value of $107,814,747.

  The non-investment gain(loss) for a year has ranged from a loss of $3,311,643 to a gain of $3,249,673.

  The funded percentage on the actuarial value of assets has ranged from a low of 61.5% to a high of 66.0% since 2011.

- Maturity Measures

  As pension plans mature, the cash need to fulfill benefit obligations will increase over time. Therefore, cash flow projections and analysis should be performed to assure that the Retirement Plan's asset allocation is aligned to meet emerging pension liabilities.

  Currently the Retirement Plan has a non-active to active participant ratio of 0.69. For the prior year benefits and expenses paid were $2,458,121 more than contributions received. As the Retirement Plan matures, more cash will be needed from the investment portfolio to meet benefit payments.

GFOA funded liability by type

The Actuarial Accrued Liability represents the present value of benefits earned, calculated using the Retirement Plan's actuarial cost method. The Actuarial Value of Assets reflects the financial resources available to liquidate the liability. The portion of the liability covered by assets reflects the extent to which accumulated plan assets are sufficient to pay future benefits, and is shown for liabilities associated with employee contributions, pensioner liabilities, and other liabilities. The Government Finance Officers Association (GFOA) recommends that the funding policy aim to achieve a funded ratio of 100 percent.

GFOA Solvency Test as of June 30

	2020	2019
Actuarial accrued liability (AAL)		
• Active member contributions	$26,853,876	$23,290,961
• Retirees and beneficiaries	92,042,171	86,782,127
• Active and inactive members (employer-financed)	46,361,826	48,572,374
Total	$165,257,873	$158,645,462
Actuarial value of assets	$109,105,408	$104,514,040
Cumulative portion of AAL covered		
• Active member contributions	100.00%	100.00%
• Retirees and beneficiaries	89.36%	93.59%
• Active and inactive members (employer-financed)	0.00%	0.00%

Volatility ratios

Retirement plans are subject to volatility in the level of required contributions. This volatility tends to increase as retirement plans become more mature.

The Asset Volatility Ratio (AVR), which is equal to the market value of assets divided by total payroll, provides an indication of the potential contribution volatility for any given level of investment volatility. A higher AVR indicates that the plan is subject to a greater level of contribution volatility. This is a current measurement since it is based on the current level of assets.

The current AVR is about 3.9. This means that a 1% asset gain or loss (relative to the assumed investment return) translates to about 3.9% of one-year's payroll. Since actuarial gains and losses are amortized over 15 years, there would be a 0.4% of payroll decrease/(increase) in the required contribution for each 1% asset gain or loss. The Liability Volatility Ratio (LVR), which is equal to the Actuarial Accrued Liability divided by payroll, provides an indication of the longer-term potential for contribution volatility for any given level of investment volatility. This is because, over an extended period of time, the plan's assets should track the plan's liabilities. For example, if a plan is 50% funded on a market value basis, the liability volatility ratio would be double the asset volatility ratio and the plan sponsor should expect contribution volatility to increase over time as the plan becomes better funded.

The LVR also indicates how volatile contributions will be in response to changes in the Actuarial Accrued Liability due to actual experience or to changes in actuarial assumptions. The current LVR is about 6.0. This is about 54% higher than the AVR. Therefore, we would expect that contribution volatility will increase over the long term.

Volatility Ratios for Years Ended 2011 - 2020

Year Ended June 30	Asset Volatility Risk	Liability Volatility Risk
2011	3.2	5.4
2012	3.0	5.1
2013	3.4	5.4
2014	3.7	5.7
2015	3.6	5.6
2016	3.5	5.7
2017	3.8	5.9
2018	4.0	6.1
2019	3.9	5.9
2020	3.9	6.0

State minimum requirements

The Retirement Plan is subject to minimum funding standards of the Public Retirement Systems Standards Law (Georgia Code Section 47-20-10). This minimum contribution is determined as the sum of 1) the normal cost (including administrative expenses), 2) the 30-year level percentage of payroll amortization of the unfunded actuarial accrued liability or the 10-year level percentage of payroll amortization of the surplus, and 3) interest on these amounts from the valuation date to the date contributions are paid (assumed monthly). The Retirement Board has adopted an actuarial funding policy that requires a different funding level than the estimated minimum annual contribution to minimize fluctuations in annual contribution amounts and to accumulate sufficient funds to secure benefits under the Plan. If the City contributes the recommended contribution developed under the actuarial funding policy each year, the Retirement Plan will meet applicable state funding standards.

Supplemental Information

Exhibit A: Table of Plan Coverage

Category	Year Ended June 30 2020	Year Ended June 30 2019	Change From Prior Year
Active participants in valuation:			
• Number	504	505	-0.2%
• Average age	42.2	42.1	0.1
• Average years of eligibility service	9.8	9.9	-0.1
• Average years of benefit service	9.4	9.4	0.0
• Projected total payroll	$27,736,067	$26,855,193	3.3%
• Projected average payroll	55,032	53,179	3.5%
• Account balances	26,853,876	23,290,961	15.3%
• Total active vested participants	230	231	-0.4%
Inactive vested participants	11	9	22.2%
Inactive nonvested participants due a refund	42	33	27.3%
Retired participants:			
• Number in pay status	265	254	4.3%
• Average age	66.3	66.0	0.3
• Average monthly benefit	$2,709	$2,664	1.7%
Disabled participants:			
• Number in pay status	3	3	0.0%
• Average age	69.5	68.5	1.0
• Average monthly benefit	$1,053	$1,053	0.0%
Beneficiaries:			
• Number in pay status	25	25	0.0%
• Average age	73.9	74.6	-0.7
• Average monthly benefit	$1,709	$1,573	8.6%

Exhibit B: Participants in Active Service as of June 30, 2020 by Age, Years of Service, and Average Payroll

	Years of Service								
Age	Total	0 - 4	5 - 9	10 - 14	15 - 19	20 - 24	25 - 29	30 - 34	35 - 39
Under 25	24	24	- -	- -	- -	- -	- -	- -	- -
	$41,236	$41,236	- -	- -	- -	- -	- -	- -	- -
25 - 29	73	57	14	2	- -	- -	- -	- -	- -
	44,131	43,704	$44,961	$50,480	- -	- -	- -	- -	- -
30 - 34	68	34	24	10	- -	- -	- -	- -	- -
	49,955	47,465	50,499	57,113	- -	- -	- -	- -	- -
35 - 39	63	19	11	23	9	1	- -	- -	- -
	52,503	42,742	55,119	54,370	$62,928	$72,435	- -	- -	- -
40 - 44	77	20	10	16	22	9	- -	- -	- -
	60,346	49,654	49,762	71,245	62,107	72,187	- -	- -	- -
45 - 49	53	8	7	7	15	11	5	- -	- -
	67,449	49,355	64,161	63,257	70,640	72,584	$85,997	- -	- -
50 - 54	62	15	12	13	9	6	7	- -	- -
	59,696	52,043	53,988	58,076	57,531	74,520	78,965	- -	- -
55 - 59	43	10	7	10	9	2	4	1	- -
	57,087	55,100	45,870	57,253	55,028	96,774	67,468	$51,451	- -
60 - 64	34	6	10	6	8	1	1	1	1
	60,748	52,697	54,654	64,927	61,145	45,212	73,744	66,822	$138,221
65 - 69	4	- -	- -	2	2	- -	- -	- -	- -
	59,068	- -	- -	46,147	71,990	- -	- -	- -	- -
70 & over	3	1	- -	1	- -	1	- -	- -	- -
	47,062	61,446	- -	40,399	- -	39,340	- -	- -	- -
Total	504	194	95	90	74	31	17	2	1
	$55,032	$46,412	$51,684	$59,501	$62,682	$72,444	$78,021	$59,137	$138,221

Exhibit C: Reconciliation of Participant Data

	Active Participants	Inactive Vested Participants	Inactives Due Refund	Disableds	Retired Participants	Beneficiaries	Total
Number as of July 1, 2019	**505**	**9**	**33**	**3**	**254**	**25**	**829**
• New participants	53	N/A	3*	N/A	N/A	N/A	56
• Terminations – with vested rights	-3	3	0	0	0	0	0
• Terminations – without vested rights	-9	N/A	9	N/A	N/A	N/A	0
• Retirements	-17	-1	0	N/A	18	N/A	0
• New disabilities	0	0	0	0	N/A	N/A	0
• Return to work	0	0	0	0	0	N/A	0
• Deceased	-1	0	1	0	-7	-2	-9
• New beneficiary	0	0	0	0	0	2	2
• Lump sum cash-outs	-24	0	-4	0	0	0	-28
• Data adjustments	0	0	0	0	0	0	0
Number as of July 1, 2020	**504**	**11**	**42**	**3**	**265**	**25**	**850**

*Hired, terminated within the past valuation cycle and left employee contributions in plan.

Exhibit D: Summary Statement of Income and Expenses on a Market Value Basis

	Year Ended June 30, 2020		Year Ended June 30, 2019	
Net assets at market value at the beginning of the year		$105,587,299		$99,606,816
Contribution income:				
• City contributions	$3,593,741		$3,459,466	
• Member contributions	3,650,875		3,459,466	
• Less administrative expenses	-313,890		-292,750	
Net contribution income		*$6,930,726*		*$6,626,182*
Investment income:				
• Interest, dividends and other income	$1,866,032		$1,950,530	
• Asset appreciation	2,819,537		6,284,608	
Net investment income		*$4,685,569*		*$8,235,138*
Total income available for benefits		**$11,616,295**		**$14,861,320**
Less benefit payments:				
• Benefit payments	-$8,896,838		-$8,484,302	
• Refunds	-492,009		-396,535	
Net benefit payments		*-$9,388,847*		*-$8,880,837*
Change in reserve for future benefits		**$2,227,448**		**$5,980,483**
Net assets at market value at the end of the year		**$107,814,747**		**$105,587,299**

Exhibit E: Summary Statement of Plan Assets

	June 30, 2020	June 30, 2019
Cash equivalents	$948,490	$863,064
Investments:		
• Equities	$65,943,173	$64,906,927
• Fixed Income	31,071,901	30,192,195
• Other	9,894,048	9,708,790
Total investments at market value	$106,909,122	$104,807,912
Total assets	$107,857,612	$105,670,976
Total accounts payable	-42,865	-83,677
Net assets at market value	**$107,814,747**	**$105,587,299**
Net assets at actuarial value	**$109,105,408**	**$104,514,040**

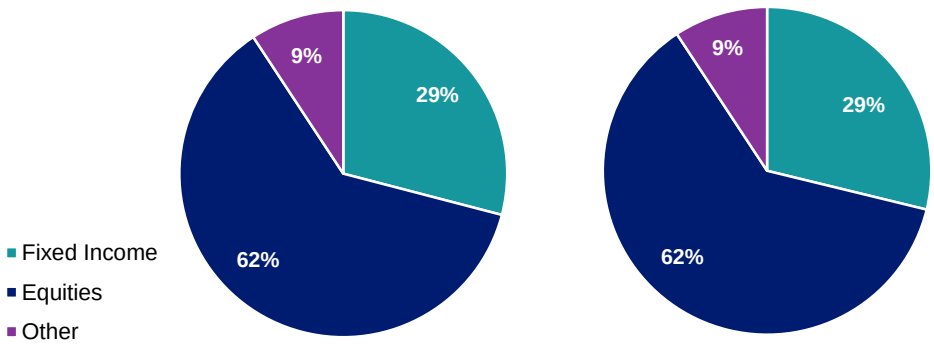


Exhibit F: Development of the Fund through June 30, 2020

Year Ended June 30	City Contributions	Employee Contributions	Net Investment Return[1]	Admin. Expenses	Benefit Payments	Market Value of Assets at Year-End	Actuarial Value of Assets at Year-End	Actuarial Value as a Percent of Market Value
2011	$2,637,591	$2,637,591	$9,108,468	$0	$5,667,926	$65,204,794	$69,055,980	105.9%
2012	2,829,095	2,829,095	1,779,127	0	5,969,131	66,672,980	72,623,425	108.9%
2013	2,720,450	2,720,450	6,298,042	0	6,313,184	72,098,738	75,891,152	105.3%
2014	2,766,404	2,766,404	10,066,981	0	6,715,366	80,983,161	79,605,608	98.3%
2015	2,862,539	2,862,539	2,740,115	0	7,282,407	82,165,947	83,341,309	101.4%
2016	3,021,182	3,021,182	1,651,839	0	7,642,229	82,217,921	86,628,934	105.4%
2017	3,079,855	3,132,278	11,348,553	165,260	8,301,719	91,311,628	89,193,790	97.7%
2018	3,209,624	3,209,624	10,757,165	219,595	8,661,630	99,606,816	99,606,816	100.0%
2019	3,459,466	3,459,466	8,235,138	292,750	8,880,837	105,587,299	104,514,040	99.0%
2020	3,593,741	3,650,875	4,685,569	313,890	9,388,847	107,814,747	109,105,408	101.2%

[1]On a market basis, net of investment fees. Years prior to 2017 are also net of administrative expenses.

Exhibit G: Table of Amortization Bases

Type[1]	Date Established	Initial Period	Initial Amount	Annual Payment[2]	Years Remaining	Outstanding Balance
Method Change	07/01/2005	30	$32,986,302	$3,015,011	15	$34,578,373
Experience Loss	07/01/2006	15	1,026,061	139,742	1	139,742
Experience Loss	07/01/2007	15	2,683,283	353,514	2	692,987
Experience Loss	07/01/2008	15	1,981,229	252,496	3	727,798
Plan Amendment	07/01/2008	20	2,971,384	310,797	8	2,166,862
Experience Loss	07/01/2009	15	6,539,294	806,161	4	3,037,558
Change in Asset Method	07/01/2009	30	-4,257,814	-340,441	19	-4,602,843
Experience Loss	07/01/2010	15	649,697	77,476	5	357,805
Experience Loss	07/01/2011	15	1,822,083	210,175	6	1,142,264
Change in Assumptions	07/01/2011	30	-1,863,464	-139,343	21	-2,010,413
Experience Gain	07/01/2012	15	-1,960,521	-218,743	7	-1,360,353
Plan Amendment	07/01/2012	20	455,797	41,724	12	404,577
Experience Gain	07/01/2013	15	-764,499	-82,505	8	-575,223
Experience Loss	07/01/2014	15	1,624,012	169,523	9	1,304,485
Experience Loss	07/01/2015	15	2,710,071	273,620	10	2,295,505
Experience Loss	07/01/2016	15	2,150,436	209,998	11	1,901,774
Change in Assumptions	07/01/2016	30	1,077,026	68,100	26	1,116,799
Experience Loss	07/01/2017	15	4,409,885	418,115	12	4,054,231
Experience Loss	07/01/2018	15	4,361,401	401,489	13	4,139,882
Change in Assumptions	07/01/2018	30	3,511,941	209,323	28	3,575,843
Change in Asset Method	07/01/2018	30	-6,305,493	-375,828	28	-6,420,226
Experience Loss	07/01/2019	15	4,871,842	436,475	14	4,758,342
Experience Loss	07/01/2020	15	4,726,696	412,137	15	4,726,696
Total				**$6,649,016**		**$56,152,465**

[1]Experience gain/loss bases established on or after July 1, 2017 include the impact of resetting the credit balance to $0 and subsequent losses due to contributions lower than the recommended contribution.
[2]Level percentage of payroll.

Exhibit H: History of Contribution Rates

Fiscal Year Ended June 30	Member Percentage of Pay	City Percentage of Pay	Total Policy Percentage	Recommended Contribution Percentage
1998	9.50%	9.50%	19.00%	18.90%
1999	9.50%	9.50%	19.00%	19.60%
2000	9.50%	9.50%	19.00%	19.20%
2001	9.50%	9.50%	19.00%	19.30%
2002	9.50%	9.50%	19.00%	19.50%
2003	9.50%	9.50%	19.00%	19.80%
2004	10.50%	10.50%	21.00%	21.10%
2005	10.50%	10.50%	21.00%	22.10%
2006	10.50%	10.50%	21.00%	22.10%
2007	13.20%	13.20%	26.40%	26.40%
2008	13.20%	13.20%	26.40%	26.80%
2009	13.20%	13.20%	26.40%	26.24%
2010	13.20%	13.20%	26.40%	25.07%
2011	13.20%	13.20%	26.40%	27.26%
2012	13.20%	13.20%	26.40%	28.98%
2013	13.20%	13.20%	26.40%	29.32%
2014	13.20%	13.20%	26.40%	28.12%
2015	13.20%	13.20%	26.40%	28.97%
2016	13.20%	13.20%	26.40%	30.22%
2017	13.20%	13.20%	26.40%	30.88%
2018	13.20%	13.20%	26.40%	31.80%
2019	13.20%	13.20%	26.40%	33.96%
2020	13.20%	13.20%	26.40%	35.17%
2021	13.20%	13.20%	26.40%	35.62%
2022	13.20%	13.20%	26.40%	37.16%

Exhibit I: Definition of Pension Terms

The following list defines certain technical terms for the convenience of the reader:

Actuarial Accrued Liability for Actives:	The equivalent of the accumulated normal costs allocated to the years before the valuation date.
Actuarial Accrued Liability for Pensioners and Beneficiaries:	Actuarial Present Value of lifetime benefits to existing pensioners and beneficiaries. This sum takes account of life expectancies appropriate to the ages of the annuitants and the interest that the sum is expected to earn before it is entirely paid out in benefits.
Actuarial Cost Method:	A procedure allocating the Actuarial Present Value of Future Benefits to various time periods; a method used to determine the Normal Cost and the Actuarial Accrued Liability that are used to determine the recommended contribution.
Actuarial Gain or Loss:	A measure of the difference between actual experience and that expected based upon a set of Actuarial Assumptions, during the period between two Actuarial Valuation dates. To the extent that actual experience differs from that assumed, Actuarial Accrued Liabilities emerge which may be the same as forecasted, or may be larger or smaller than projected. Actuarial gains are due to favorable experience, e.g., assets earn more than projected, salary increases are less than assumed, members retire later than assumed, etc. Favorable experience means actual results produce actuarial liabilities not as large as projected by the actuarial assumptions. On the other hand, actuarial losses are the result of unfavorable experience, i.e., actual results yield actuarial liabilities that are larger than projected.
Actuarially Equivalent:	Of equal Actuarial Present Value, determined as of a given date and based on a given set of Actuarial Assumptions.
Actuarial Present Value (APV):	The value of an amount or series of amounts payable or receivable at various times, determined as of a given date by the application of a particular set of Actuarial Assumptions. Each such amount or series of amounts is: Adjusted for the probable financial effect of certain intervening events (such as changes in compensation levels, marital status, etc.) Multiplied by the probability of the occurrence of an event (such as survival, death, disability, withdrawal, etc.) on which the payment is conditioned, and Discounted according to an assumed rate (or rates) of return to reflect the time value of money.

Actuarial Present Value of Future Benefits:	The Actuarial Present Value of benefit amounts expected to be paid at various future times under a particular set of Actuarial Assumptions, taking into account such items as the effect of advancement in age, anticipated future compensation, and future service credits. The Actuarial Present Value of Future Benefits includes the liabilities for active members, retired members, beneficiaries receiving benefits, and inactive members entitled to either a refund of member contributions or a future retirement benefit. Expressed another way, it is the value that would have to be invested on the valuation date so that the amount invested plus investment earnings would provide sufficient assets to pay all projected benefits and expenses when due.
Actuarial Valuation:	The determination, as of a valuation date, of the Normal Cost, Actuarial Accrued Liability, Actuarial Value of Assets, and related Actuarial Present Values for a plan, as well as Actuariallv Determined Contributions.
Actuarial Value of Assets (AVA):	The value of the Plan's assets as of a given date, used by the actuary for valuation purposes. This may be the market or fair value of plan assets, but commonly plans use a smoothed value in order to reduce the year-to-year volatility of calculated results, such as the funded ratio and the Actuariallv Determined Contribution.
Actuarially Determined:	Values that have been determined utilizing the principles of actuarial science. An actuarially determined value is derived by application of the appropriate actuarial assumptions to specified values determined by provisions of the Plan.
Actuarially Determined Contribution (ADC):	The employer's periodic required contributions, expressed as a dollar amount or a percentage of covered plan compensation, determined under the Plan's funding policy. The ADC consists of the Employer Normal Cost and the Amortization Payment.
Amortization Method:	A method for determining the Amortization Payment. The most common methods used are level dollar and level percentage of payroll. Under the Level Dollar method, the Amortization Payment is one of a stream of payments, all equal, whose Actuarial Present Value is equal to the Unfunded Actuarial Accrued Liability. Under the Level Percentage of Pay method, the Amortization Payment is one of a stream of increasing payments, whose Actuarial Present Value is equal to the Unfunded Actuarial Accrued Liability. Under the Level Percentage of Pay method, the stream of payments increases at the assumed rate at which total covered payroll of all active members will increase.
Amortization Payment:	The portion of the pension plan contribution, or ADC, that is intended to pay off the Unfunded Actuarial Accrued Liability.

Section 3: Supplemental Information

Assumptions or Actuarial Assumptions:	The estimates upon which the cost of the Plan is calculated, including: Investment return - the rate of investment yield that the Plan will earn over the long-term future; Mortality rates - the rate or probability of death at a given age for employees and pensioners; Retirement rates - the rate or probability of retirement at a given age or service; Disability rates - the rate or probability of disability retirement at a given age; Withdrawal rates - the rate or probability at which employees of various ages are expected to leave employment for reasons other than death, disability, or retirement; Salary increase rates - the rates of salary increase due to inflation, real wage growth and merit and promotion increases.
Closed Amortization Period:	A specific number of years that is counted down by one each year, and therefore declines to zero with the passage of time. For example, if the amortization period is initially set at 20 years, it is 19 years at the end of one year, 18 years at the end of two years, etc. See Open Amortization Period.
Decrements:	Those causes/events due to which a member's status (active-inactive-retiree-beneficiary) changes, that is: death, retirement, disability, or withdrawal.
Defined Benefit Plan:	A retirement plan in which benefits are defined by a formula based on the member's compensation, age and/or years of service.
Defined Contribution Plan:	A retirement plan, such as a 401(k) plan, a 403(b) plan, or a 457 plan, in which the contributions to the plan are assigned to an account for each member, the plan's earnings are allocated to each account, and each member's benefits are a direct function of the account balance.
Employer Normal Cost:	The portion of the Normal Cost to be paid by the employer. This is equal to the Normal Cost less expected member contributions.
Experience Study:	A periodic review and analysis of the actual experience of the Plan that may lead to a revision of one or more actuarial assumptions. Actual rates of decrement and salary increases are compared to the actuarially assumed values and modified based on recommendations from the Actuary.
Funded Ratio:	The ratio of the Actuarial Value of Assets (AVA) to the Actuarial Accrued Liability (AAL). Plans sometimes also calculate a market funded ratio, using the Market Value of Assets (MVA), rather than the AVA.

Section 3: Supplemental Information

GASB 67 and GASB 68:	Governmental Accounting Standards Board (GASB) Statements No. 67 and No. 68. These are the governmental accounting standards that set the accounting rules for public retirement systems and the employers that sponsor or contribute to them. Statement No. 68 sets the accounting rules for the employers that sponsor or contribute to public retirement systems, while Statement No. 67 sets the rules for the systems themselves.
Investment Return:	The rate of earnings of the Plan from its investments, including interest, dividends and capital gain and loss adjustments, computed as a percentage of the average value of the fund. For actuarial purposes, the investment return often reflects a smoothing of the capital gains and losses to avoid significant swings in the value of assets from one year to the next.
Net Pension Liability (NPL):	The Net Pension Liability is equal to the Total Pension Liability minus the Plan Fiduciary Net Position.
Normal Cost:	The portion of the Actuarial Present Value of Future Benefits and expenses allocated to a valuation year by the Actuarial Cost Method. Any payment with respect to an Unfunded Actuarial Accrued Liability is not part of the Normal Cost (see Amortization Payment). For pension plan benefits that are provided in part by employee contributions, Normal Cost refers to the total of member contributions and employer Normal Cost unless otherwise specifically stated.
Open Amortization Period:	An open amortization period is one which is used to determine the Amortization Payment but which does not change over time. If the initial period is set as 30 years, the same 30-year period is used in each future year in determining the Amortization Period.
Plan Fiduciary Net Position:	Market value of assets.
Total Pension Liability (TPL):	The actuarial accrued liability under the entry age normal cost method and based on the blended discount rate as described in GASB 67 and 68.
Unfunded Actuarial Accrued Liability:	The excess of the Actuarial Accrued Liability over the Actuarial Value of Assets. This value may be negative, in which case it may be expressed as a negative Unfunded Actuarial Accrued Liability, also called the Funding Surplus or an Overfunded Actuarial Accrued Liability.
Valuation Date or Actuarial Valuation Date:	The date as of which the value of assets is determined and as of which the Actuarial Present Value of Future Benefits is determined. The expected benefits to be paid in the future are discounted to this date.

Actuarial Valuation Basis

Exhibit I: Actuarial Assumptions, Actuarial Cost Method and Models

Rationale for Assumptions:	The investment return, inflation, and administrative expense assumptions used in the July 1, 2020 valuation were approved by the Board in October, 2018, based on the results of an actuarial study conducted by Segal. The mortality and other actuarial assumptions used in the July 1, 2020 valuation were approved by the Board in August, 2016, based on the results of an actuarial experience study for the five-year period ended June 30, 2015. Current data is reviewed in conjunction with each annual valuation.
Net Investment Return:	7.00%, net of investment expenses The net investment return assumption was chosen by the Retirement Plan's Board of Trustees, with input from the actuary. This assumption is a long-term estimate derived from historical data, current and recent market expectations, and input from Plan professionals. As part of the analysis, a building block approach was used that reflects inflation expectations and anticipated risk premiums for each of the portfolio's asset classes, as well as the Retirement Plan's target asset allocation.
Administrative Expenses:	$190,000 payable mid-year, equivalent to $184,233 at the beginning of the year.
Salary Increases:	**Service** / **Rate (%)** 0-1 / 13.75 1-2 / 5.75 2-5 / 4.75 5-14 / 3.75 15-24 / 3.25 25+ / 2.75 *Above rates reflect a 2.75% inflation assumption.* The salary increase assumptions are based on the City's pay plan, along with analysis completed in conjunction with an actuarial experience study for the five-year period ended June 30, 2015.

Section 4: Actuarial Valuation Basis

Inflation Rates:	2.75%
Payroll Growth:	2.75%
Cost-of-Living Adjustments:	0.00%
Mortality Rates:	
Pre-retirement:	RP-2014 Employee Mortality Table
Healthy annuitants:	RP-2014 Blue Collar Healthy Annuitant Mortality Table with rates multiplied by 120%, set forward two years for males only
Disabled annuitants:	RP-2014 Disabled Retiree Mortality Table
	The tables above, with adjustments shown, reasonably reflect the mortality experience of the Retirement Plan as of the measurement date. The mortality tables were then adjusted to future years using generational projection under Scale MP-2015 from 2014 to reflect future mortality improvement.

Annuitant Mortality Rates:

	Rate (%)			
	Healthy[1]		Disabled[1]	
Age	**Male**	**Female**	**Male**	**Female**
55	0.83	0.48	2.34	1.45
60	1.18	0.69	2.66	1.70
65	1.80	1.05	3.17	2.09
70	2.84	1.68	4.03	2.82
75	4.60	2.76	5.43	4.10
80	7.64	4.58	7.66	6.10
85	12.84	7.80	11.33	9.04
90	21.32	13.42	17.30	13.27

[1]*Rates shown do not include generational projection.*

Section 4: Actuarial Valuation Basis

Mortality and Disability Rates before Retirement:

	Rate (%)		
	Mortality[1]		Disability
Age	Male	Female	Male and Female
20	0.04	0.02	0.02
25	0.05	0.02	0.03
30	0.05	0.02	0.03
35	0.05	0.03	0.03
40	0.06	0.04	0.04
45	0.10	0.07	0.05
50	0.17	0.11	0.08
55	0.28	0.17	0.15
60	0.47	0.24	0.30

[1]*Rates shown do not include generational projection.*

On the Job Disability:

Employees hired prior to July 1, 2008:	100% of disabilities
General Employees hired on or after July 1, 2008:	30% of disabilities
Public Safety Employees hired on or after July 1, 2008:	80% of disabilities

Section 4: Actuarial Valuation Basis

Termination Rates Before Retirement:

Age	Employees hired prior to July 1, 2008	General Employees hired on or after July 1, 2008	Years of Service	Public Safety Employees hired on or after July 1, 2008
20	24.61%	29.51%	0-1	18.00%
25	15.00	22.48	1-2	16.00
30	8.15	16.28	2-3	14.00
35	5.07	12.64	3-4	12.00
40	4.04	10.07	4-5	10.00
45	3.24	8.07	5-6	8.00
50	2.58	6.44	6-7	6.00
55	2.03	5.06	7-10	4.00
60	1.55	3.86	11-19	2.00
65	1.13	2.81	20+	0.00

Retirement Rates:

Employees hired before July 1, 2008		General Employees hired on or after July 1, 2008		Public Safety Employees hired on or after July 1, 2008	
Age	Rate%	Age	Rate%	Age	Rate%
40-49	15.0	55-59	5	50-54	5
50-59	12.5	60-64	30	55-59	10
60	15.0	65	100	60-64	30
61	20.0			65	100
62	40.0				
63	35.0				
64	20.0				
65-69	35.0				
70	100.0				

Note: Rates are increased an additional 30% at age when participant first becomes eligible for unreduced benefits.

Section 4: Actuarial Valuation Basis

Retirement Age for Inactive Vested Participants:	Earliest eligibility for Normal Retirement, but not before age 60
Weighted Average Retirement Age:	Age 58.8, determined as follows: The weighted average retirement age for each participant is calculated as the sum of the product of each potential current or future retirement age times the probability of surviving from current age to that age and then retiring at that age, assuming no other decrements. The overall weighted retirement age is the average of the individual retirement ages based on all the active participants included in the July 1, 2020 actuarial valuation.
Form of payment:	Life annuity
Percent Married:	90%
Age of Spouse:	Females two years younger than males
Unknown Data for Participants:	Same as those exhibited by participants with similar known characteristics. If not specified, participants are assumed to be male.
Actuarial Value of Assets:	Market value of assets less unrecognized returns in each of the last five years. Unrecognized return is equal to the difference between the actual market return and the expected return on the market value, and is recognized over a five-year period, further adjusted, if necessary, to be within 20% of the market value. Set to market value on July 1, 2018.
Actuarial Cost Method:	Entry Age Actuarial Cost Method. Entry Age is the age at the time the participant commenced employment. Normal Cost and Actuarial Accrued Liability are calculated on an individual basis and are allocated by salary, with Normal Cost determined as if the current benefit accrual rate had always been in effect.
Change in Actuarial Assumptions:	There have been no changes in actuarial assumptions since the last valuation.

Exhibit II: Summary of Plan Provisions

This exhibit summarizes the major provisions of the Plan included in the valuation. It is not intended to be, nor should it be interpreted as, a complete statement of all plan provisions.

Plan Year:	July 1 through June 30
Normal Retirement:	
Employees hired prior to July 1, 2008	
Eligibility Requirement	The later of age 60 and the completion of 10 years of service, or any age and the completion of 25 years of service, if earlier. (If hired on or after age 55, participant is eligible for Normal Retirement after 5 years of participation.)
Amount	3% of Average Monthly Compensation times years of service (maximum 99%)
Average Monthly Compensation	Based on total compensation for the 60 consecutive completed service months that yield the highest average
Employees hired on or after July 1, 2008	
Eligibility Requirement	
General Employees	The later of age 65 and the completion of 10 years of service, or age 60 and the completion of 25 years of service, if earlier
Public Safety Employees	The later of age 65 and the completion of 10 years of service, or age 50 and the completion of 25 years of service, if earlier
Amount	2.5% of Average Monthly Compensation times years of service (maximum 82.5%)
Average Monthly Compensation	Based on total compensation for the 60 consecutive completed service months that yield the highest average.

Early Retirement:	
Employees hired before July 1, 2008	
Eligibility Requirement	Any age and the completion of 20 years of service
Amount	Normal pension accrued reduced by 2% for each year by which the benefit commencement date precedes the normal retirement date
Employees hired on or after July 1, 2008	Any age and the completion of 20 years of service
Eligibility Requirement	Normal pension accrued reduced by 5% for each year by which the benefit commencement date
Amount	precedes the normal retirement date
Disability:	
Employees hired before July 1, 2008	
Eligibility Requirement	Any age and one year of credited service, and either eligible for benefits under the Social Security Act or determined to be disabled by the Pension Board
Amount	50% of average monthly compensation, but not less than the unreduced normal pension accrued
Employees hired on or after July 1, 2008	
On-the-job	
Eligibility Requirement	Any age and one year of credited service, and either eligible for benefits under the Social Security Act or determined to be disabled by the Pension Board
Amount	50% of average monthly compensation, but not less than the unreduced normal pension accrued
Not-on-the-job	
Eligibility Requirement	Any age and 10 years of credited service, and either eligible for benefits under the Social Security Act or determined to be disabled by the Pension Board
Amount	The unreduced normal pension accrued
Termination Benefits:	
Within the first ten years of eligibility service (five years if hired on or after age 55)	The participant's contributions will be returned without interest.
After ten years of eligibility service	The participant who terminates employment prior to their Normal Retirement Date and elects to leave contributions in the fund shall receive a monthly benefit to commence at age 60. The benefit payable is based on credited service and average monthly compensation as of the date of termination.

Pre-Retirement Death Benefit:	
A. Less than 25 years of Eligibility Service	
Requirement	Death prior to termination of employment and completion of at least 10 years but less than 25 years of eligibility service.
Amount	50% of accrued Normal Retirement benefit payable.
B. At least 25 years of Eligibility Service	
Requirement	Death prior to termination of employment and after completion of at least 25 years of eligibility service.
Amount	The amount of pension computed as if the decedent had retired under the normal retirement provision and elected a 100% Joint and Survivor option. Note: For all participants, the minimum death benefit is equal to the participant's contributions converted to an actuarially equivalent life time pension.
Post-Retirement Death Benefits:	If married, pension benefits are paid in the form of a joint and survivor annuity (One hundred, seventy-five, or fifty percent) unless this form is rejected by the participant and spouse. If not rejected, the benefit amount otherwise payable is reduced to reflect the joint and survivor coverage. If not rejected, and the spouse predeceases the employee, the employee's benefit amount will subsequently be increased to the unreduced amount payable had the joint and survivor coverage been rejected. If rejected, or if not married, benefits are payable for the life of the employee, or in any other available optional form elected by the employee in an actuarially equivalent amount.
Participation:	Any person who performs a service for the City of Gainesville, Georgia who is not covered by Social Security is eligible to participate. Independent contractors, "leased employees" and temporary, casual or part-time employees are not eligible to participate in this plan.
Contributions:	Each participant contributes 13.2% of pay. The City contributes 13.2% as well, for a total of 26.4%.
Changes in Plan Provisions:	There have been no changes in plan provisions since the last valuation.

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CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/4/2020

Presenter: Nick Swafford

Item of Business: Resolution: Sanitary Sewer Agreement Between City of Gainesville and Family Promise of Hall County, Inc.

Meeting Date: 12/10/2020

Purpose of Request:
Obtain authorization for the City to enter into a sanitary sewer agreement with Family Promise of Hall County, Inc.

History/Background:
Family Promise of Hall County, Inc. wishes to connect to Gainesville public sewer. In order to connect, the necessary sanitary sewer facilities must encroach into Georgia DOT right-of-way. Georgia DOT requires Family Promise to partner with the City for representation by a public entity.

Facts & Issues for Consideration:
Family Promise of Hall County provides a valuable service to the citizens of Gainesville/Hall County and will also become a sewer customer of the City if the agreement is approved.

Department Recommendation:
Approve authorization to enter into the agreement.

Department Director:
Linda MacGregor

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
Gainesville Family Promise Agreement Resolution	Resolution
Family Promise Sanitary Sewer Concept Plan	Attachments/Exhibits

RESOLUTION BR-2020 - ___

SANITARY SEWER AGREEMENT BETWEEN THE CITY OF GAINESVILLE AND FAMILY PROMISE OF HALL COUNTY, INC.

WHEREAS, the City of Gainesville ("City") owns and operates a sanitary sewer system; and

WHEREAS, Family Promise of Hall County, Inc. ("Family Promise") owns real property located at 3606 McEver Road a.k.a. State Route 53 and designated as Hall County Tax Parcel Number 08032 00002 ("the Property"), and Family Promise wishes to connect the Property to the City's sanitary sewer system; and

WHEREAS, Family Promise proposes to follow the route shown on the attached site plan to connect private sanitary sewer facilities to the City's sanitary sewer system, which requires encroachment within the public right-of-way owned by the Georgia Department of Transportation ("GDOT"); and

WHEREAS, GDOT requires an agreement between Family Promise and the City related to the location of private sanitary sewer facilities within GDOT right-of-way; and

WHEREAS, the City recognizes the value of the services provided by Family Promise to citizens of the City, as well as the benefits of adding Family Promise as a customer of the City sanitary sewer system.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes City staff to coordinate the preparation of an agreement involving the City, Family Promise, and GDOT to effectuate the connection of the Property to the City's sanitary sewer system.

BE IT FURTHER RESOLVED THAT the Mayor, City Manager and/or City Attorney are authorized to sign any and all documents that may be necessary to effectuate the connection of the Property to the City's sanitary sewer system.

Adopted this _____ day of _____, 2020.

_____

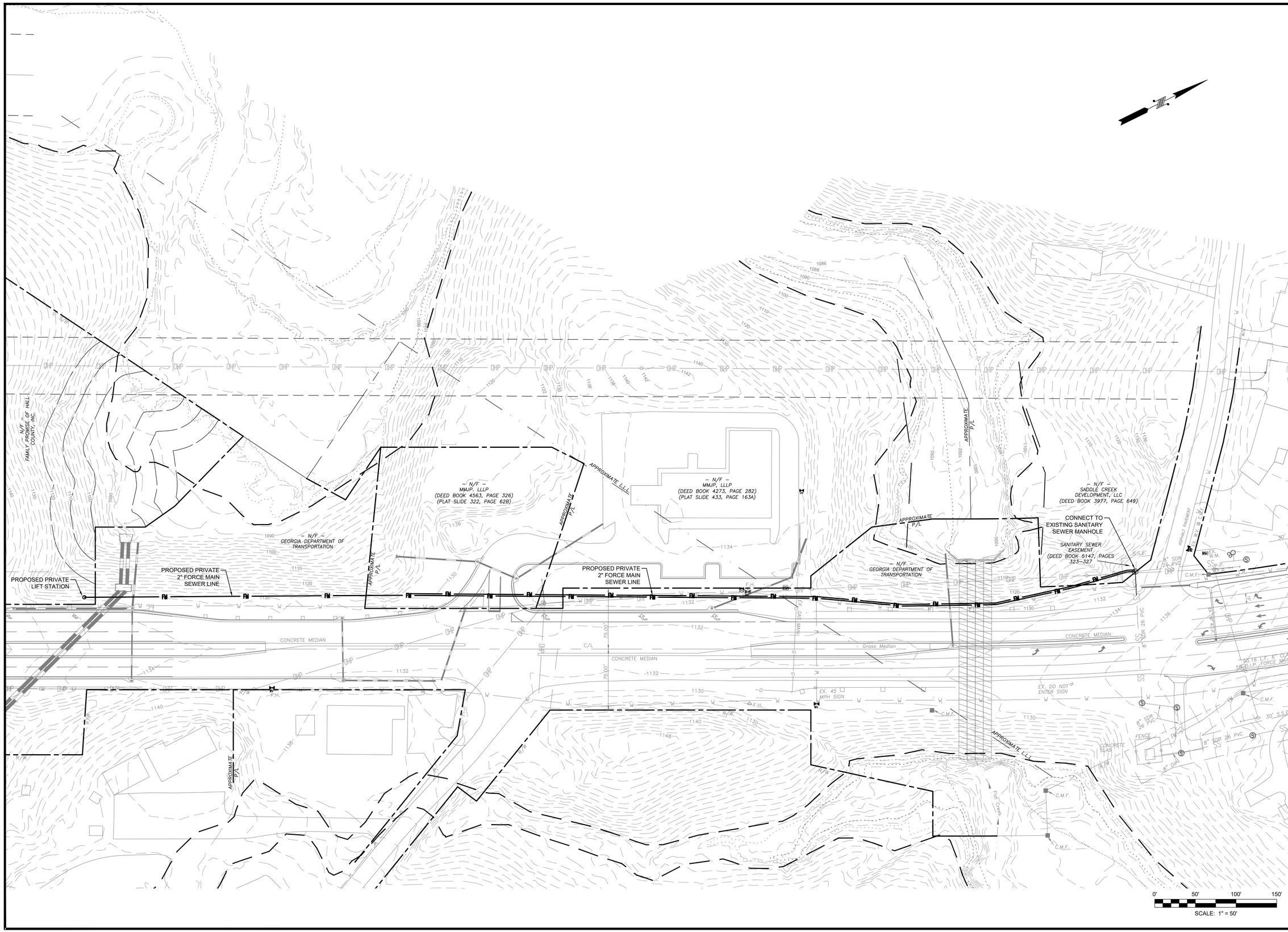
C. Danny Dunagan, Jr., Mayor

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



foothills land design

164 PROFESSIONAL PARK DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0087
FAX: (706) 778-0089
www.foothillsld.com

DEVELOPER:
FAMILY PROMISE OF HALL COUNTY, INC.
PO BOX 1251
GAINESVILLE, GA 30503

SANITARY SEWER CONCEPT

FAMILY PROMISE OF HALL COUNTY

LAND LOTS 32 & 33; 8th DISTRICT
CITY OF OAKWOOD
HALL COUNTY, GA

REVISIONS:

NO.	DESCRIPTION	DATE

GEORGIA REGISTERED No. 25638 PROFESSIONAL ENGINEER JAMES D. IRVIN

GSWCC LEVEL II #9832

DATE: SEPTEMBER 30, 2020

SCALE: 1" = 50'

SHEET:
1

JOB #20091

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/1/2020

Presenter: Lisa Poole

Item of Business: Resolution: Selection of Airport Consultant

Meeting Date: 12/10/2020

Purpose of Request:
Select Lead Edge Design Group to be the Airport Consultant for the next five years.

History/Background:
The Airport Consultant provides engineering and consulting services to the City to assist in operating the Lee Gilmer Memorial Airport.

Facts & Issues for Consideration:
Public Works solicited proposals from qualified consultants. The Airport Consultant Selection Team concluded Lead Edge Design Group was the most qualified and capable proposer.

Department Recommendation:
Approve selection of Lead Edge Design Group as the Airport Consultant.

Department Director:
Chris Rotalsky

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

Amount Requested:
N/A

Source of Funds:
Airport Enterprise Fund

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Selection of Airport Consultant	Resolution

RESOLUTION BR-2020 - ___

Selection of Airport Consultant

WHEREAS, the City of Gainesville owns and operates the Lee Gilmer Memorial Airport for the public interest; and

WHEREAS, the City has advertised for and solicited proposals from qualified consulting engineering firms pursuant to FAA Advisory Circular 150/5100-14E; and

WHEREAS, the members of the Airport Consultant Selection Team have selected Lead Edge Design Group as the most qualified and capable firm to provide the full range of consulting services for the Lee Gilmer Memorial Airport.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the selection of Lead Edge Design Group to provide engineering and consulting services to the City as its airport consultant for the next five (5) years.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville also authorizes the Mayor and City Manager to execute all necessary contract documents to complete this work.

Adopted this _____ day of _____, 2020.

_____

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

WORKSESSIONREQUEST

Date Submitted: 11/13/2020

Presenter: Matt Tarver

Item of Business: Resolution: FY2021 Local Maintenance and Improvement Grant (LMIG)

Meeting Date: 12/10/2020

Purpose of Request:
To receive authorization to apply for and accept the FY2021 LMIG funds from the Georgia Department of Transportation (GDOT).

History/Background:
GDOT has announced the City is eligible for $372.883.37 for FY2021.

Facts & Issues for Consideration:
The City has identified portions of Auburn Avenue, Baywood Drive, Beverly Drive, Boone Street, Chamblee Court, Cherokee Drive, Hillcrest Avenue, Myrtle Street and Ridgewood Terrace as meeting the state criteria.

Department Recommendation:
Apply for and accept the FY2021 LMIG funds.

Department Director:
Chris Rotalsky

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

Amount Requested:
N/A

Source of Funds:
Capital Improvement Projects

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
FY2021 Local Maintenance and Improvement Grant (LMIG)	Resolution

RESOLUTION PR-2020 - ___

FY2021 Local Maintenance and Improvement Grant (LMIG)

WHEREAS, the Georgia Department of Transportation has announced the FY2021 Local Maintenance and Improvement Grant (LMIG) Program; and

WHEREAS, the identified grant amount for the City of Gainesville is $372,833.37; and

WHEREAS, the City has identified portions of Auburn Avenue, Baywood Drive, Beverly Drive, Boone Street, Chamblee Court, Cherokee Drive, Hillcrest Avenue, Myrtle Street and Ridgewood Terrace as meeting the state criteria and will be submitted as part of the LMIG application; and

WHEREAS, the required matching funds are available from SPLOST as provided in the budgeted Capital Improvements Project entitled FY2021 Street Resurfacing Program.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Public Works Department to prepare and submit the application necessary for the project identified by staff, and further authorizes the Mayor and City Manager to sign all necessary documents for executing this grant application.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby accepts the LMIG funding in the amount of $372,833.37.

Adopted this _____ day of _____, 2020.

_____

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

WORKSESSIONREQUEST

Date Submitted: 12/1/2020

Presenter: Matt Tarver

Item of Business: Resolution: Accepting a Portion of Millside Parkway as a City Street

Meeting Date: 12/10/2020

Purpose of Request:
To recommend acceptance of the identified portion of Millside Parkway as a City street.

History/Background:
Resolution BR-2018-57 was adopted which accepted the other sections of Millside Parkway.

Facts & Issues for Consideration:
This portion of Millside Parkway was developed and constructed in accordance with the approved plans.

Department Recommendation:
Approve the resolution for acceptance as a City street.

Department Director:
Chris Rotalsky

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

Amount Requested:
N/A

Source of Funds:
N/A

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Accepting a Portion of Millside Parkway as a City Street	Resolution
Warranty Deed	Contract/Agreement/MOU
Final Plat	Backup Material

RESOLUTION BR-2020 - ___

ACCEPTING A PORTION OF MILLSIDE PARKWAY AS A CITY STREET

WHEREAS, the governing body for the City of Gainesville adopted resolution BR-2018-57 which accepted two sections of Millside Parkway as a City of Gainesville public street; and

WHEREAS, a third section, as described in the attached Warranty Deed, was excluded; and

WHEREAS, the Gainesville Public Works Department has determined that this remaining section was developed and constructed in accordance with the approved plans.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby accepts the portion of Millside Parkway described in the attached Warranty Deed as a City of Gainesville public street and accepts the associated lighting and standard maintenance costs thereof.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville authorizes the Mayor and/or the City Manager to sign, and staff to record, the Warranty Deed accepting the associated right-of-way.

Adopted this _____ day of _____, 2020.

_____
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

AFTER RECORDING PLEASE RETURN TO:
City of Gainesville
PO Box 2496
Gainesville, GA 30503

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

This deed made by and between Mundy Mill Association, Inc., Grantor, and the City of Gainesville, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 30 & 43, 8th Land District, formerly in the City of Oakwood, but currently in the City of Gainesville, Hall County, Georgia and as shown on a plat prepared by Patton Land Surveying, LLC, for Millside Development, LLC, Plat dated October 12th, 2017, last revised November 6th, 2018 and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a PK Nail set at the centerline intersection of State Route No. 53 (Mundy Mill Road)(varying width r/w) and Millside Parkway, located at Georgia State Plane Coordinate Northing 1543754.25, Easting 2382787.18, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 06 degrees 21 minutes 19 seconds West for a distance of 136.59 feet to a point on the Northeasterly right-of-way line of said State Route No. 53; Thence following said State Route No. 53 the following course: South 42 degrees 12 minutes 26 seconds East for a distance of 130.10 feet to a point, and said point being the TRUE POINT OF BEGINNING.

Thence from the True Point of Beginning North 47 degrees 51 minutes 19 seconds East for a distance of 59.06 feet to a point; Thence along a curve to the right having a radius of 275.00 feet and an arc length of 140.55 feet, being subtended by a chord of North 62 degrees 25 minutes 50 seconds East for a distance of 139.03 feet to a point; Thence North 78 degrees 27 minutes 49 seconds East for a distance of 10.69 feet to a point; Thence South 47 degrees 42 minutes 00 seconds West for a distance of 152.85 feet to a point; Thence along a curve to the left having a radius of 50.00 feet and an arc length of 78.46 feet, being subtended by a chord of South 02 degrees 44 minutes 47 seconds West for a distance of 70.65 feet to a point on the Northeasterly right-of-way line of said State Route No. 53; Thence following said State Route

No. 53 the following course: North 42 degrees 12 minutes 26 seconds West for a distance of 90.90 feet to a point and said point being the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE, and the Grantor WARRANT the title to the same against the lawful claims of all persons whomever. Subject to the exceptions listed in Exhibit A. *(Exhibit A would include any existing easements, etc. to third parties, if any)*

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrator, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal this ____ day of _____, 2020.

Signed, sealed and delivered
in the presence of:

MUNDY MILL ASSOCIATION, INC.

_____ By:_____(SEAL)
Witness Darrell Wayne Wiley, CEO

_____
Notary Public
My commission expires:
[Notary Seal]

APPROVED AS TO FORM

_____
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

Executed before me this ____
day of _____, 20___

_____
Notary Public
My Commission Expires:
_____

AFFIX NOTARY SEAL

CITY OF GAINESVILLE

By: _____
C. Danny Dunagan, Jr., Mayor

Attest: _____
Denise O. Jordan, City Clerk

CITY SEAL

981693-1
64486

EXHIBIT "A"

1. Memorandum of Agreement Creating Easements, Establishing Covenants and Restrictions between Johnnie C. Wiley and Annie May Wiley and Montine B. McDaniel and William A. Bagwell, dated November 25, 1992, filed November 30, 1992, recorded in Deed Book 1868, page 156, Hall County, Georgia Deed Records; as amended by Amendment dated September 12, 2000, filed September 13, 2000, recorded in Deed Book 3737, page 360, aforesaid records.

2 Amended and Restated Declaration of Covenants, Restrictions and Easements for the Mundy Mill Center made as of this 20th day of December, 2019, by Mundy Mill Center, LLC, a Georgia Limited Liability Company, Wiley & Wiley Real Estate, LLC, a Georgia Limited Liability Company, Mundy Mill Association, Inc. a Georgia Not for Profit Corporation, as recorded in Deed Book 8422, Page 104, aforesaid records.

3. Right of Way Deed to Department of Transportation, dated September 10, 1992, recorded in Deed Book 1824, page 304 of the Hall County, Georgia Deed Records, which deed also conveys access rights.

4. Right of Way Deed to Department of Transportation, dated December 28, 1992, recorded in Deed Book 1884, page 62 of the Hall County, Georgia Deed Records, which deed also conveys access rights.

5. Easement to City of Gainesville dated July 17, 2000, recorded in Deed Book 3737, page 643 of the Hall County, Georgia Deed Records.

6. Declaration of Protective Covenants and Restrictions for Mundy Mill Center, dated September 17, 2004, recorded in Deed Book 5214, page 338 of the Hall County, Georgia Deed Records.

7. Easement to City of Gainesville filed for record April 22, 2005, recorded in Deed Book 5291, page 31 of the Hall County, Georgia Deed Records.

8. First Amendment to Declaration of Protective Covenants and Restrictions for Mundy Mill Center, filed for record July 10, 2017, recorded in Deed Book 7931, page 94 of the Hall County, Georgia Deed Records.

9. Declaration of Covenants, Restrictions and Easements for Mundy Mill Center, dated November 7, 2018, filed for record November 9, 2018, recorded in Deed Book 8176, pages 625-644 of the Hall County, Georgia Deed Records.

10. All matters shown on plat of survey for Johnnie C. Wiley and Arrie Mae Wiley dated October 25, 2011, revised November 2, 2012, prepared by Patton Land Surveying, Chris M. Patton, Georgia Registered Land Surveyor No. 2647, a copy of said plat being recorded in Plat Book 866, page 133 of the Hall County, Georgia Plat Records, including but not limited to:

(a) building setback lines;
(b) 30-foot sanitary sewer easement along the northerly property line of subject property; and
(c) 20-foot drainage easement in the northeastern corner of subject property;

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FINAL PLAT OF
MILLSIDE PARKWAY

LYING IN LAND LOTS 25, 30, & 43, 8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA
(BEING A PORTION OF PARCEL: 08024 005008A)

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

OWNER'S CERTIFICATE

State of Georgia
City of Gainesville, County of Hall

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicated to the city of Gainesville forever, all water mains, sanitary sewers, easements, and associated appurtenances thereon shown.

Owner's name: BUTLER PROPERTY, LLC
Owner's address: BUTLER PROPERTY, LLC
P.O. BOX 978
Gainesville, Georgia

____
(Owner's signature)
Date____________________

OWNER'S CERTIFICATE

State of Georgia
City of Gainesville, County of Hall

The undersigned certifies that he or she is the owner and subdivider of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Gainesville Unified Land Development Code. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Public forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the Governing Body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in section 9-13-14-12 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name: BUTLER PROPERTY, LLC
Owner's address: BUTLER PROPERTY, LLC
P.O. BOX 978
Gainesville, Georgia 30503

____
(Owner's signature)
Date____________________

OWNER'S CONTACT INFORMATION:

BUTLER PROPERTY, LLC
P.O. BOX 978
Gainesville, Georgia
30503
770-532-3400

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist.

The field data upon which this plat is based has a closure precision of one foot in 38,140 feet, and an angular error of 00°00'02" per angle point, and was adjusted using Crandalls rule.

By: CHRIS M. PATTON
Registered Georgia Land Surveyor No. 2647
Patton Land Surveying
P.O. Box 256
Gainesville, GA. 30503
Phone: (770) 532-6492
Fax: (770) 532-1995
E-Mail: cpatton@pattonsurveying.com

Date: NOVEMBER 7TH, 2018

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON

HALL COUNTY SURVEYOR

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

____
CITY OF GAINESVILLE COMMUNITY DEVELOPMENT DEPARTMENT DATE:

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY SUCH PURCHASER/OWNER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

____
CHRIS M. PATTON, GA. R.L.S. #2647 DATE:

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – COVER SHEET
SHEET 3 – MAP SHEET
SHEET 4 – MAP SHEET
SHEET 5 – MAP SHEET
SHEET 6 – MAP SHEET
SHEET 7 – MAP SHEET
SHEET 8 – SEWER ASBUILTS & PROFILE
SHEET 9 – SEWER ASBUILTS & PROFILE
SHEET 10 – WATER VALVE DETAILS

REFERENCES:

1. DEED BOOK 98, PAGE 201
2. DEED BOOK 1696, PAGE 165
3. DEED BOOK 6749, PAGE 226
4. DEED BOOK 7931, PAGE 98
5. DEED BOOK 7618, PAGE 384
6. DEED BOOK 7611, PAGE 195
7. DEED BOOK 7628, PAGE 674
8. DEED BOOK 7747, PAGE 151
9. DEED BOOK 7216, PAGE 611
10. PLAT BOOK 866, PAGES 132 & 133
11. PLAT BOOK 854, PAGES 118-122
12. PLAT BOOK 853, PAGES 247-250
13. PLAT BOOK 854, PAGES 1 & 2

WATER VALVE MONUMENTS

C.M.F. NO. 1
N:1544956.16
E:2384220.37

C.M.F. NO. 2
N:1546020.92
E:2385310.32

C.M.F. NO. 3
N:1546420.78
E:2387020.94

C.M.F. NO. 4
N:1545920.45
E:2387622.02

C.M.F. NO. 5
N:1545650.12
E:2387900.03

C.M.F. NO. 6
N:1545063.40
E:2388007.82

VICINITY MAP
(NOT TO SCALE)

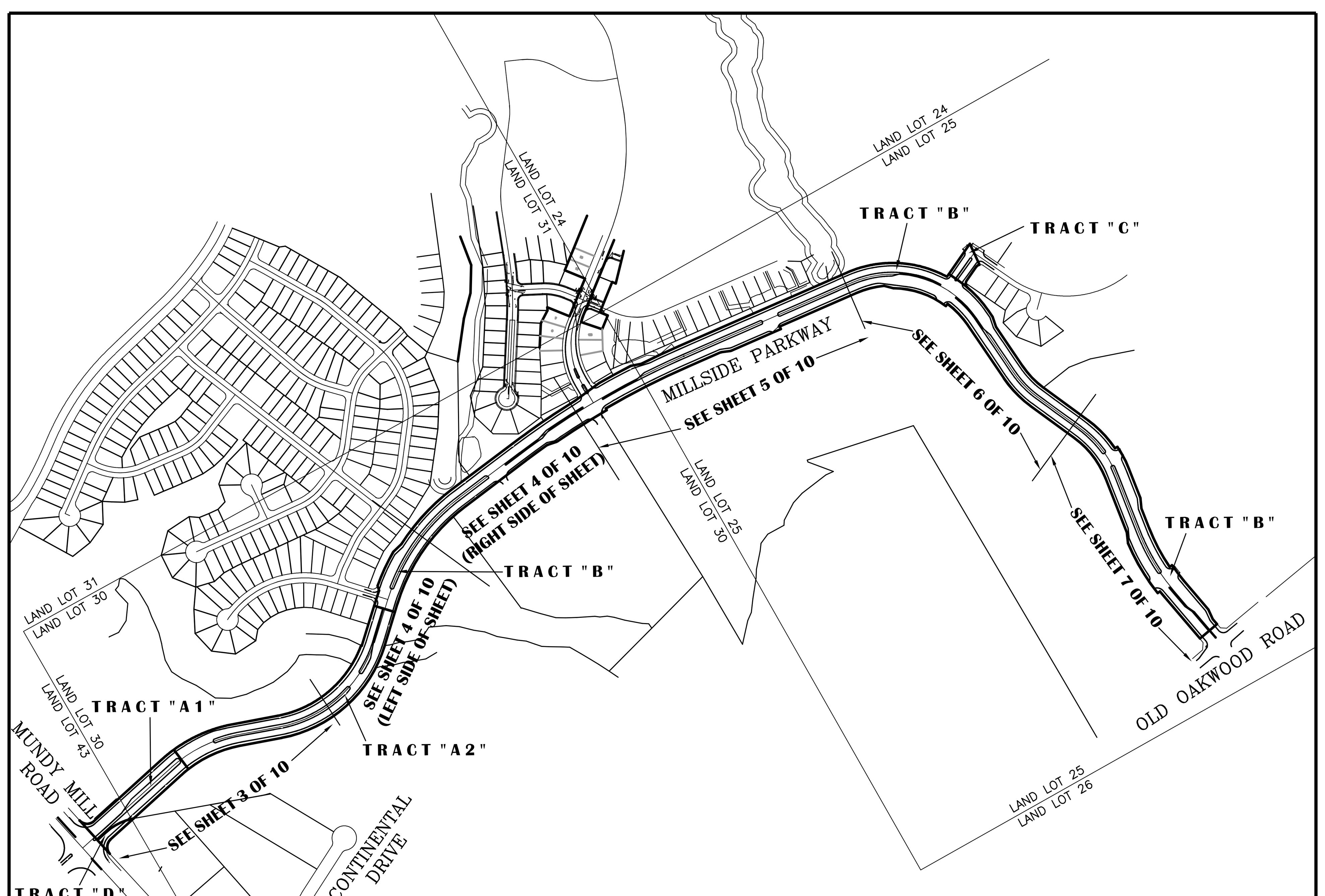
PROJECT LOCATION

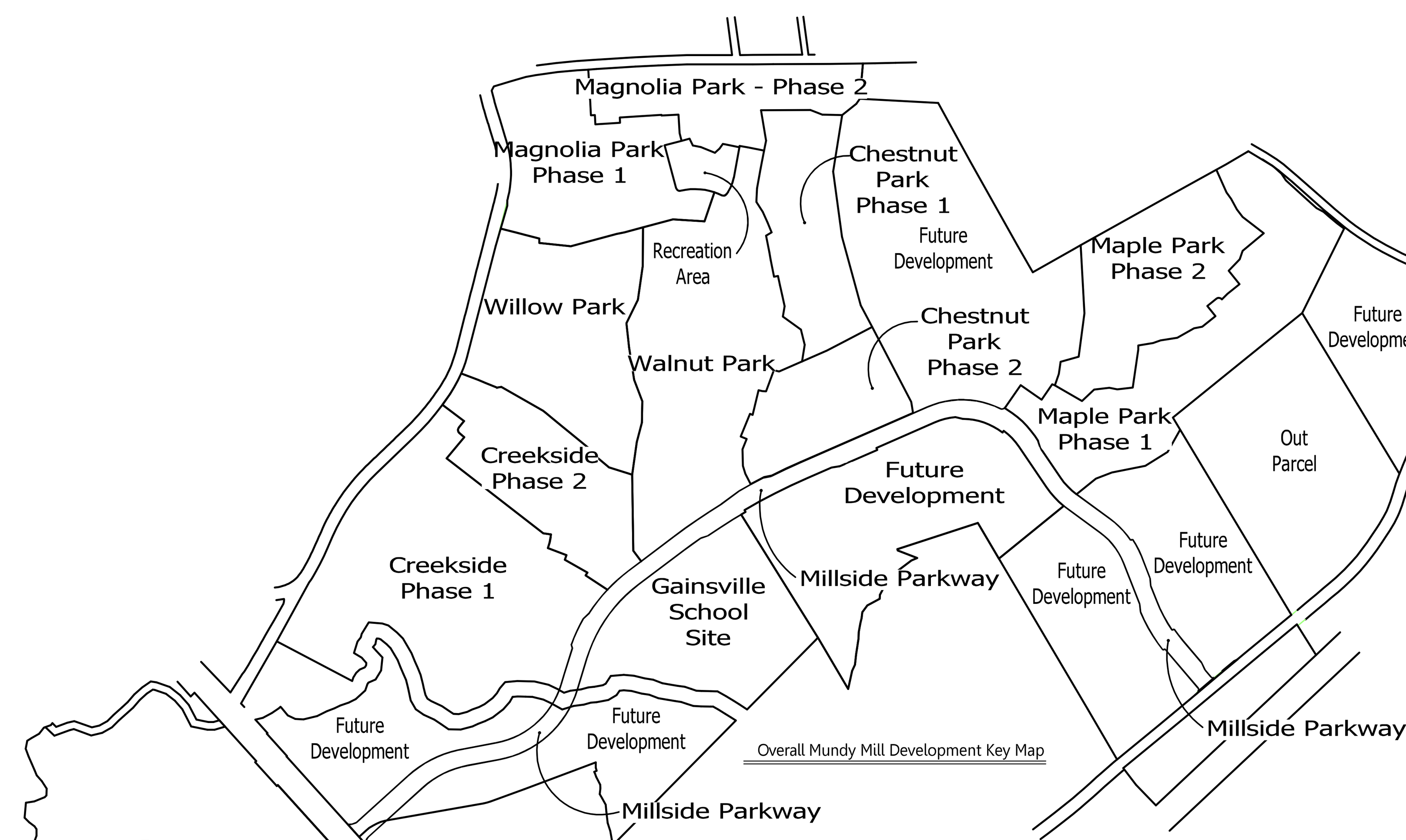
LEGEND:

- A.I.F. – ANGLE IRON FOUND
- AF – AXLE FOUND
- C.M.F. – CONCRETE MONUMENT FOUND
- C.T.F. – CRIMP TOP PIN FOUND
- R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. – OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. – IRON PIN FOUND
- P.K.N.F. – PARKER KALON NAIL FOUND
- FX – X-CUT FOUND
- NF – NAIL FOUND
- RF – ROCK FOUND
- RRF – RAILROAD SPIKE FOUND
- TF – TACK FOUND
- P.K.N.S. – PARKER KALON NAIL SET
- R.B.S. – 1/2" REBAR SET WITH CAP
- CMS – CONCRETE MONUMENT SET
- NS – NAIL SET
- CP – CALCULATED POINT
- D.I. – DROP INLET
- J.B. – JUNCTION BOX
- WI – WIER INLET
- C.R. – CABLE RISER
- T.R. – TELEPHONE RISER
- C.B. – SUBSURFACE CABLE BOX
- P.B. – POWER TRANSFORMER BOX
- P.P. – POWER POLE
- S.P. – SERVICE POLE
- T.P. – TELEPHONE POLE
- L.P. – LIGHT POLE
- G.Y. – GUY WIRE
- G.P. – GUY ANCHOR POLE
- E.S. – ELECTRIC SERVICE
- E.P.B. – ELECTRIC PULL BOX
- W.M. – WATER METER
- W.V. – WATER VALVE
- F.H. – FIRE HYDRANT
- F.D.C. – FIRE DEPARTMENT CONNECTION
- I.C.V. – IRRIGATION CONTROL VALVE
- WP – WELL POINT
- C.O. – SANITARY CLEANOUT
- S.S.M.H. – SANITARY SEWER MANHOLE
- G.V. – SANITARY GATE VALVE
- H.W. – HARDWOOD TREE
- P.T. – PINE TREE
- M.T. – MISCELLANEOUS TYPE TREE
- U.M. – UNKNOWN TYPE MANHOLE
- GAS – GAS VALVE
- G.M. – GAS METER
- P. – PROPANE TANK
- F.P. – FLAG POLE
- TSP – TRAFFIC SIGNAL POLE
- TSB – TRAFFIC SIGNAL BOX
- BO – WATER BLOW OFF
- BFP – WATER BACKFLOW PREVENTER
- TMH – TELEPHONE MANHOLE
- MW – MONITORING WELL
- BP – BOLLARD POST
- SNL – TRAFFIC SIGN
- T.V. – TELEPHONE VAULT
- E.P. – EDGE OF PAVEMENT
- B.C. – BACK OF CURB
- C.M.P. – CORRUGATED METAL PIPE
- R.C.P. – REINFORCED CONCRETE PIPE
- B.C.C.M.P. – BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. – HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. – POLYVINYL CHLORIDE PIPE
- D.I.P. – DUCTILE IRON PIPE
- C.B. – CATCH BASIN
- S.W.C.B. – SINGLE WING CATCH BASIN
- D.W.C.B. – DOUBLE WING CATCH BASIN
- I.E. – INVERT ELEVATION
- R.W. – RETAINING WALL
- —T— – BURIED TELEPHONE LINE
- —OHP— – OVERHEAD POWER LINES
- —W— – BURIED WATER MAIN
- —G— – BURIED GAS LINE
- —o— – CHAIN LINK FENCE
- —□— – WOOD FENCE
- —x— – WIRE FENCE
- —SS— – BURIED SEWER LINE
- P/L – PROPERTY LINE
- R/W – RIGHT-OF-WAY
- N/F – NOW OR FORMERLY
- ℄ – CENTERLINE
- INTX – INTERSECTION
- R – CURVE RADIUS
- L – CURVE ARC LENGTH
- Δ – CURVE CENTRAL ANGLE
- C BRG – CHORD BEARING
- C DIST – CHORD DISTANCE
- L.L. – LAND LOT
- N – NORTHING COORDINATE
- E – EASTING COORDINATE
- S/B – SETBACK
- CONTINUOUS OWNERSHIP
- BL – BASELINE
- STA – STATION
- R – OFFSET RIGHT
- L – OFFSET LEFT
- D.E. – DRAINAGE EASEMENT (10' EACH SIDE OF THE CENTERLINE EXISTING PIPE) (UNLESS DIMENSIONED OTHERWISE)
- S.E. – SEWER EASEMENT (15' EACH SIDE OF THE CENTERLINE EXISTING PIPE)
- A.E. – ACCESS EASEMENT
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- P.I. – POINT OF INTERSECTION
- H.W. – HEADWALL
- O.C.S. – OUTLET CONTROL STUCTURE
- ORF. – ORIFACE
- H.W. – CONCRETE HEADWALL
- G.V. – GATE VALVE
- P.E. – PERPETUAL EASEMENT
- SL – SEWER LINE
- P.O.B. – POINT OF BEGINNING

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.62'	70.77'	S 87°15'13" E	90°05'33"
C2	4055.00'	370.77'	370.64'	N 55°34'21" E	5°14'20"
C3	1000.00'	6.40'	6.40'	N 17°10'48" E	0°22'01"
C4	4000.00'	436.34'	436.12'	N 56°04'41" E	6°15'00"
C5	275.00'	140.55'	139.03'	S 62°25'50" W	29°17'02"
C6	655.00'	61.43'	61.41'	N 50°23'13" E	5°22'25"
C7	655.00'	300.22'	297.60'	N 66°12'16" E	26°15'41"

SHEET INDEX
(SCALE: 1"=500')





AREAS:

TRACT "A1" – 1.45 ACRES
TRACT "A2" – 3.40 ACRES
TRACT "B" – 14.63 ACRES
TRACT "C" – 0.32 ACRES
TRACT "D" – 0.16 ACRES

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983\2007 ADJUSTMENT. THE COMBINED SCALE FACTOR FOR THIS SITE IS: 0.999908780. (GRID DISTANCE\SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

2. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,140 FEET AND AN ANGULAR CLOSURE OF 00°00'02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.J. & H.R.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:
TRACT "A1" – WITHIN ONE FOOT IN 614,838 FEET.
TRACT "A2" – WITHIN ONE FOOT IN 304,975 FEET.
TRACT "B" – WITHIN ONE FOOT IN 449,343 FEET.
TRACT "C" – WITHIN ONE FOOT IN 136,108 FEET.
TRACT "D" – WITHIN ONE FOOT IN 283,079 FEET.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

6. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).

7. THE LAST DAY OF THE FIELD SURVEY WAS OCTOBER 9TH, 2017.

8. ALL DETENTION FACILITIES WHETHER A POND OR UNDERGROUND AND ALL IDENTIFIED EASEMENTS OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

REVISIONS CONTINUED

No.	DATE	DESCRIPTION
4	10-12-18	REVISED TRACTS
5	11-06-18	REVISED TRACT A INTO TRACT A1 & A2

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
PATTON LAND SURVEYING, LLC

FINAL PLAT OF MILLSIDE PARKWAY FOR:
MILLSIDE DEVELOPMENT LLC.
(COVER SHEET)
– LOCATED IN –
LAND LOTS 25, 30 & 43
8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	01-22-17	ADDED STORM STRUCTURE ASBUILT DATA,
		ADDED SANITARY SEWER STRUCTURE
		ASBUILT DATA, ADDED WATER VALVE DETAILS,
		REVISED TRACT "A" TO REMOVE DEEDED
		R/W FOR OLD OAKWOOD ROAD AND ADDED
		ROADWAY SIGNAGE
2	02-12-18	ADDED SHEET 2 WITH ZONING CONDITIONS,
		ADDED SURVEYOR'S NOTE #8
3	06-08-18	ADDED CENTERLINE ROAD INVERSE DATA

SHEET NUMBER:
1 of 10
SCALE: N/A
SURVEY DATE: 10/09/2017
PLAT DATE: 10/12/2017
13-059-MILLSIDE PKWY.dwg
JN. 13-059

FINAL PLAT OF
MILLSIDE PARKWAY

LYING IN LAND LOTS 25, & 43, 8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA
(BEING A PORTION OF PARCEL: 08024 005008A)

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Millside Parkway Inversed Centerline Road Data:

Bearing	Distance	Northing	Easting
		1535097.98	2380154.31
N 47°42'00" E	588.57		
		1535494.09	2380589.63

Radius: 655.00 Chord: 357.07 Degree: 8°44'51" Dir: Right
Length: 361.65 Delta: 31°38'06" Tangent: 185.56
Chord BRG: N 63°31'03" E Rad-In: S 42°18'00" E Rad-Out: S 10°39'53" E
Radius PntNo: N: 1535009.63 E: 2381030.45

		1535653.32	2380909.23
N 79°20'07" E	214.64		
		1535693.04	2381120.16

Radius: 600.00 Chord: 621.08 Degree: 9°32'57" Dir: Left
Length: 652.81 Delta: 62°20'19" Tangent: 362.93
Chord BRG: N 48°09'57" E Rad-In: N 10°39'54" W Rad-Out: N 73°00'13" W
Radius PntNo: N: 1536282.67 E: 2381009.12

		1536107.29	2381582.92
S 73°00'13" E	2.87		
		1536106.45	2381585.66
N 17°00'42" E	215.10		
		1536312.14	2381648.59

Radius: 1000.00 Chord: 617.31 Degree: 5°43'46" Dir: Right
Length: 627.56 Delta: 35°57'24" Tangent: 324.50
Chord BRG: N 34°58'29" E Rad-In: S 73°00'13" E Rad-Out: S 37°02'49" E
Radius PntNo: N: 1536019.83 E: 2382604.92

		1536817.97	2382002.45
N 52°57'11" E	368.95		
		1537040.25	2382296.92

Radius: 4000.00 Chord: 184.48 Degree: 1°25'57" Dir: Right
Length: 184.50 Delta: 2°38'34" Tangent: 92.27
Chord BRG: N 54°16'28" E Rad-In: S 37°02'49" E Rad-Out: S 34°24'15" E
Radius PntNo: N: 1533847.68 E: 2384706.80

		1537147.97	2382446.69

Radius: 4000.00 Chord: 749.98 Degree: 1°25'57" Dir: Right
Length: 751.09 Delta: 10°45'31" Tangent: 376.65
Chord BRG: N 60°58'30" E Rad-In: S 34°24'15" E Rad-Out: S 23°38'45" E
Radius PntNo: N: 1533847.68 E: 2384706.80

		1537511.85	2383102.48
N 66°21'15" E	899.49		
		1537872.62	2383926.45

Radius: 500.00 Chord: 639.40 Degree: 11°27'33" Dir: Right
Length: 693.72 Delta: 79°29'39" Tangent: 415.80
Chord BRG: S 73°53'55" E Rad-In: S 23°38'45" E Rad-Out: S 55°50'54" W
Radius PntNo: N: 1537414.60 E: 2384126.99

		1537695.29	2384540.77
S 34°09'06" E	315.26		
		1537434.39	2384717.75

Radius: 500.00 Chord: 170.53 Degree: 11°27'33" Dir: Left
Length: 171.37 Delta: 19°38'16" Tangent: 86.53
Chord BRG: S 43°58'14" E Rad-In: N 55°50'54" E Rad-Out: N 36°12'38" E
Radius PntNo: N: 1537715.09 E: 2385131.53

		1537311.66	2384836.15
S 53°47'22" E	267.07		
		1537153.89	2385051.64

Radius: 500.00 Chord: 278.92 Degree: 11°27'33" Dir: Right
Length: 282.67 Delta: 32°23'30" Tangent: 145.22
Chord BRG: S 37°35'37" E Rad-In: S 36°12'38" W Rad-Out: S 68°36'08" W
Radius PntNo: N: 1536750.46 E: 2384756.26

		1536932.88	2385221.79
S 21°23'52" E	305.53		
		1536648.41	2385333.26

Radius: 1000.00 Chord: 329.94 Degree: 5°43'46" Dir: Left
Length: 331.45 Delta: 18°59'27" Tangent: 167.26
Chord BRG: S 30°53'35" E Rad-In: N 68°36'08" E Rad-Out: N 49°36'41" E
Radius PntNo: N: 1537013.25 E: 2386264.33

		1536365.28	2385502.66
S 40°23'19" E	266.99		
		1536161.93	2385675.66

Total Distance Inversed> 7501.28

CONDITIONS OF ZONING:

AN ORDINANCE

No. 2010-13

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY AMENDING CONDITIONS 1, 2, 4, 5, 11, 16, 17, 22, 23, 25, 28 AND 29 OF THE EXISTING PLANNED UNIT DEVELOPMENT ZONING AS CONTAINED IN ORDINANCE NOS. 2004-70, 2004-74, 2004-75, 2006-23 AND 2007-64; ON A 605± ACRES TRACT OF LAND HAVING ROAD FRONTAGE ALONG MUNDY MILL ROAD, MEEKS DRIVE, MOUNTAIN VIEW ROAD, OLD OAKWOOD ROAD, MILLSIDE PARKWAY, FAIRBANKS DRIVE, LOST CREEK DRIVE, HIDDEN CREEK DRIVE, HIDDEN VALLEY COURT, COOPERS CREEK LANE, WHISPER CREEK COURT, COTTONWOOD TRAIL, SWEETWATER DRIVE, TURTLE COVE, CLUBSIDE DRIVE, BAGWELL DRIVE, ABBEY LANE, BRAYDEN DRIVE, WHILSHIRE COURT, COUNTRY MANOR WALK, PEARHAVEN LANE, SWAMP CYPRESS TRAIL, MAGNOLIA PLACE, SPRUCE TRAIL, BLACK BIRCH RUN AND BOX ELDER PATH; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to the Zoning Map)

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gainesville, Georgia, as follows:

SECTION I.

That from and after the passage of this Ordinance, **Conditions 1, 2, 4, 5, 11, 16, 17, 22, 23, 25, 28 and 29** as contained in Ordinance Nos. 2004-70, 2004-74, 2004-75, 2006-23 and 2007-64 of the existing **Planned Unit Development, with conditions (P-U-D-c)** zoning is hereby amended as follows:

Conditions

Transportation/Traffic

1. **All road improvements associated within the scope of the proposed development shall be at the full expense of the developer(s). The scope of the development shall be defined as those roads/intersections directly within, adjacent to, and within 1,500 feet of the subject property as studied within the Traffic Impact Study (TIS) submitted with this application. These road improvements are to include additional signalization, turn lanes, widening of roads, striping, and signage as stated in the TIS. This may include all or portions of Mundy Mill Road, Meeks Road, Fairbanks Drive, Old Oakwood Road, Old Flowery Branch Road, and Mountain View Road. The cost of the required road improvements shall be prorated based on developed property values of the residential, commercial, retail, office and industrial properties.**

2. **The developer(s) shall work with the Georgia Department of Transportation, Hall County Traffic Engineering, the City of Oakwood, and the City of Gainesville Public Works Department to ensure that these improvements are performed in a timely manner so as to not conflict with any of the existing or planned road projects that are scheduled to take place outside the scope of the proposed development.**

3. **All sign locations, access point (new and existing) designations for *new* roads, sight distances, and sight triangles shall be reviewed and clarified, in the beginning stages of plans and submittals with GaDOT and the Public Works Director so as to limit the number of access points in that area.**

4. **A signal warrant study will be required for the major intersections of internal streets within the development. If a signal light is warranted at a specific intersection, such installation shall be completed at the expense of the developer(s) and shall meet all specifications as determined by the Public Works Department. A signal light shall not be installed until traffic volumes actually meet the levels as determined by the warrant study.**

5. **The developer(s) shall meet with Public Works prior to initiating the final civil design to discuss a traffic calming plan. A traffic calming plan consisting of tools such as landscaped traffic circles at intersections, raised crosswalks, landscaped center medians, chicanes, or other measures that aid in keeping the average speed on residential streets approximately 25 mph or below shall be prepared and approved by Public Works. Specific measures in the approved plan shall be constructed at the same time the streets are constructed.**

6. **All roads dedicated to the City of Gainesville shall meet City specifications, and all private roads shall be constructed with materials that meet City specifications.**

7. **All interpretations relating to transportation and/or traffic improvement conditions shall be subject to approval of the Gainesville Public Works Director.**

8. **The new four lane parkway as reflected on the site plan shall be constructed and designed so as to allow a connection to the Tumbling Creek Connector across Old Oakwood Road.**

Development Standards

9. **Sidewalks shall be required along both sides of the streets within the development and shall be a minimum of four feet (4') wide along streets classified as residential streets and six feet (6') wide along collector streets and streets in the commercial zones. Alternatively, sidewalks shall be permitted along one side of the street in parkway areas at a minimum width of eight feet (8') and a minimum of five feet (5') along roads classified as residential streets.**

10. **All proposed single-family lots within the development shall only be allowed to access new interior roads within the subdivision. Direct access shall not be allowed onto roads that existed prior to this development.**

11. **Access to all service areas adjacent to single-family detached homes, including dumpster pads, shall be limited to the hours of between 9:00 a.m. and 6:00 p.m., unless an emergency situation warrants access to these areas.**

CONDITIONS OF ZONING: (CONTINUED)

12. **Upon completion of the development, no outside storage of any materials shall be allowed. No storage of hazardous chemicals, as listed in the Standard Fire Code, shall be permitted.**

13. **Outdoor lighting used in this development; be it for recreational, security or general purposes, shall be of non-spill design and placed in a manner so as to minimize direct visibility by adjoining or adjacent properties.**

14. **The proposed residential, office, commercial, and accessory structures shall be similar in scale and architecture to the elevation drawings and pictures as submitted with the application.**

15. **The subject property shall be developed substantially in accordance with the Site plan with minor engineering deviations excepted. All site plan, architectural renderings, pedestrian/trail access plan, and traffic impact studies shall become a part of the annexation, zoning and rezoning ordinances.**

16. **The number of *single-family detached homes* shall not exceed 1,148 units and shall contain a minimum of 1,500 square feet of heated space. Front facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The remaining three facades shall consist of these materials or cementeous siding such as hardiplank. Single-family lots shall be no less than 6,000 square feet in size, with 60 feet of lot width at the building setback line and minimum lot width at right-of-way line of 20 feet, with the exception of Pod M of the concept plan which shall have a minimum lot width at the building setback line reduced to 50-feet.**

    Pod L of the concept plan dated 10/06/04 shall be the highest-end product proposed by the developer and shall contain a minimum of 1,800 square feet of heated space. Single-family lots shall be no less than 6,000 square feet in size, with 60 feet of lot width at the building setback line, and minimum lot width at right-of-way line of 20 feet. Front and side facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The rear facade may consist of these materials or cementeous siding such as hardiplank.

    Each home within all single-family residential detached pods will have an attached garage for at least two cars. The front yard of each lot shall be sodded and planted with at loast one hardwood tree. Monument signage shall be used for the entrance to any detached single-family residential pod as per the attached site plan, and each entrance shall have plantings or other architectural accents.

17. **The number of attached *single-family condominiums* or fee simple townhomes shall not exceed 775 total units. The minimum unit/lot width shall be 16 feet, and each unit shall contain a minimum of 1,200 feet of heated space. Building separations shall be as reflected on the site plan, and private drives built to City specs will be used within these communities. Front and side facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The rear façade may consist of these materials or cementeous siding such as hardiplank. No fewer than three or more than ten units shall exist within one continuous structure, and front facades will be staggered. All single-family condominiums shall contain one car garages. Monument signage shall be used for the entrance to any attached single-family residential pod as per the sign plan.**

18. **The number of *apartment units* shall not exceed 460 units. Height shall not exceed three stories, although ½ splits will be allowed. Each unit will contain a minimum of 750 square feet. Each unit shall have at least 1.75 parking spaces. Minimum building separations shall be as depicted on the site plan. Signage shall be as per the attached sign plan.**

19. **The subject property may be developed for up to 806,000 square feet of traditional office, mid-rise office, and office warehouse space. Within the 806,000 square foot maximum, commercial and retail uses may be allowed within Pods B and N. At no such time shall the maximum allowed square footage within those pods exceed what is specified on the approved concept plan. This space may be developed for these uses but sold in a condominium format. Height of such structures shall be limited to 3 stories from average finished grade. Parking spaces will be provided at a minimum ratio of 3.5 spaces per 1000 square feet of useable office space. Monument signage shall be required in any office pod as per Exhibit B, and lights shall be shielded and angled so as to minimize glare onto adjacent properties. Minimum setbacks shall be as per the site plan, but there shall be no minimum lot, lot width or lot frontage required.**

20. **The subject property may be developed for up to 885,000 square feet of commercial/retail space. The maximum height of any structure, excluding architectural accents; such as clocks, cupolas and bell towers; shall be 50 feet. Use of pitched roofs shall be encouraged. Minimum setbacks shall be as per the site plan, but there shall be no minimum lot, lot width or lot frontage required. Parking shall be provided at a minimum of four spaces per 1,000 square feet of space. Lights shall be shielded and angled so as to minimize glare onto adjacent properties, and dumpsters shall be screened. Under no circumstances shall the following uses be allowed: Pawn shops, adult entertainment, adult bookstores, extended-stay hotel, rooming house, or boarding house. Signage shall be as per the attached sign plan.**

21. **Architectural treatment shall be of consistent design throughout the community and as per the renderings.**

22. **A minimum of 100 acres shall be maintained as green space, with passive recreation and trails as per the plan. Sidewalks shall connect the residential and non-residential components of this community.**

23. **A Mandatory Property Owners Association will be created for the single-family detached community to insure that these conditions are observed during development and in terms of architectural consistency thereafter. Separate mandatory associations will be set up for the single-family detached and single-family attached products to own and manage open space, common areas, and architectural controls. Open space elsewhere in the project shall be maintained as common area by the overall Property Owner's Association, or by a separate Association within whose boundaries the common area is located. Maintenance of the amenities package set forth on the site plan shall be the responsibility of the owners of single-family detached homes. However, at the option of those residents, memberships may be extended to other Mundy Mill residents for a fee to cover maintenance. Amenities packages also may be established in the individual townhome or apartment pods, but shall be the responsibility of the owners of land therein.**

CONDITIONS OF ZONING: (CONTINUED)

frontages. Landscaped buffers of at least 25 feet are also required along any road frontages.

26. **Landscaped buffers of at least 25 feet also shall separate any non-residential pod or existing non-residential use from a residential pod. The buffer shall be subject to Planning Department approval.**

27. **All proposed detention ponds shall be sufficiently fenced and buffered from view from all roads and adjacent properties. All buffer materials shall be approved by the Planning Department.**

Gainesville City Board of Education

28. **As agreed to by the owner/developer, the 17.0 acre tract of land identified on the platsite plan attached as Exhibit A shall be reserved for use as an elementary school site. At that time (or earlier at the owner/developer's discretion), and presupposing the School Board still wants the property for an elementary school, the owner/developer shall promptly convey to it, without charge. In the event the School Board does not secure a building permit and begin construction of an elementary school before December 31, 2012, then the developer shall retain all rights to develop of the entire 17.0 acres tract as per the original terms of zoning approval except for this condition, and the School Board shall promptly convey marketable title to the property back to the owner/developer at no charge. Additionally, if no elementary school is actually constructed on this site by December 31, 2013, then the School Board shall return marketable title to the property to the developer without charge. The conveyance documents executed by the owner/developer to the School Board will contain these terms and requirements. This agreement to reserve the 17.0 acres tract shall not prohibit the owner/developer from including it in any plat it may prepare for its development of a single-family residential pod and also will allow the owner/developer to put on it any necessary utility or other storm water easements which may be required for the development as a whole, provided such improvements do not materially affect the Board's ability to use the site for a school. This agreement also shall not prohibit the owner/developer from earlier transferring the 17.0 acres site to the City to be held for the School Board, subject to the requirements of this paragraph. Finally, but for utility/drainage easements or right-of-way dedicated as part of the road system in or along the frontages of the Mundy Mill development, the owner/developer shall not be required to dedicate or give to the City of Gainesville any additional property incidental to this development. However, if the School Board fails to acquire this property, then the owner/developer shall convey three acres of land to the City for a public safety use.**

    Notwithstanding any of the foregoing, if at such time as the School Board has acquired the 17.0 acres site and is ready to begin feasibility assessments, and if the State Board of Education should determine that the site is not then suitable for use as a school under the applicable state standards, then the Board of Education may sell the 17.0 acres tract and retain the proceeds for use in purchasing an alternative site. Provided, however, that once an arms length transaction for a fair market value purchase of the site has been secured by the School Board, the owner/developer shall have a right of first refusal to repurchase the tract at the exact same purchase price. Provided further, that the proceeds from such sale must be expended on a new school site within 60 days of closing, otherwise it shall be remitted instanter to the owner/developer.

    The City notes that this condition may be imposed only because the owner/developer has agreed to it.

Quality Enhancement

29. **In order to further enhance and assure the quality of development, the City expects the developer shall perform/provide the following:**
    - **Detailed landscape plan for parkway, subject to approval by the Department of Planning and Development.**
    - **Reconstruction of Mundy Mill as focal point for community, subject to approval of the Georgia Department of Transportation.**
    - **A minimum of two amenity locations shall be provided for the entire development of the detached single-family residential pods. At minimum the amenity sites shall include a pool house, swimming pool and playground.**
    - **Sidewalks and streetlights throughout community.**
    - **All products within the development shall contain exterior construction materials limitation; must use brick, masonry stucco, stacked stone, cedar shake, or hardiplank.**
    - **Open space - 18%.**
    - **Pedestrian trail plan (3.5± miles) connecting entire community.**
    - **Parkway plan sidewalk width sufficient to create a bicycle lane.**
    - **Every single-family home built on the subject property shall contain ceramic tiled bathroom floors.**
    - **Every single-family home shall be built to accommodate at least one fireplace.**
    - **No vinyl siding on any product within development excluding soffit areas.**
    - **Each pod of townhouses and apartments will have its own amenities package.**
    - **All underground utilities.**
    - **Uniform mailboxes will be provided for each detached single-family residential pod. Uniform street signs will be provided throughout the development.**

30. **Along Balus Creek, the developer shall reserve for the City, by way of easement, a ten foot strip of land for use as a bicycle path. At such time as the City or County constructs an element of its bike path system to which this easement might connect, the City and/or County, at its/their expense, may pave this strip. No development shall occur on the property which would interfere with the eventual construction of this path by the appropriate governmental entity, except for the boulevard which will cross the creek.**

NOTE: THE PROPERTY DEPICTED ON THIS PLAT IS A PORTION OF A LARGER TRACT OF LAND ALL OF WHICH IS SUBJECT TO PUD ZONING ORDINANCES, INCLUDING BUT NOT LIMITED TO ORDINANCE 2016-01.

REVISIONS CONTINUED

No.	DATE	DESCRIPTION
4	10-12-18	REVISED TRACTS
5	11-08-18	REVISED TRACT A INTO TRACT A1 & A2

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
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PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
PATTON LAND SURVEYING, LLC

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON
HALL COUNTY SURVEYOR

FINAL PLAT OF MILLSIDE PARKWAY FOR:
MILLSIDE DEVELOPMENT LLC.
(COVER SHEET)
- LOCATED IN -
LAND LOTS 25, 30 & 43
8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	01-22-17	ADDED STORM STRUCTURE ASBUILT DATA.
		ADDED SANITARY SEWER STRUCTURE ASBUILT DATA, ADDED WATER VALVE DETAILS
		REVISED TRACT "A" TO REMOVE DEEDED R/W FOR OLD OAKWOOD ROAD AND ADDED ROADWAY SIGNAGE
2	02-12-18	ADDED SHEET 2 WITH ZONING CONDITIONS, ADDED SURVEYOR'S NOTE #8
3	06-08-18	ADDED CENTERLINE ROAD INVERSE DATA

SHEET NUMBER:
2 of 10
SCALE: N/A
SURVEY DATE: 10/09/2017
PLAT DATE: 10/12/2017
13-059-MILLSIDE PKWY.dwg
JN. 13-059

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GRID NORTH

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GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR
CHRIS M. PATTON
HALL COUNTY SURVEYOR

FINAL PLAT OF MILLSIDE PARKWAY FOR:

MILLSIDE DEVELOPMENT LLC.

(MAP SHEET)

– L O C A T E D I N –

LAND LOTS 25, 30 & 43
8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

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REVISIONS CONTINUED

No.	DATE	DESCRIPTION
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5	11-06-18	REVISED TRACT A INTO TRACT A1 & A2

SHEET NUMBER:

3 of 10

SCALE: 1" = 50'

SURVEY DATE: 10/09/2017

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PREPARED FOR:
MILLSIDE DEVELOPMENT LLC.

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(MAP SHEET)

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SCALE: 1" = 50'
SURVEY DATE: 10/09/2017
PLAT DATE: 10/12/2017
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JN. 13-059

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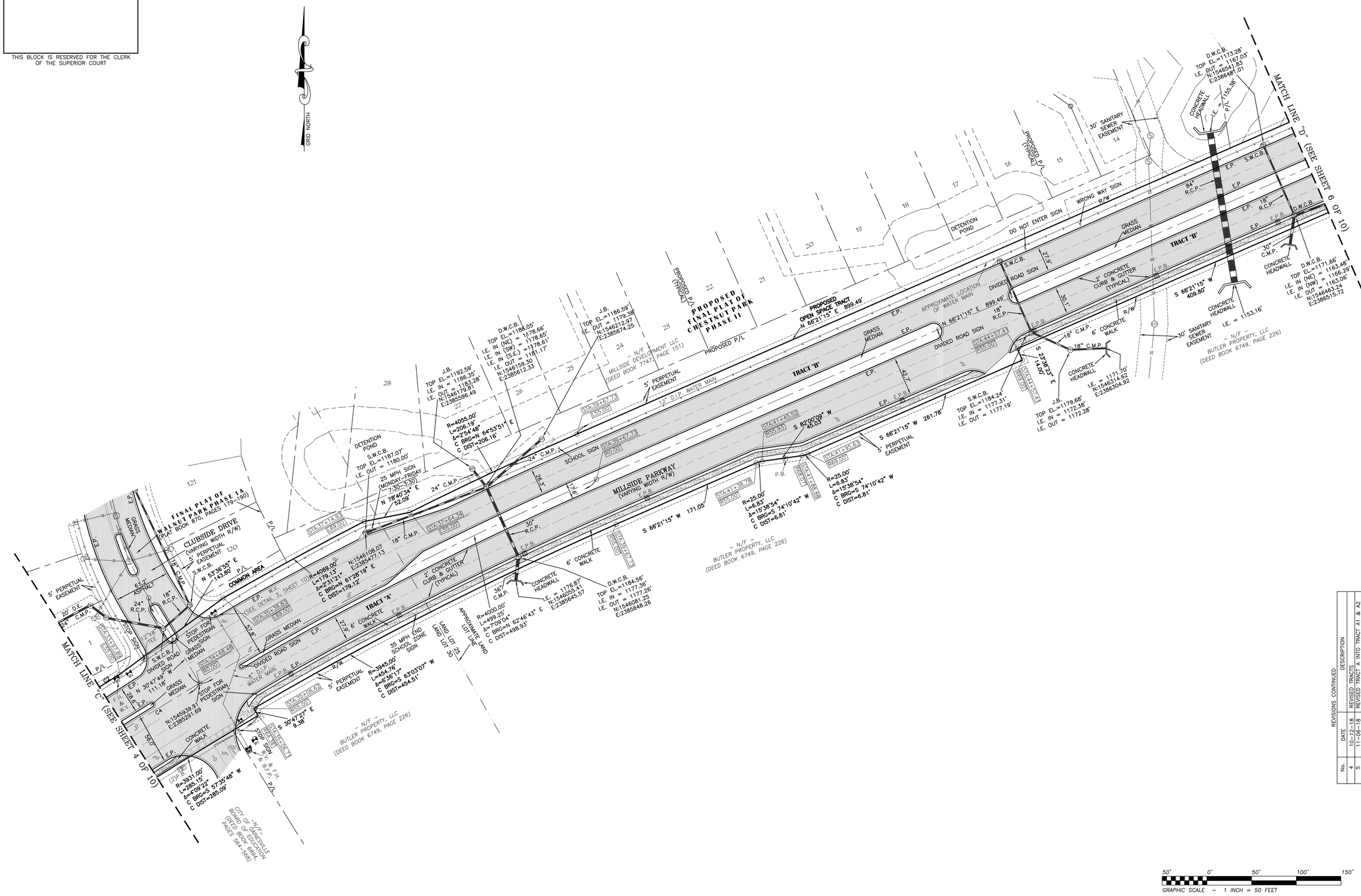

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SHEET NUMBER:

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SCALE: 1" = 50'

SURVEY DATE: 10/09/2017

PLAT DATE: 10/12/2017

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JN. 13-059

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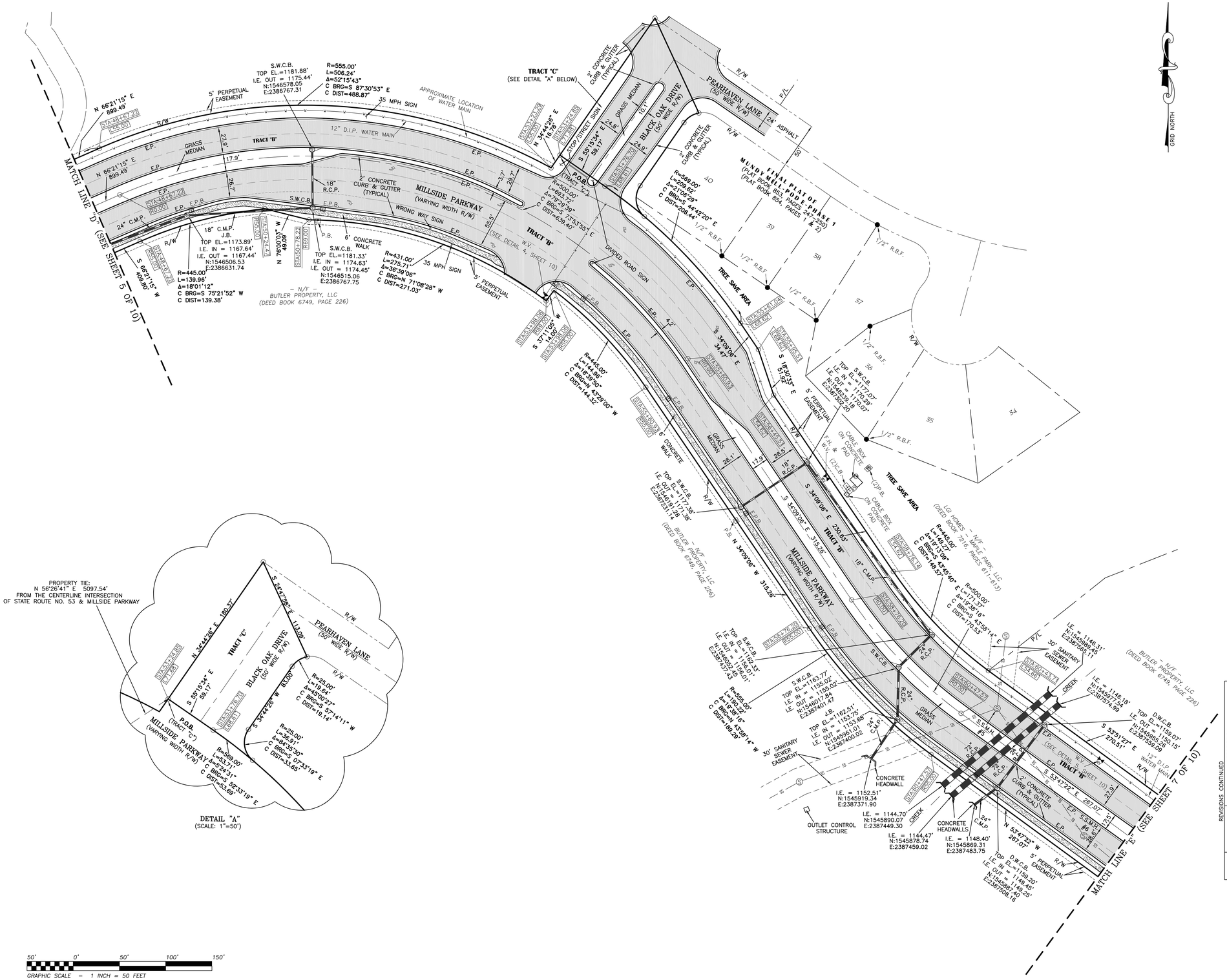

DETAIL "A"
(SCALE: 1"=50')

GRAPHIC SCALE – 1 INCH = 50 FEET

REVISIONS CONTINUED

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MILLSIDE DEVELOPMENT LLC.

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SHEET NUMBER:

6 of 10

SCALE: 1" = 50'

SURVEY DATE: 10/09/2017

PLAT DATE: 10/12/2017

13-059-MILLSIDE PKWY.dwg

JN. 13-059

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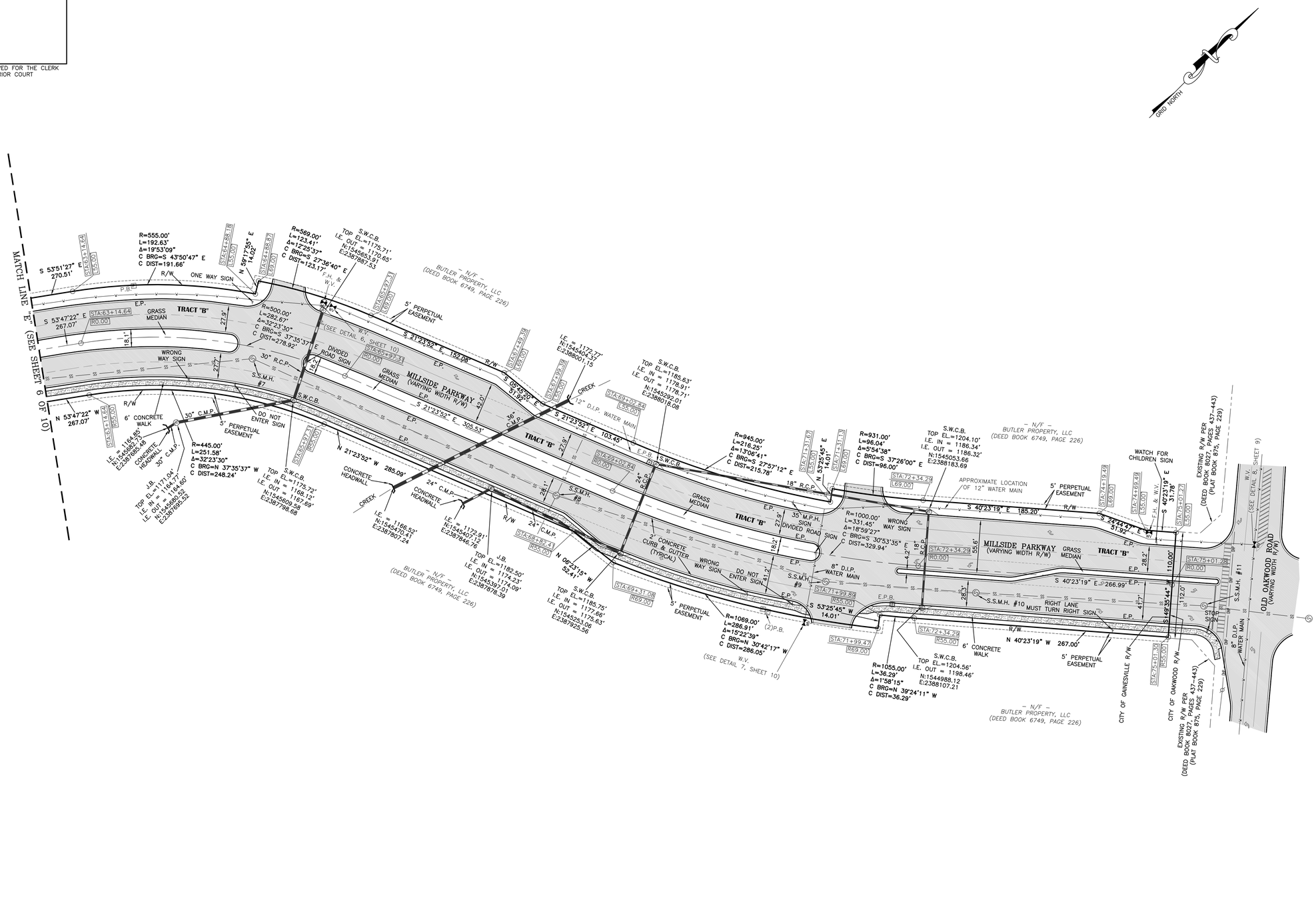

No.	DATE	DESCRIPTION
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REVISIONS CONTINUED

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FINAL PLAT OF MILLSIDE PARKWAY FOR:

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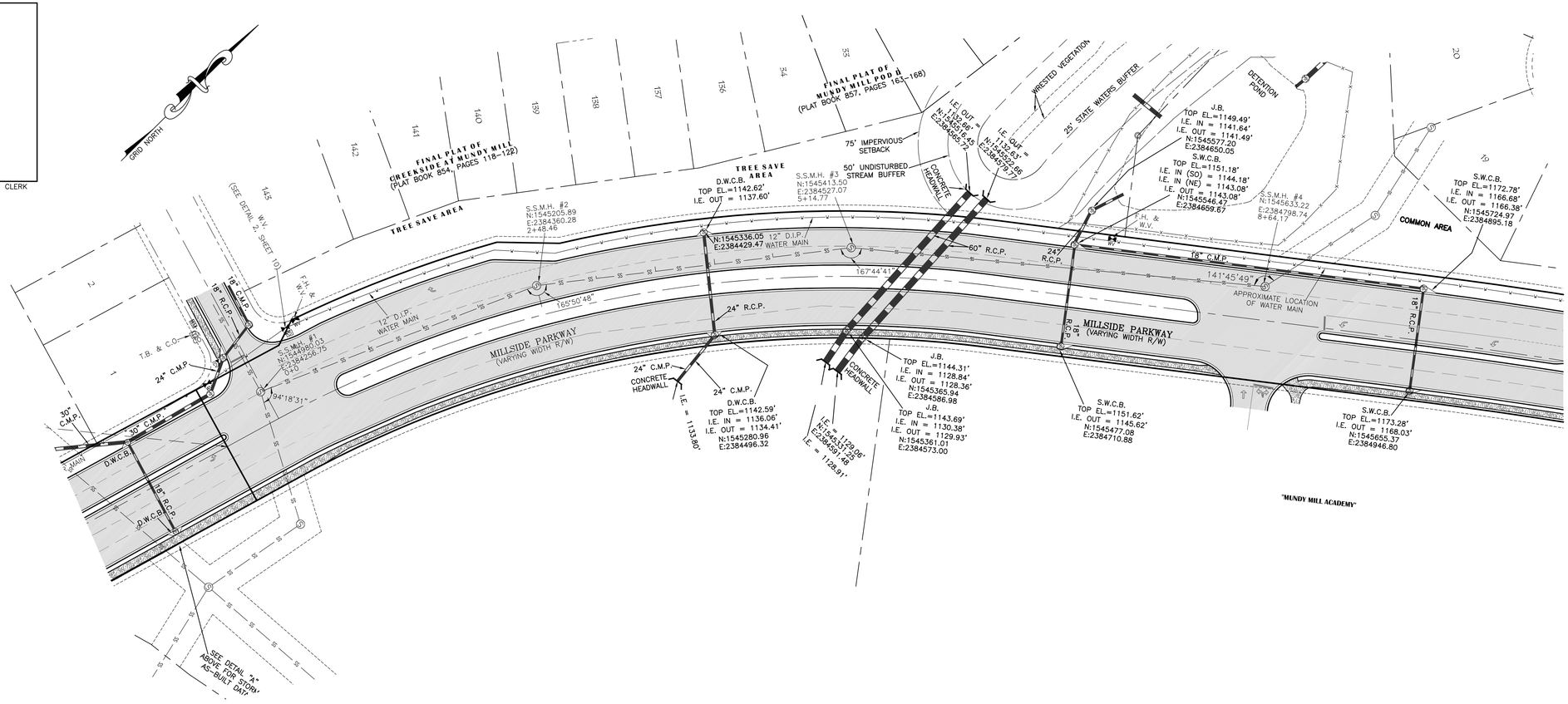
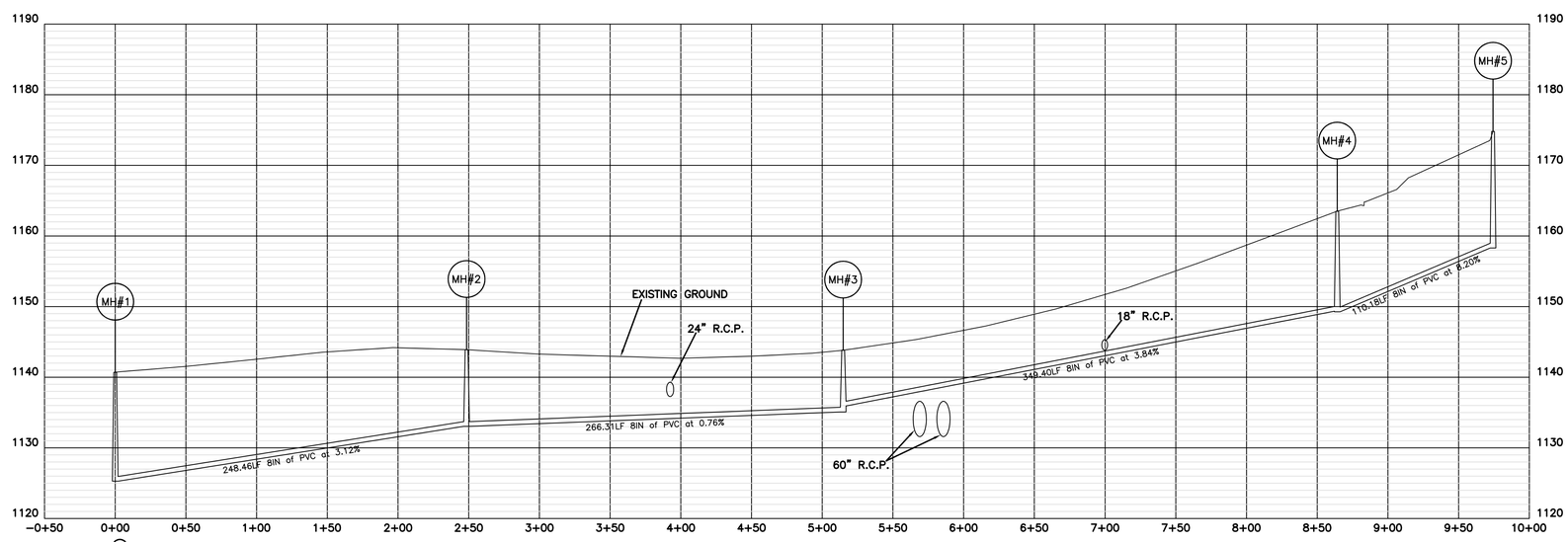




REF. STA=0+00.00
INV IN1125.29
INV IN1124.82 (NW)
INV OUT1124.52
RIM1140.70

REF. STA=2+48.46
INV IN1133.06
INV OUT1133.05
RIM1143.91

SEWER PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

REF. STA=5+14.77
INV IN1135.93
INV OUT1135.08
RIM1143.83

REF. STA=8+64.17
INV IN1145.35
INV OUT1149.27
RIM1163.51

REF. STA=9+74.35
INV IN1158.31
INV OUT1158.31
RIM1174.81

50' 0' 50' 100' 150'
GRAPHIC SCALE – 1 INCH = 50 FEET

REVISIONS CONTINUED

No.	DATE	DESCRIPTION
4	10-12-18	REVISED TRACTS
5	11-06-18	REVISED TRACT A INTO TRACT A1 & A2

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
PATTON LAND SURVEYING, LLC

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON
HALL COUNTY SURVEYOR

FINAL PLAT OF MILLSIDE PARKWAY FOR:
MILLSIDE DEVELOPMENT LLC.
(SEWER ASBUILTS PLAN & PROFILE SHEET)

– L O C A T E D I N –

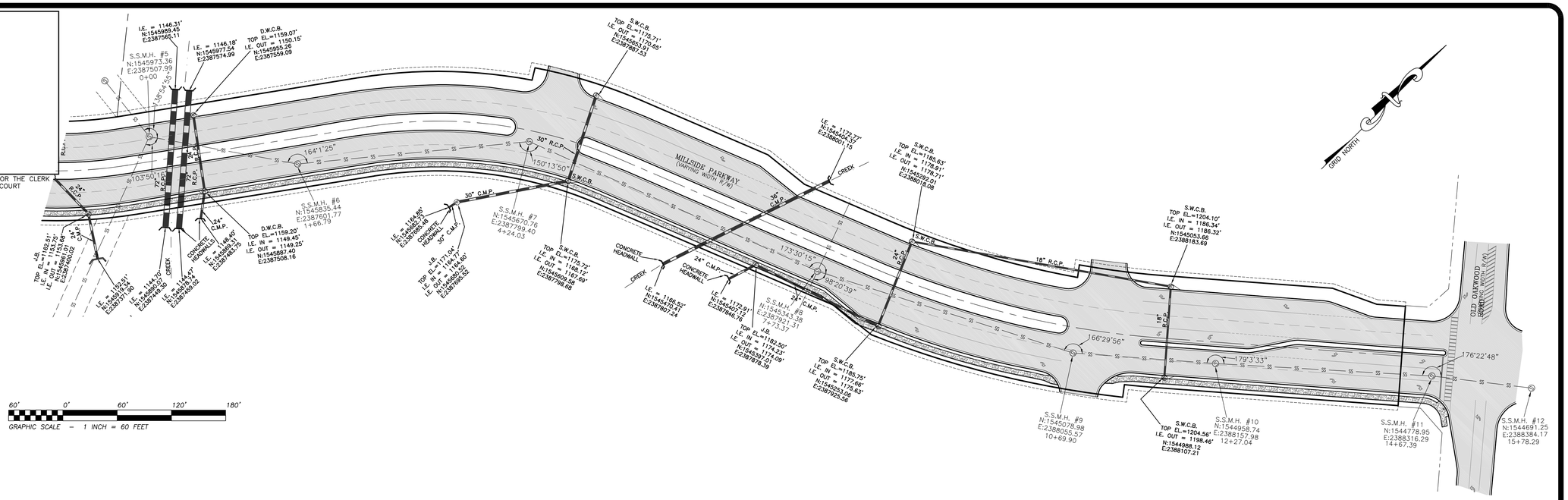
LAND LOTS 25, 30 & 43
8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

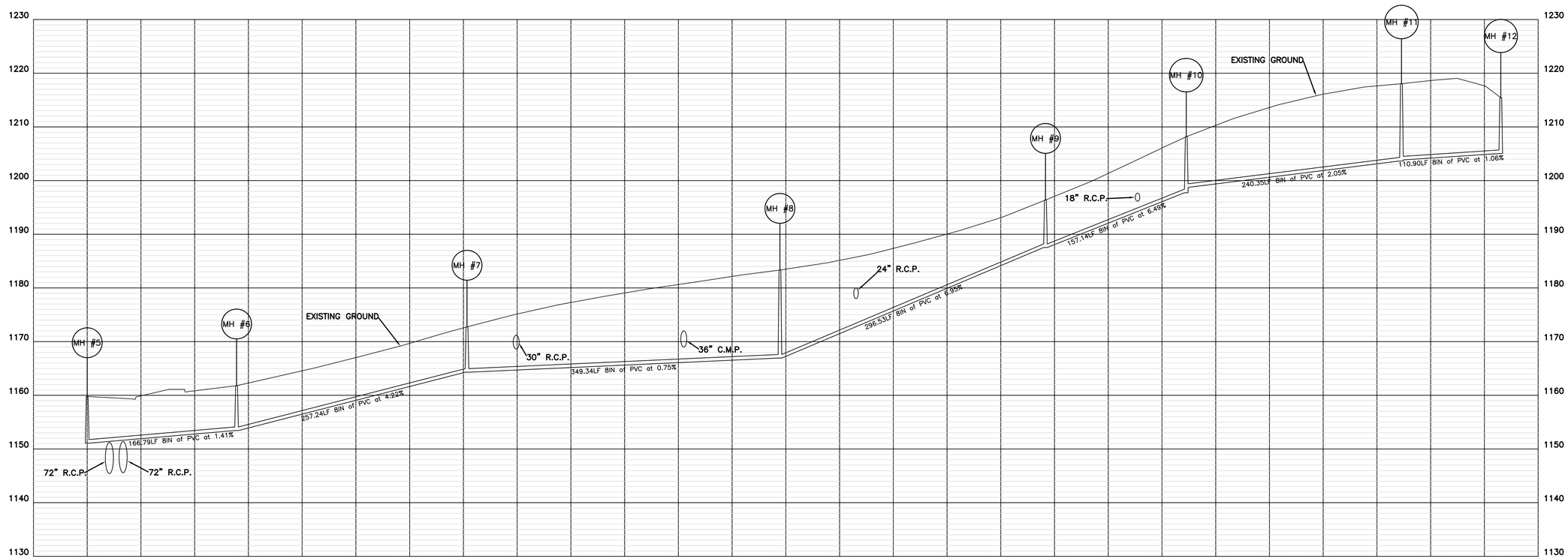
REVISIONS

No.	DATE	DESCRIPTION
1	01-22-17	ADDED STORM STRUCTURE ASBUILT DATA,
		ADDED SANITARY SEWER STRUCTURE
		ASBUILT DATA, ADDED WATER VALVE DETAILS
		REVISED TRACT "A" TO REMOVE DEEDED
		R/W FOR OLD OAKWOOD ROAD AND ADDED
		ROADWAY SIGNAGE
2	02-12-18	ADDED SHEET 2 WITH ZONING CONDITIONS,
		ADDED SURVEYOR'S NOTE #8
3	06-08-18	ADDED CENTERLINE ROAD INVERSE DATA

SHEET NUMBER:
8 of 10
SCALE: 1" = 50'
SURVEY DATE: 10/09/2017
PLAT DATE: 10/12/2017
13-059-MILLSIDE PKWY.dwg
JN. 13-059

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT





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SHEET NUMBER:

9 of 10

SCALE: 1" = 60'

SURVEY DATE: 10/09/2017

PLAT DATE: 10/12/2017

13-059-MILLSIDE PKWY.dwg

JN. 13-059

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GRID NORTH

WATER VALVE MONUMENTS

C.M.F. NO. 1
N:1544956.16
E:2384220.37

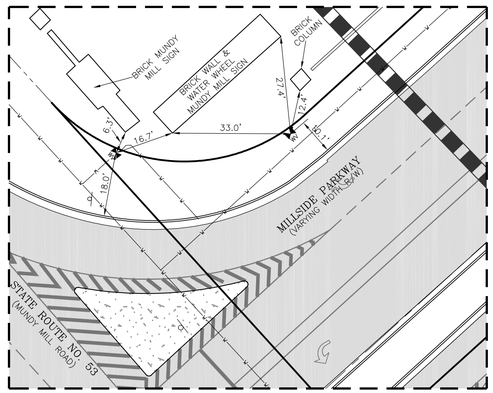
C.M.F. NO. 2
N:1546020.92
E:2385310.32

C.M.F. NO. 3
N:1546420.78
E:2387020.94

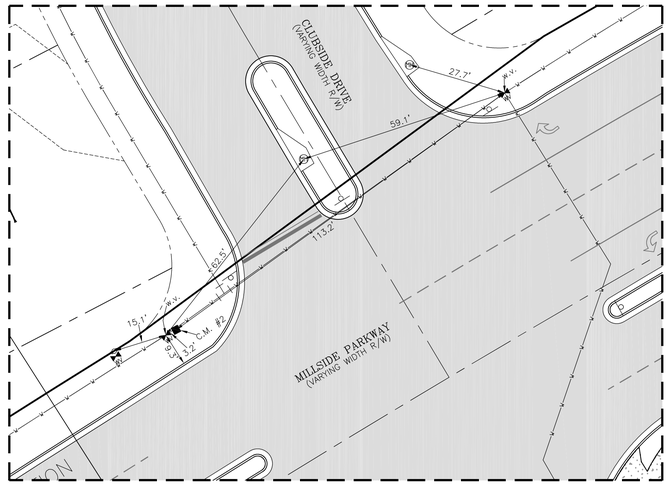
C.M.F. NO. 4
N:1545920.45
E:2387622.02

C.M.F. NO. 5
N:1545650.12
E:2387900.03

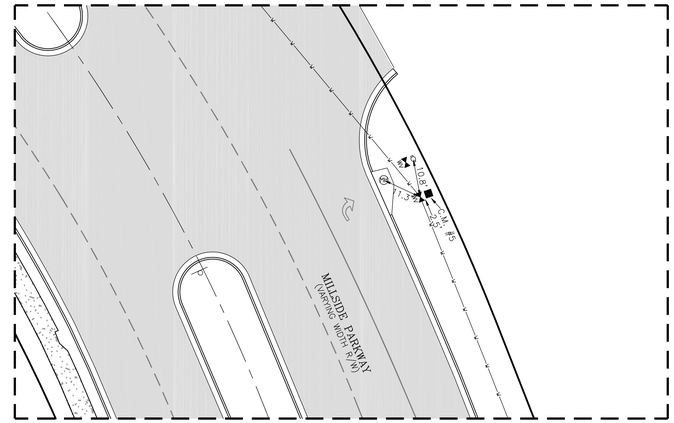
C.M.F. NO. 6
N:1545063.40
E:2388007.82



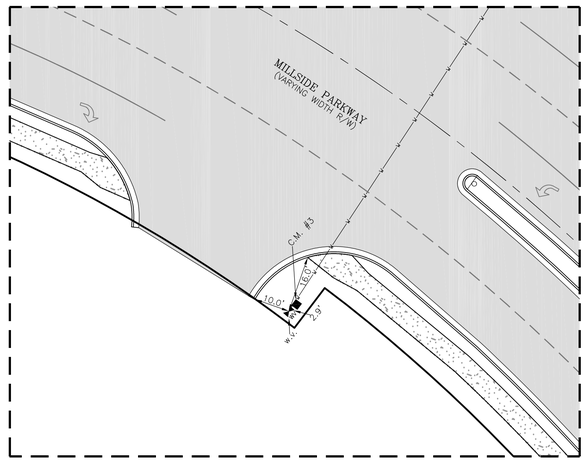
WATER VALVE DETAIL NO. 1
(SCALE 1"=20')



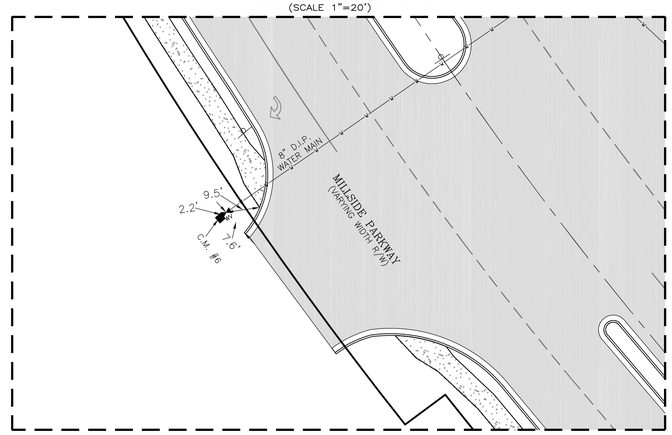
WATER VALVE DETAIL NO. 3
(SCALE 1"=20')



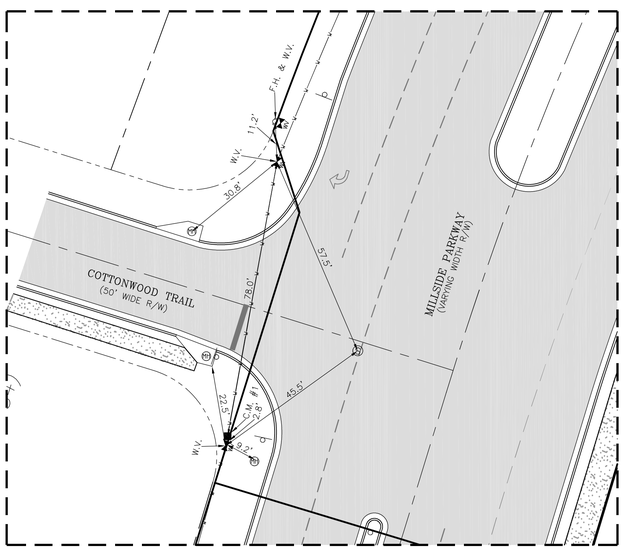
WATER VALVE DETAIL NO. 6
(SCALE 1"=20')



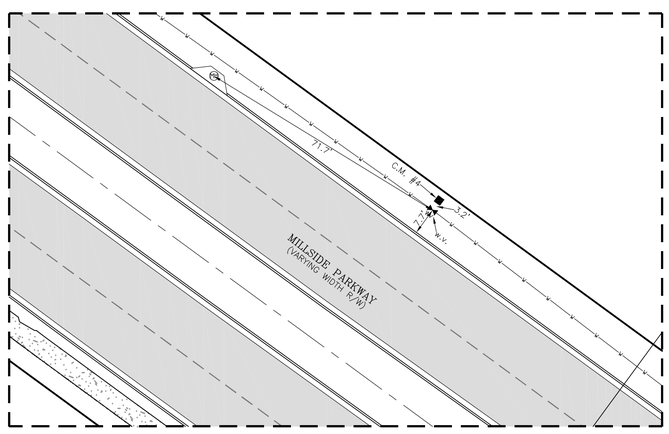
WATER VALVE DETAIL NO. 4
(SCALE 1"=20')



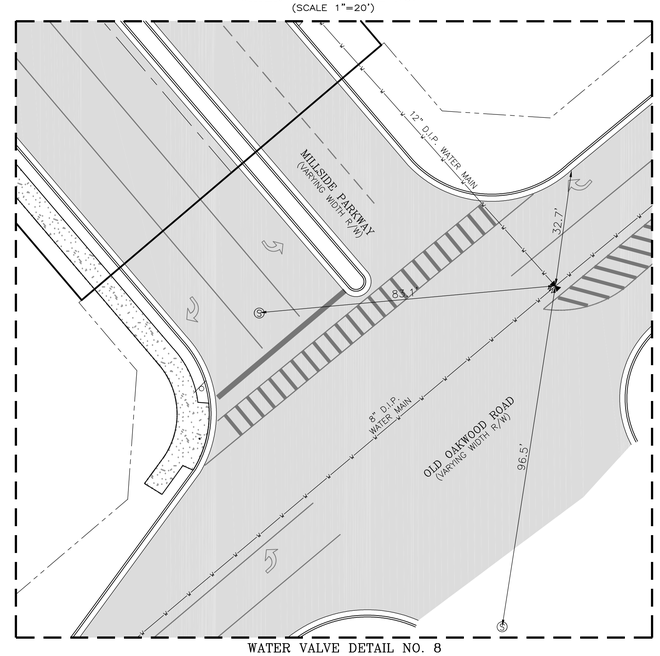
WATER VALVE DETAIL NO. 7
(SCALE 1"=20')



WATER VALVE DETAIL NO. 2
(SCALE 1"=20')



WATER VALVE DETAIL NO. 5
(SCALE 1"=20')



WATER VALVE DETAIL NO. 8
(SCALE 1"=20')

20' 0' 20' 40' 60'
GRAPHIC SCALE – 1 INCH = 20 FEET

REVISIONS CONTINUED

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FINAL PLAT OF MILLSIDE PARKWAY FOR:

MILLSIDE DEVELOPMENT LLC.

(WATER VALVE DETAIL SHEET)

– LOCATED IN –

LAND LOTS 25, 30 & 43
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CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

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SHEET NUMBER:

10 of 10

SCALE: 1" = 20'

SURVEY DATE: 10/09/2017

PLAT DATE: 10/12/2017

13-059-MILLSIDE PKWY.dwg

JN. 13-059

CITY OF GAINESVILLE

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 11/23/2020

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: December 15, 2020 Council Meeting**
Request from the **Clipper Petroleum, Inc.** to rezone a 0.41± acre tract located on the north side of Christopher Drive, west of its intersection with Thompson Bridge Road (a/k/a **150 Christopher Drive**) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use. **Ward Number: Two**. Tax Parcel Number(s): 01-074-004-018. **Request: Convenience store with fuel pumps**.

Meeting Date: 12/10/2020

Purpose of Request:
To provide an overview of the following zoning request as presented at the November 10, 2020 Planning and Appeals Board Meeting:

The proposal includes a 4,500 square foot convenience store and a 4,160 square foot (52' x 80') canopy consisting of 12 pumps (6 fueling stations). Access is proposed from Christopher Drive as well as a shared driveway off of Thompson Bridge Road. The property contains a single-family rental home that will be demolished and replaced with part of the convenience store building, retaining wall and a 25' vegetated buffer. The entire development includes two lots for a total of 1.11± acres. The adjacent uses include single-family homes, vacant commercial property, Honey Baked Ham restaurant and the Publix shopping center.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:
Staff and PAB recommended denial of this request. However, if approved staff would recommend eight conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2020- :
I move to approve the ordinance to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) with a special use with eight conditions as presented.

Approval of Resolution ZR-2020- :
I move to approve the resolution to allow for a convenience store with fuel pumps within Neighborhood Business (N-B) zoning district with eight conditions as presented.

Denial of the Request:
I move to deny this request.

Department Director:
Rusty Ligon

If funding is involved, are funds approved within the current budget?
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
Proposed Resolution	Resolution
Location Maps	Backup Material
Narrative	Backup Material
Survey	Backup Material
Site Plan	Backup Material
Topographic Survey	Backup Material
Architectural Renderings	Backup Material

LEGAL AD
Gainesville City Council

Publish Wednesday, November 25, 2020
THE TIMES

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, December 15, 2020** 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 the **Clipper Petroleum, Inc.** to rezone a 0.41± acre tract located on the north side of Christopher Drive, west of its intersection with Thompson Bridge Road (a/k/a **150 Christopher Drive**) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use.
   Ward Number: Two
   Tax Parcel Number(s): 01-074-004-018
   Request: Convenience store with fuel pumps

2) Request from the **Clipper Petroleum, Inc.** for a special use on a 0.704± acre tract located on the northwest side of the intersection of Christopher Drive and Thompson Bridge Road (a/k/a **1261 and 1265 Thompson Bridge Road**), having a zoning of Neighborhood Business (N-B).
   Ward Number: Two
   Tax Parcel Number(s): 01-074-004-019
   Request: Convenience store with fuel pumps

Additional information is available from the Community and Economic 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	Clipper Petroleum, Inc.
Property Owner	Deborah J. Wallace Speedy Sloth, LLC
Location	150 Christopher Drive 1261 and 1265 Thompson Bridge Road
Request	(0.41± acre parcel) -Rezone from R-I to N-B with a special use
Request	(0.704± acre parcel) -Special use request within N-B zoning
Ward	Two
Proposed Use	Convenience store with fuel pumps
Planning Division Staff Recommendation	**Denial**
Planning & Appeals Board Recommendation	**Denial**
Date	November 10, 2020

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

The proposal consists of two applications and properties totaling 1.11± acres in size. The applicant intends to combine the two properties to construct a 4,500 square foot convenience store and a 4,160 square foot (52' x 80') canopy consisting of 6 fueling islands with 12 pumps. The proposed business hours are Sunday thru Thursday from 5:30 a.m. to 11:00 p.m. and Friday/Saturday from 5:30 a.m. to 12:00 a.m. The applicant plans to close the exiting BP convenience store/gas station located at 1180 Thompson Bridge Road and deed restrict it upon the sale or lease that it cannot be used as a convenience store with fuel pumps.

The first application proposes to rezone a 0.41± acre parcel located at 150 Christopher Drive from Residential-I (R-I) to Neighborhood Business (N-B) with a special use. The property includes a single-family rental home that will be removed and replaced with part of the convenience store building, retaining wall, rear access drive, dumpster pad and a 25-foot planted vegetated buffer.

The second application proposes a special use for a 0.704± acre parcel located at 1261 and 1265 Thompson Bridge Road currently zoned Neighborhood Business (N-B). The property is located within the Gateway Corridor Overlay Zone and was the previous site of the Kangaroo Citgo gas station and a commercial building that were removed. The property will include a fuel canopy, part of the convenience store building, retaining wall, parking, and access drives. In addition, an existing commercial billboard will be removed from the site to allow for internal access with the neighboring property to the north.

The proposed store is to include a mixture of EFIS, brick or stone materials designed to meet overlay standards. In addition, the support poles for the fuel canopy will be faced with brick or stone material to match the building. According to the applicant's concept plan, the existing driveways on Thompson Bridge Road and Christopher Drive will be relocated. A right-in/ right-out access is proposed from Thompson Bridge Road that will be shared with the neighboring property to the north that is currently under development review for a Zaxby's restaurant. As well, a full access two-way driveway is proposed on Christopher Drive.

- ***Adjacent Land Use and Zoning***

Location	Use	Zoning
North	Proposed Zaxby's restaurant, (Previous Long John Silver's restaurant site)	Neighborhood Business (N-B) Office and Institutional (O-I)
South	Honey Baked Ham Restaurant; Single-family home	Neighborhood Business (N-B) Residential-I (R-I)
East	Publix Grocery center; Strip shopping center	Regional Business (R-B) Neighborhood Business (N-B)
West	Single-family home	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.

According to the Gainesville Public Works Department, the developer will need to coordinate with the Gainesville Public Works Department and the Georgia Department of Transportation (GDOT) prior to permitting to address the future traffic improvements at the intersection of Thompson Bridge Road and Christopher Drive.

- ***Zoning History***

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

2020 - A request by Walker-Lanier, LLC to rezone a 0.50± acre tract located at 989 Lanier Avenue and 1437 Walker Street from Residential-I (R-I) to Residential-II (R-II) was approved with conditions for duplex homes.

2017 - A request by The 5 MCS, LLC to rezone a 5.24± acres tract located at 1012 Enota Avenue from Residential-I (R-I) and Planned Unit Development (P-U-D) to Planned Unit Development (P-U-D) was approved with conditions for an assisted living facility, townhome cottages and a single-family home.

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

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

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

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

2016 - A request by Teresa Vickers for a special use for a hair salon within the Office and Institutional (O-I) zoning district located at 977 and 983 Enota Avenue was approved with conditions.

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 a 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.

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 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.

- ***Staff Analysis***

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

The adjacent and nearby uses include single-family residential homes, office, service and commercial uses and are zoned Residential-I (R-I), Residential-II (R-II), Office and Institutional (O-I), Neighborhood Business (N-B) and Regional Business (R-B). The applicants proposed development area extends westerly along Christopher Drive toward an established residential district. A zoning of Neighborhood Business (N-B) is suitable for neighborhood scale retail uses; however, expanding the commercial property into an existing established residential area is contrary to the preservation of our downtown neighborhoods.

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

The proposal would appear to have less of an impact to the adjacent neighborhood if the development were confined to property already fronting Thompson Bridge Road. This portion of the property has historically been used for commercial purposes and could continue to do so. The proposed convenience store with fuel pumps will increase turning movements that will present difficult access for delivery trucks and large fuel trucks on Thompson Bridge Road and Christopher Drive. As well, these uses typically have longer business hours, create more noise from traffic, fuel/delivery trucks and dumpster usage.

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

The proposed development is located within the *Retail/Commercial* land use category. The *Retail/Commercial* land use category includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, the rear 0.41± acre portion of the subject property is located within the *Traditional Neighborhoods* Character Area, specifically within the *Northern Neighborhoods subarea.* The front 0.704± acre portion of the subject property is located within the *City Park Neighborhood Center* Character Area.

The vision for the *Traditional Neighborhood Character 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.

The vision for the *City Park Neighborhood Center* Character Area states that Thompson Bridge Road should be transformed into a "Complete Street" with sidewalks, landscaping, bike lanes and transit stops. Preservation of local small businesses should be a priority, and key early commercial buildings targeted for preservation. New commercial development should be compatible with the small scale of the older structures, and parking should be located to the rear with inter-parcel connectivity where possible. The area is not anticipated to see major economic growth, but remain oriented toward addressing existing neighborhood needs. Businesses providing basic goods and services that neighborhood residents depend on in daily life (for example food, household supplies, medicine etc.) should be encouraged. Locally-owned / family-owned businesses should be promoted to encourage small business investment / entrepreneurship. Land uses allowed include mixed-use, commercial and public/Institutional.

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

The two properties could remain as currently zoned and function separately except for the proposal requires the need for special use approval and rezoning. The existing vacant corner commercial lot could be redeveloped for other office, restaurant or commercial purposes. The existing single-family home could continue to be occupied for single-family purposes. While the N-B zoning district allows for neighborhood scale commercial uses such as a convenience store, special use approval is required to permit fuel pumps. Most of the uses permitted within the Neighborhood Business (N-B) zoning district are not auto-oriented in nature so as to discourage increased vehicular noise, lights, fumes, and traffic within neighborhood areas. There are currently four gas stations within one mile of the subject property.

(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?

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #2 is located off of Cleveland Highway and is approximately 2.1± 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 proposal will increase 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. According to the Transportation Master Plan for this area, there are planned intersection improvements at the corner of Thompson Bridge Road and Enota Avenue which will include the addition of a dedicated right turn lane.

(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?

Over the past 40 years this segment of Thompson Bridge Road has experienced steady commercial growth. Much of the growth has included redevelopment of existing commercial properties and the conversion of residential parcels fronting Thompson Bridge Road for office or neighborhood scale retail and restaurant uses. The proposal requires the rezoning of property that does not front Thompson Bridge Road is more intrusive to the existing neighborhood.

(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?

Based on the Comprehensive Plan and the adjacent residential zoning, the proposal as a whole does not reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

Additional Criteria

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Thompson Bridge Road (SR 60) is an arterial road and is capable of serving the proposal with access improvements. Christopher Drive is considered a local neighborhood road that is often used as a cut through between Thomson Bridge Road and Dawsonville Highway. Christopher Drive is less conducive for heavy truck traffic.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

The subject properties are located at the northwest side of the intersection of Thompson Bridge Road and Christopher Drive. The applicant's concept plan appears to provide for sufficient access for pedestrian safety and emergency vehicles.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

Existing public facilities are adequate to serve the proposed use.

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

The proposed concept plan includes a 25-foot wide vegetative and structural buffer adjacent to the single-family property. The proposed dumpster is proposed behind the building but is adjacent to the residential property. Proper lighting that does not produce glare will be required as part of the Unified Land Development Code.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The applicant states the proposed hours of operation are for the store are Sunday thru Thursday from 5:30 a.m. to 11:00 p.m. and Friday/Saturday from 5:30 a.m. to 12:00 a.m. which is typical of a convenience store. Due to the property being adjacent to residential homes on Christopher Drive, an office, specialty retail or restaurant use would be more conducive.

(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

The height and size of the proposed structures appear consistent with other commercial structures located along Thompson Bridge Road. However, the proposed location of the building, rear access drive and dumpster will further encroach into the established neighborhood.

- ***Staff Recommendation***

The Planning Division staff is recommending **denial** of this request based on the Comprehensive Plan and the adjacent residential uses. However, if approved, staff would recommend the following conditions:

Conditions

1. **The proposed development shall be generally consistent with the standards depicted on the architectural pictures provided with the rezoning and special use application including exterior materials, roof pitch, canopy, building/canopy setbacks and buffer.**
2. **The exterior materials and roof pitch of the building and canopy shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application.**
3. **The development shall require a minimum 35-foot wide evergreen planted buffer adjacent to all single-family property located to the west. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.**
4. **The existing commercial billboard sign shall be removed from the property.**
5. **Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required. The applicant shall coordinate with the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT) to determine the scope of the study.**
6. **All access point design for the subject property 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 or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
7. **The applicant / owner shall provide for internal parcel vehicular access with the adjacent vacant property located to the north.**
8. **An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Excerpts from the November 10, 2020 PAB Meeting Minutes

Applicant Presentation: Attorney Steve Gilliam, 301 Green Street, stated he represents the applicant Clipper Petroleum and Speedy Sloth. Tom Bower is also present to answer any questions along with Mark Linkesh for the real estate side of it. Mr. Gilliam explained the location of the properties and zoning information of each with the PowerPoint stating the depth of proposed zoning boundary for the 150 Christopher Drive property matched the current commercial zoning boundary of the properties to the north along Enota Avenue. He stated Clipper has agreed to close the other store across the street if this is approved once built and there would be a net gain of zero of convenience stores. He said the use of 150 Christopher Drive matches the footprint of the one behind it and there would be no gasoline pumps placed on that location. Attorney Gilliam talked about the entrances for the convenience store location and provided a notebook for each board member for easier explanation stating the house will be removed from Christopher Drive. He said the purpose for acquiring the Christopher Drive property was because of setbacks pushing the canopy back and a 16-foot wall will be installed which will block out all of the noise. He then explained the location and placement of pumps under the canopy and said the staff recommended a 35-foot planted buffer which the applicant has agreed to do. He said the staff reports state the retail commercial land-use category allows for an automotive related business and recommended denial but also states if approved, there are eight conditions and all conditions are acceptable to the applicant. Attorney Gilliam said the billboard sign will be removed and he would be happy to answer any questions. He said the property at 162 Christopher Drive is owned by a LLC of David Hughes which has written a letter recommending the board approve the request.

Tom Bower, 5317 T. L. Bower Way, Flowery Branch, with Clipper Petroleum mentioned the history of the company which has been in business since 1933 and was acquired in 1974 by Tom Bower, Sr. along with Bob Braff that established a reputable company doing things the right way. He stated in the packet provided to the Board is information about the quality of the building made of brick and stone and will be a clean store with no video games and a quality operation. He mentioned the placement of a 16-foot wall at the highest point along with the height of the building will block any noise that might be a distraction. He stated the lights on the property will not impact the adjoining property owners. He said this would be a good move for them with a 4,500 square feet facility compared to the 2,000 square feet existing facility and would allow them to offer more products. Mr. Bower stated there would only be six dispensers or pumping units which will be twelve fueling positions.

FAVOR: None

OPPOSE: Paul Clarkson, 291 Sequoia Trace, stated he is the property owner of 184 Christopher Drive. He and his neighbor are very concerned with additional traffic and at certain times of the day it is very difficult to back out of the driveway. He said most people needing to travel north on Thompson Bridge after fueling would need to take Longview and then to Enota to the light. He is glad to see there is going to be an improvement at the traffic light on Thompson Bridge and Enota but there is a real concern about the current traffic there now so his question is how much additional traffic will there be. He also stated he understands the need for the fueling station since there is only one at the Walmart Neighborhood Center until further north but his main concern is the additional traffic that is anticipated.

Marilyn Clarkson, 184 Christopher Drive, stated she is extremely concerned with traffic which is already bad. She stated people cut through Christopher Drive to get to Holly to avoid Dixon. Also, she stated beyond this property is a big hill which you cannot see

beyond and people back out of their driveways, so adding this type of facility to it will make it that much worse. She mentioned several homes had been refurbished and is concerned that their own property value will be ruined. She stated the traffic is already a nightmare and will only get worse with this facility.

Rebuttal: Tom Bower agreed that Thompson Bridge is heavily traveled as it is but no additional traffic will be added. He said there will be interconnectivity with Zaxby's and believes most people will go to Enota Drive if traveling north and make a left turn at the light. He said the other alternative is going to Christopher Drive, wait for the light to stop traffic and get out that way. He met with Anthony Barbose who owns the house across the street from this lot on Christopher who had the same questions and told them verbally he has no problem with the rezoning and is in favor of it.

Planning and Appeals Board Comments: Vice-Chair Fleming asked about the operational hours for the business. Mr. Bower stated the normal hours are from 5:30 a.m. to 11 p.m. Sunday thru Thursday and open till 12 p.m. on Friday and Saturday but currently are only open 6 a.m. to 10 p.m. Chairman Carter asked Mr. Bower if he could build the convenience store without the additional property that needs to be rezoned. Mr. Bower stated the project could not be built without the additional property.

There was a motion to recommend denial to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) with a special use.

Motion made by Board Member Martin
Motion seconded by Board Member Thompson
Vote – 6 favor, 1 oppose (White)

Planning and Appeals Board Comments: Board Member Thompson commented that the applicant has a very nice product but does not agree with it going into the neighborhood and wishes it could be put on the one lot that has been a convenience store in the past. Chairman Carter stated he appreciates the comment from Board Member Thompson for the applicant and are great community members, great projects but there is a concern that came out in the voting of reaching into the residential neighborhood. He stated there have been concerns with that throughout the years with the city and a lot of people have taken the position of trying to prevent reaching into those residential neighborhoods. Chairman Carter stated he had hoped it could be done on the existing site and wanted to offer further explanation of their thinking on it.

There was a motion to recommend denial of the special use request having a zoning of Neighborhood Business.

Motion made by Board Member Thompson
Motion seconded by Vice-Chair Fleming
Vote – 6 favor, 1 oppose (Martin)

Passed: _____

AN ORDINANCE

No. 2020-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.41± ACRE TRACT LOCATED ON THE NORTH SIDE OF CHRISTOPHER DRIVE, WEST OF ITS INTERSECTION WITH THOMPSON BRIDGE ROAD (A/K/A 150 CHRISTOPHER DRIVE) FROM RESIDENTIAL-I (R-I) TO NEIGHBORHOOD BUSINESS, WITH CONDITIONS (N-B-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

SECTION I.

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

Conditions

1. **The proposed development shall be generally consistent with the standards depicted on the architectural pictures provided with the rezoning and special use application including exterior materials, roof pitch, canopy, building/canopy setbacks and buffer.**
2. **The exterior materials and roof pitch of the building and canopy shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application.**
3. **The development shall require a minimum 35-foot wide evergreen planted buffer adjacent to all single-family property located to the west. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.**
4. **The existing commercial billboard sign shall be removed from the property.**
5. **Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required. The applicant shall coordinate with the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT) to determine the scope of the study.**
6. **All access point design for the subject property 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 or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
7. **The applicant / owner shall provide for internal parcel vehicular access with the adjacent vacant property located to the north.**

8. **An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Legal Description

All that tract or parcel of land lying and being in land lot 146 of the 9th District of Hall County and the City of Gainesville, Georgia, containing 0.413 acres, more or less, more particularly described as follows:

Beginning at a mag nail set where the most southwestern mitered point on the boundary of the northern 40 foot right of way of Christopher Drive and the western variable right of way of Thompson Bridge Road intersect; thence along the said northern 40 foot right of way of Christopher Drive south 59 degrees 11 minutes 37 seconds west 78.39 feet to a ½ inch rebar found on said right of way**;** thence continuing along said right of way of Christopher Drive south 59 degrees 11 minutes 37 seconds west 73.14 feet to a 1 inch open top pipe found on said right of way and the true point of beginning.

From the true point of beginning, thence along said right of way of Christopher Drive south 58 degrees 46 minutes 24 seconds west for a distance of 105.13 feet to an iron pin set on said right of way; thence leaving said right of way north 33 degrees 43 minutes 22 seconds west for a distance of 171.73 feet to a 1 inch open top pipe; thence north 58 degrees 51 minutes 07 seconds east for a distance of 104.88 feet to a 1/2 inch rebar; thence south 33 degrees 48 minutes 30 seconds east for a distance of 171.60 feet to a **1** inch open top pipe found on the northern 40 foot right of way of Christopher Drive and the true point of beginning.

This land description contains 0.413 acres more or less, as depicted by a boundary retracement and topographic survey for Clipper Petroleum, Inc., prepared by DS Griffin, Inc. dated July 23, 2020. Property is located at 150 Christopher Drive and contains all of lot 11B along with certain parts of lots 12B and 13B of the Christopher subdivision.

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.

ORDINANCE NO. 2020-

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

_____

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

_____

Denise O. Jordan, City Clerk

RESOLUTION ZR-2020-___

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

WHEREAS, under **Chapter 9-6-2 N-B Neighborhood Business District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-2-2 Permitted and Special Uses** allows for *convenience store with fuel pumps* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Clipper Petroleum** to allow *a convenience store with fuel pumps* within a Neighborhood Business (N-B) zoning district identified as follows:

01-074-004-018
150 Christopher Drive
Ward Two

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

WHEREAS, the **Gainesville Planning and Appeals Board,** held a public hearing regarding this matter on **November 10, 2020.**

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 with the following conditions:

Conditions

1. **The proposed development shall be generally consistent with the standards depicted on the architectural pictures provided with the rezoning and special use application including exterior materials, roof pitch, canopy, building/canopy setbacks and buffer.**
2. **The exterior materials and roof pitch of the building and canopy shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application.**
3. **The development shall require a minimum 35-foot wide evergreen planted buffer adjacent to all single-family property located to the west. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.**
4. **The existing commercial billboard sign shall be removed from the property.**
5. **Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required. The applicant shall coordinate with the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT) to determine the scope of the study.**
6. **All access point design for the subject property 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 or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**

7. **The applicant / owner shall provide for internal parcel vehicular access with the adjacent vacant property located to the north.**
8. **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.**

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.

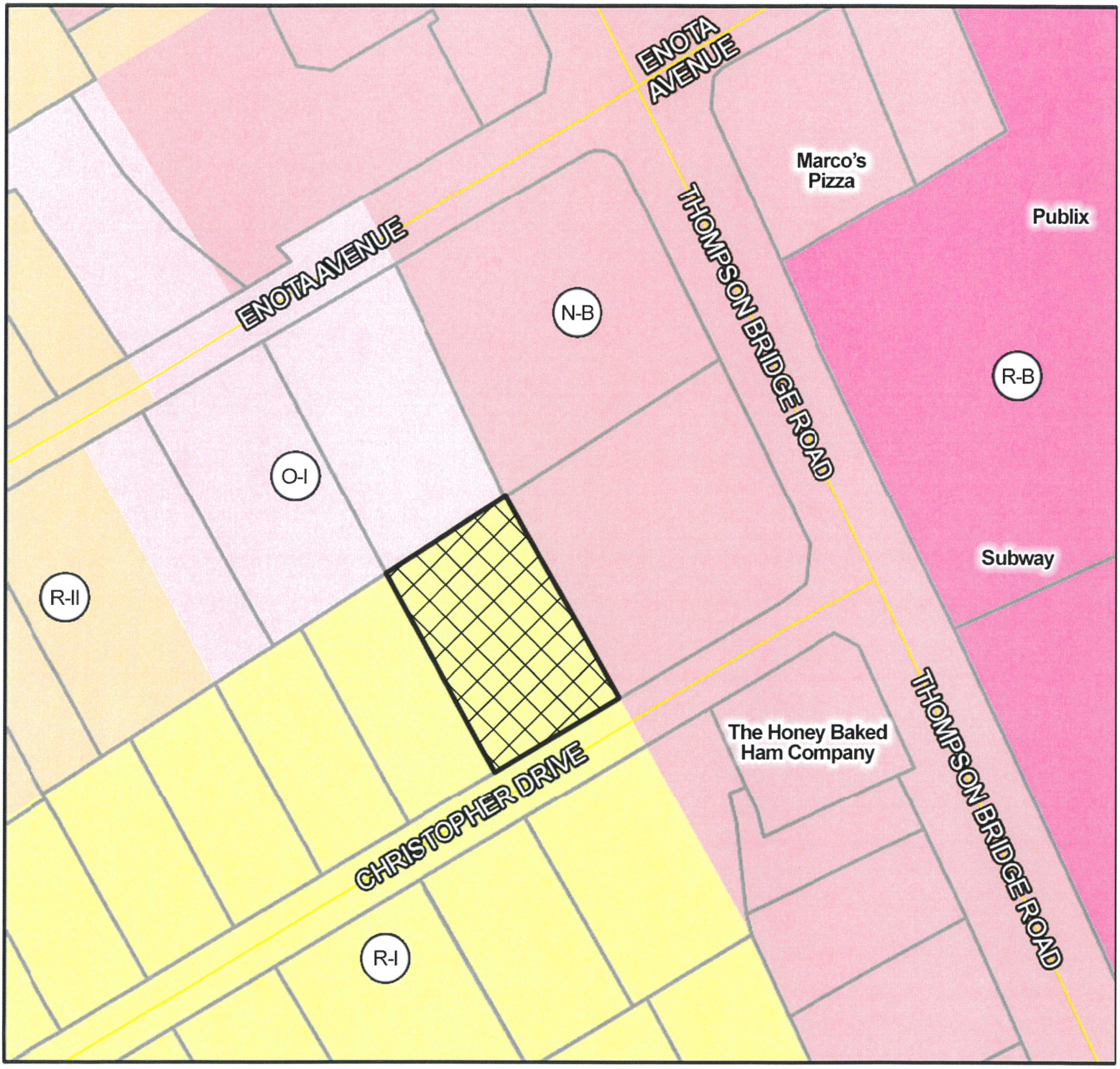
Adopted this _____ day of _____, 2020.

_____
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:

CLIPPER PETROLEUM, INC.

REZONING REQUEST

Request:
Rezone 0.41 +/- acre from Residential - I (R-I) to Neighborhood Business (N-B), with a special use for a convenience store with fuel pumps

Subject Property Address:	**Tax Parcel:**
150 Christopher Drive	01-074-004-018

Meeting Date: 11/10/2020 **Map Prepared:** 10/14/2020

Subject Property

N

CITY OF GAINESVILLE
COMMUNITY AND ECONOMIC DEVELOPMENT

Applicant:

CLIPPER PETROLEUM, INC.

REZONING REQUEST

Request:
Rezone 0.41 +/- acre from Residential - I (R-I) to Neighborhood Business (N-B), with a special use for a convenience store with fuel pumps

Subject Property Address:	**Tax Parcel:**
150 Christopher Drive	01-074-004-018

Meeting Date: 11/10/2020 **Map Prepared:** 10/14/2020

Subject Property

Aerial from 2018

N

CITY OF GAINESVILLE
COMMUNITY AND ECONOMIC DEVELOPMENT

SMITH GILLIAM
WILLIAMS & MILES

sgwmfirm.com

770.536.3381

770.531.1481

P.O. Box 1098
Gainesville, GA 30503

NARRATIVE REPORT
For City of Gainesville Application for Zoning Action
By Clipper Petroleum Inc. dated September 29, 2020

This Narrative Report is submitted by Applicant Clipper Petroleum, Inc. (hereafter "Applicant") on behalf of property owner, Speedy Sloth, LLC, for the property located at 1261 Thompson Bridge Road, Gainesville, Georgia 30501, Tax Parcel 010074 004019; and on behalf of property owner, Deborah J. Wallace for the property located at 150 Christopher Drive, Gainesville, Georgia 30501, Tax Parcel 010074 004018.

Applicant seeks a Special Use for a convenience store with fuel pumps for the property located at 1261 Thompson Bridge Road, Gainesville, Georgia 30501. The current zoning is N-B.

Applicant seeks a rezoning of 150 Christopher Drive, Gainesville, Georgia 30501 from R-1 to N-B with Special Use for a convenience store with fuel pumps.

Applicant is the owner and operator of numerous convenience stores in the north Georgia area. The proposed building is a convenience store totaling 4,500 square feet. The site plan is attached with the Application and shows there will be six petroleum pump station islands covered by a 52 x 80 canopy. Renderings submitted with the Application show the look and style of the proposed convenience store. Photographs are submitted to show the type of pump islands and the canopy. Nonspillage lighting will be used to light the property at night.

Because of setback requirements, a permanent Georgia DOT Easement for construction and maintenance, a 5 foot sidewalk, and a 10 foot landscape strip, the canopy and C-Store have to be moved back from Thompson Bridge Road approximately 40-45 feet from the right of way. There is also a joint driveway with the parcel located north of the property with a right in and right out turn lane. Because of the location of the driveway and the topography of the property, the entry point into the parking lot and driveway on the northern part of the proposed rezoned property has to be beyond the canopy. There is a proposed 40 foot driveway and parking places in front of the proposed convenience store with a 10 foot sidewalk which requires it to be set back approximately 40 feet from the canopy. Because of the topography, a retaining wall will need to be built on the adjoining property which is sought to be rezoned from R-1 to N-B at 150 Christopher Drive.

The property can be exited on the north end through the joint driveway and the right hand turn or on the south end through the driveway exit on Christopher Drive.

There are two variances that will be needed for the canopy. A 31 foot front building setback from Christopher Drive and a 33 foot front building setback from Thompson Bridge Road.

The property has access to Gainesville City Water and Sanitary Sewer and direct access to Christopher Drive and Thompson Bridge Road.

The property located at 1261 Thompson Bridge Road has been vacant for years and a former convenience store has been removed. There is a large billboard sign on this property that will be removed.

The property located at 150 Christopher Drive is a leased residence that will be removed. There will be a 25 foot vegetative structural buffer and building setback from an existing block wall.

Applicant currently owns a convenience store on the opposite side of Thompson Bridge Road located at 1180 Thompson Bridge Road. After construction of the proposed convenience store, Applicant will close the existing convenience store and deed restrict it upon the sale or lease that it cannot be used as a convenience store with fuel pumps.

Applicant respectfully requests approval and submits the two applications and exhibits in support of its requests.

If the planning staff, the Planning and Appeals Board or City Council Members need additional information, please do not hesitate to contact Mark Linkesh, Real Estate Official with Clipper Petroleum, Inc. or Applicant's counsel, Steven P. Gilliam, whose contact information is contained on the law firm's letterhead on which this narrative is written.

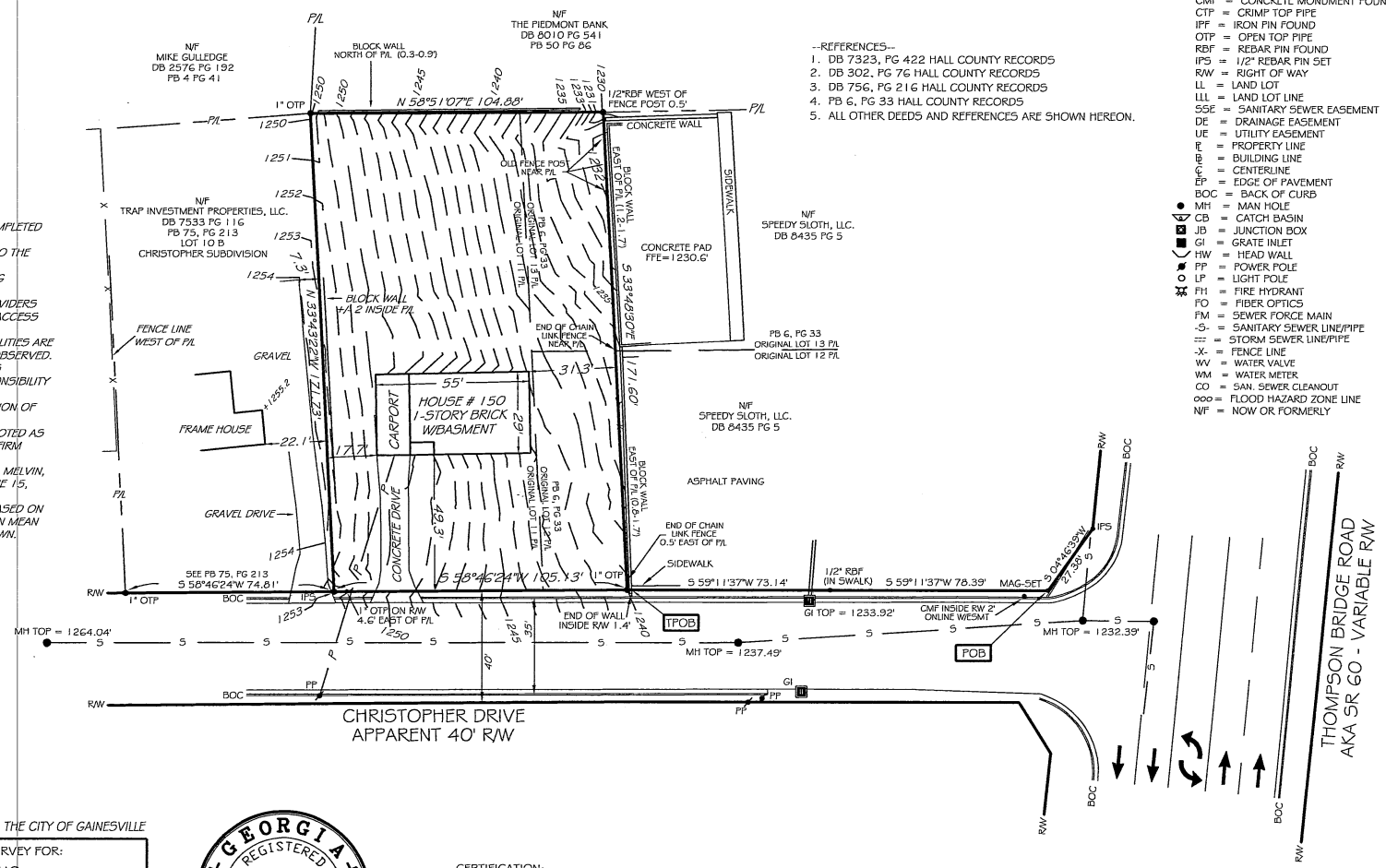
Sincerely,

Steven P. Gilliam

SPG/jsb
Enclosures: Zoning Applications (2)
Supporting Documents

C: Clipper Petroleum, Inc.
Deborah J. Wallace
Speedy Sloth, LLC

FIELD CLOSURE = ONE FOOT IN 15,383 FEET ANGLE ERROR = 05" PER POINT
EQUIPMENT = TOPCON GTS-312 ADJUSTED BY LEAST SQUARES PLAT CLOSURE = ONE FOOT IN 206,479 FEET



--REFERENCES--
1. DB 7323, PG 422 HALL COUNTY RECORDS
2. DB 302, PG 76 HALL COUNTY RECORDS
3. DB 756, PG 216 HALL COUNTY RECORDS
4. PB 6, PG 33 HALL COUNTY RECORDS
5. ALL OTHER DEEDS AND REFERENCES ARE SHOWN HEREON.

LEGEND

POB = POINT OF BEGINNING
TPOB = TRUE POINT OF BEGINNING
CMF = CONCRETE MONUMENT FOUND
CTP = CRIMP TOP PIPE
IPF = IRON PIN FOUND
OTP = OPEN TOP PIPE
RBF = REBAR PIN FOUND
IPS = 1/2" REBAR PIN SET
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
℞ = PROPERTY LINE
ℬ = BUILDING LINE
℄ = CENTERLINE
EP = EDGE OF PAVEMENT
BOC = BACK OF CURB
MH = MAN HOLE
CB = CATCH BASIN
JB = JUNCTION BOX
GI = GRATE INLET
HW = HEAD WALL
PP = POWER POLE
LP = LIGHT POLE
FH = FIRE HYDRANT
FO = FIBER OPTICS
FM = SEWER FORCE MAIN
-S- = SANITARY SEWER LINE/PIPE
=== = STORM SEWER LINE/PIPE
-X- = FENCE LINE
WV = WATER VALVE
WM = WATER METER
CO = SAN. SEWER CLEANOUT
ooo = FLOOD HAZARD ZONE LINE
N/F = NOW OR FORMERLY

NOTES:
1. THE FIELD SURVEY FOR THIS PROPERTY WAS COMPLETED ON JULY 15, 2020.
2. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR. THE PROPERTY MAY BE SUBJECT TO ALL APPLICABLE SETBACKS AND BUFFERS AS PER ZONING DESIGNATION.
3. THIS PROPERTY IS SERVED VARIOUS UTILITY PROVIDERS AND MAY BE SUBJECT TO BLANKET EASMENTS FOR ACCESS AND MAINTENANCE NOT SHOWN HEREON.
4. THE LOCATIONS SHOWN FOR UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON THE SURFACE EVIDENCE OBSERVED. THERE MAY BE OTHER UTILITIES NOT SHOWN BY THIS SURVEY. THE LAND SURVEYOR ASSUMES NO RESPONSIBILITY FOR SUCH UTILITIES AND THEIR LOCATIONS. OWNER/CONTRACTOR SHOULD OBTAIN AND INSPECTION OF SUCH.
5. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" DENOTED AS AN AREA OF MINIMAL FLOODING RISK AS PER FEMA FIRM MAP 13139C0179G DATED APRIL 4, 2018.
6. TITLE COMMITMENT WAS PROVIDED BY STEWART, MELVIN, & FROST, LLP. COMMITMENT NO. 65353, DATED JUNE 15, 2020.
7. THE ELEVATIONS AND CONTOURS SHOWN ARE BASED ON READINGS FROM A CHAMPION GPS ROVER BASED ON MEAN SEA LEVEL DATUM. ONE FOOT CONTOURS ARE SHOWN.

AREA
0.413AC

PROPERTY LOCATED AT 150 CHRISTOPHER DRIVE IN THE CITY OF GAINESVILLE

BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY FOR:

CLIPPER PETROLEUM, INC.

ALL OF LOT 11B TOGETHER WITH PARTS OF LOTS 12B AND 13B OF THE CHRISTOPHER SUBDIVISION

DS GRIFFIN, INC.
PROFESSIONAL LAND SURVEYING
2048 MILL LANDING CT.
LAWRENCEVILLE, GEORGIA 30043
(770) 778-3293

GEORGIA REGISTERED NO. 2772 LAND SURVEYOR DANIEL S. GRIFFIN

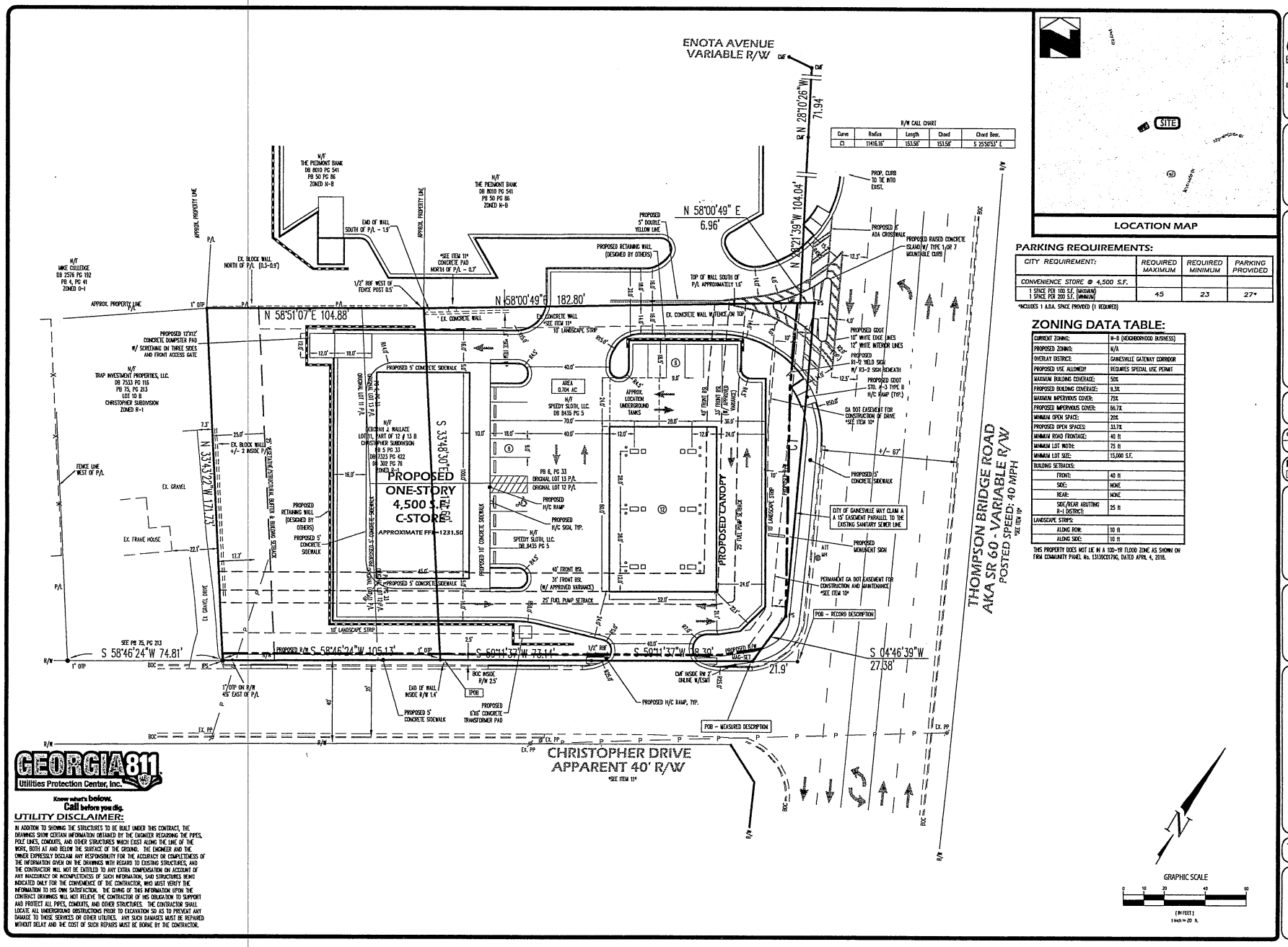
No.	By	Date	Revision

Date: 07/23/20	Land Lot: 146 District: 9TH
County: HALL, GA.	Scale: 1"=40'
Drawn By: DSG	Checked By: DSG
Job Number: 1261TBRD	File Number:

CERTIFICATION:
THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

BY:
DANIEL S. GRIFFIN, REGISTERED GEORGIA LAND SURVEYOR NO. 2772

40 0 40 80 120
GRAPHIC SCALE – FEET



LOCATION MAP

PARKING REQUIREMENTS:

CITY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	PARKING PROVIDED
CONVENIENCE STORE @ 4,500 S.F.			
1 SPACE PER 100 S.F. (MAXIMUM) 1 SPACE PER 200 S.F. (MINIMUM)	45	23	27*

*INCLUDES 1 A.D.A. SPACE PROVIDED (1 REQUIRED)

ZONING DATA TABLE:

CURRENT ZONING:	M-B (NEIGHBORHOOD BUSINESS)
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	GAINESVILLE GATEWAY CORRIDOR
PROPOSED USE ALLOWED?	REQUIRES SPECIAL USE PERMIT
MAXIMUM BUILDING COVERAGE:	50%
PROPOSED BUILDING COVERAGE:	9.3%
MAXIMUM IMPERVIOUS COVER:	75%
PROPOSED IMPERVIOUS COVER:	66.7%
MINIMUM OPEN SPACE:	20%
PROPOSED OPEN SPACES:	33.7%
MINIMUM ROAD FRONTAGE:	40 ft
MINIMUM LOT WIDTH:	75 ft
MINIMUM LOT SIZE:	15,000 S.F.
BUILDING SETBACKS:	
FRONT:	40 ft
SIDE:	NONE
REAR:	NONE
SIDE/REAR ABUTTING R-1 DISTRICT:	25 ft
LANDSCAPE STRIPS:	
ALONG ROW:	10 ft
ALONG SIDE:	10 ft

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL No. 13139C0179G, DATED APRIL 4, 2018.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THESE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

Evans Design Group, Inc.
Civil Engineering / Site Planning / Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 28681 JOHN M. EVANS

GSWCC LEVEL II CERT. # 10877

PROJECT NAME
THOMPSON BRIDGE ROAD C-STORE

1261 THOMPSON BRIDGE ROAD, L.L. 146, 9th DIST., CITY OF GAINESVILLE, GEORGIA

DATE: 4-8-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

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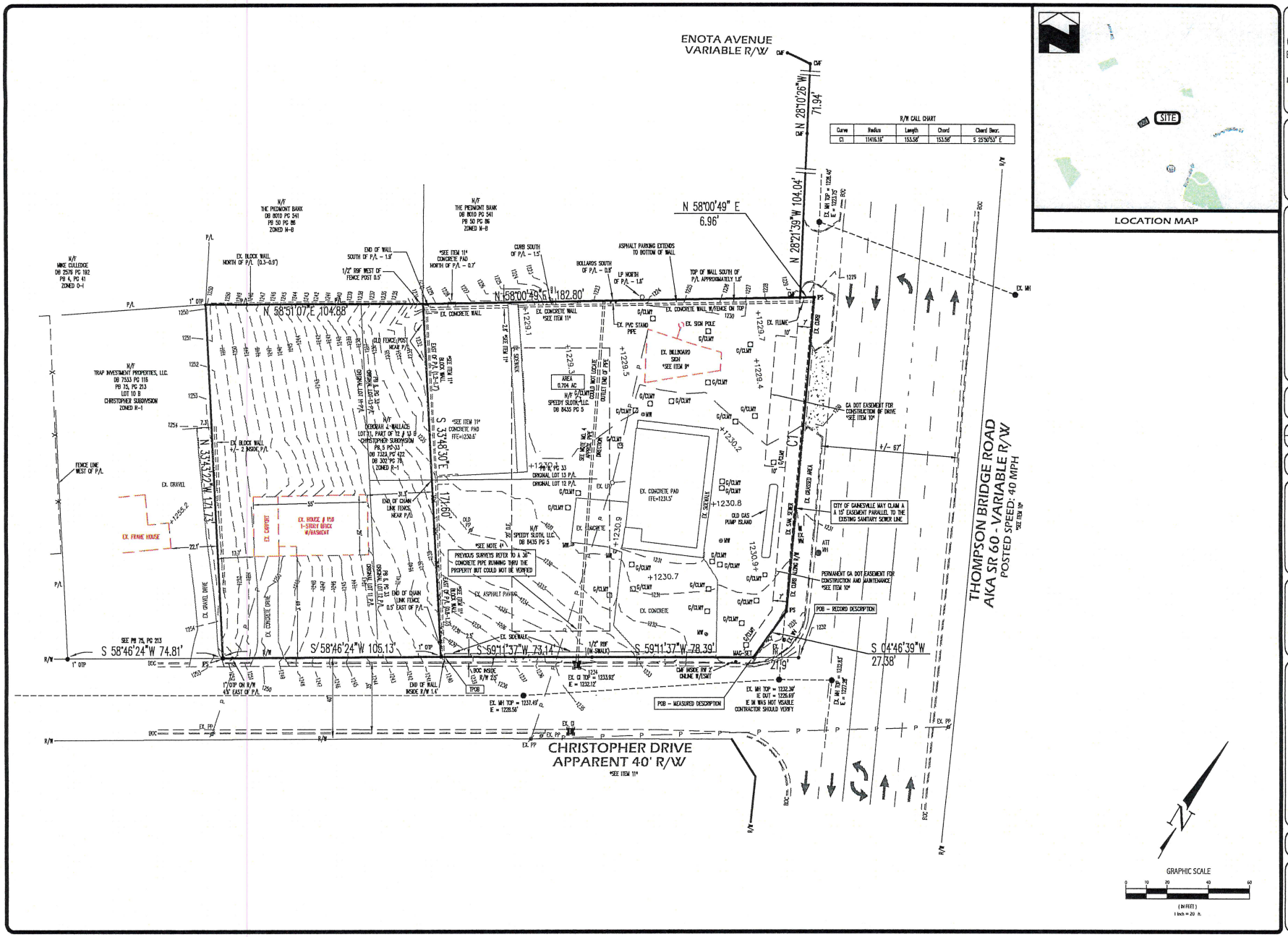
REVISIONS

1	4-14-20
FIRST SUBMITTAL	

JOB NUMBER: 20-009

SHEET TITLE
SITE PLAN

C-4



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DATE: 4-8-20

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REVISIONS

JOB NUMBER: 20-009

SHEET TITLE
EXISTING CONDITIONS

C-2

CLIPPER
ICE

Bojang

Bojangles
CLIPPER

NOW OPEN
NOW OPEN

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 11/23/2020

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: December 15, 2020 Council Meeting**
Request from the **Clipper Petroleum, Inc.** for a special use on a 0.704± acre tract located on the northwest side of the intersection of Christopher Drive and Thompson Bridge Road (a/k/a **1261 and 1265 Thompson Bridge Road**), having a zoning of Neighborhood Business (N-B). **Ward Number: Two**. Tax Parcel Number(s): 01-074-004-019. **Request: Convenience store with fuel pumps**.

Meeting Date: 12/10/2020

Purpose of Request:
To provide an overview of the following zoning request as presented at the November 10, 2020 Planning and Appeals Board Meeting:

The proposal includes a 4,500 square foot convenience store and a 4,160 square foot (52' x 80') canopy consisting of 12 pumps (6 fueling stations). Access is proposed from Christopher Drive as well as a shared driveway off of Thompson Bridge Road. The property was the previous site of the Kangaroo Citgo gas station as well as a commercial building that have both been demolished. Presently the site is mostly paved and contains a large billboard sign that will be removed. The entire development includes two lots for a total of 1.11± acres. The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include single-family homes, vacant commercial property, Honey Baked Ham restaurant and the Publix shopping center.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:
Staff and PAB recommended denial of this request. However, if approved staff would recommend eight conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Resolution ZR-2020- :
I move to approve the resolution to allow for a convenience store with fuel pumps within Neighborhood Business (N-B) zoning district with eight conditions as presented.

Denial of the Request:
I move to deny this request.

Department Director:
Rusty Ligon

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Legal Ad	Legal Ad
PAB Recommendation Report	Report
Proposed Resolution	Resolution
Location Maps	Backup Material
Narrative	Backup Material
Site Plan	Backup Material
Survey	Backup Material
Architectural Renderings	Backup Material

LEGAL AD
Gainesville City Council

Publish Wednesday, November 25, 2020
THE TIMES

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, December 15, 2020** 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 the **Clipper Petroleum, Inc.** to rezone a 0.41± acre tract located on the north side of Christopher Drive, west of its intersection with Thompson Bridge Road (a/k/a **150 Christopher Drive**) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use.
   Ward Number: Two
   Tax Parcel Number(s): 01-074-004-018
   Request: Convenience store with fuel pumps

2) Request from the **Clipper Petroleum, Inc.** for a special use on a 0.704± acre tract located on the northwest side of the intersection of Christopher Drive and Thompson Bridge Road (a/k/a **1261 and 1265 Thompson Bridge Road**), having a zoning of Neighborhood Business (N-B).
   Ward Number: Two
   Tax Parcel Number(s): 01-074-004-019
   Request: Convenience store with fuel pumps

Additional information is available from the Community and Economic 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	Clipper Petroleum, Inc.
Property Owner	Deborah J. Wallace Speedy Sloth, LLC
Location	150 Christopher Drive 1261 and 1265 Thompson Bridge Road
Request	(0.41± acre parcel) -Rezone from R-I to N-B with a special use
Request	(0.704± acre parcel) -Special use request within N-B zoning
Ward	Two
Proposed Use	Convenience store with fuel pumps
Planning Division Staff Recommendation	**Denial**
Planning & Appeals Board Recommendation	**Denial**
Date	November 10, 2020

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

The proposal consists of two applications and properties totaling 1.11± acres in size. The applicant intends to combine the two properties to construct a 4,500 square foot convenience store and a 4,160 square foot (52' x 80') canopy consisting of 6 fueling islands with 12 pumps. The proposed business hours are Sunday thru Thursday from 5:30 a.m. to 11:00 p.m. and Friday/Saturday from 5:30 a.m. to 12:00 a.m. The applicant plans to close the exiting BP convenience store/gas station located at 1180 Thompson Bridge Road and deed restrict it upon the sale or lease that it cannot be used as a convenience store with fuel pumps.

The first application proposes to rezone a 0.41± acre parcel located at 150 Christopher Drive from Residential-I (R-I) to Neighborhood Business (N-B) with a special use. The property includes a single-family rental home that will be removed and replaced with part of the convenience store building, retaining wall, rear access drive, dumpster pad and a 25-foot planted vegetated buffer.

The second application proposes a special use for a 0.704± acre parcel located at 1261 and 1265 Thompson Bridge Road currently zoned Neighborhood Business (N-B). The property is located within the Gateway Corridor Overlay Zone and was the previous site of the Kangaroo Citgo gas station and a commercial building that were removed. The property will include a fuel canopy, part of the convenience store building, retaining wall, parking, and access drives. In addition, an existing commercial billboard will be removed from the site to allow for internal access with the neighboring property to the north.

The proposed store is to include a mixture of EFIS, brick or stone materials designed to meet overlay standards. In addition, the support poles for the fuel canopy will be faced with brick or stone material to match the building. According to the applicant's concept plan, the existing driveways on Thompson Bridge Road and Christopher Drive will be relocated. A right-in/ right-out access is proposed from Thompson Bridge Road that will be shared with the neighboring property to the north that is currently under development review for a Zaxby's restaurant. As well, a full access two-way driveway is proposed on Christopher Drive.

- ***Adjacent Land Use and Zoning***

Location	Use	Zoning
North	Proposed Zaxby's restaurant, (Previous Long John Silver's restaurant site)	Neighborhood Business (N-B) Office and Institutional (O-I)
South	Honey Baked Ham Restaurant; Single-family home	Neighborhood Business (N-B) Residential-I (R-I)
East	Publix Grocery center; Strip shopping center	Regional Business (R-B) Neighborhood Business (N-B)
West	Single-family home	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.

According to the Gainesville Public Works Department, the developer will need to coordinate with the Gainesville Public Works Department and the Georgia Department of Transportation (GDOT) prior to permitting to address the future traffic improvements at the intersection of Thompson Bridge Road and Christopher Drive.

- ***Zoning History***

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

2020 - A request by Walker-Lanier, LLC to rezone a 0.50± acre tract located at 989 Lanier Avenue and 1437 Walker Street from Residential-I (R-I) to Residential-II (R-II) was approved with conditions for duplex homes.

2017 - A request by The 5 MCS, LLC to rezone a 5.24± acres tract located at 1012 Enota Avenue from Residential-I (R-I) and Planned Unit Development (P-U-D) to Planned Unit Development (P-U-D) was approved with conditions for an assisted living facility, townhome cottages and a single-family home.

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

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

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

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

2016 - A request by Teresa Vickers for a special use for a hair salon within the Office and Institutional (O-I) zoning district located at 977 and 983 Enota Avenue was approved with conditions.

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 a 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.

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 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.

- ***Staff Analysis***

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

The adjacent and nearby uses include single-family residential homes, office, service and commercial uses and are zoned Residential-I (R-I), Residential-II (R-II), Office and Institutional (O-I), Neighborhood Business (N-B) and Regional Business (R-B). The applicants proposed development area extends westerly along Christopher Drive toward an established residential district. A zoning of Neighborhood Business (N-B) is suitable for neighborhood scale retail uses; however, expanding the commercial property into an existing established residential area is contrary to the preservation of our downtown neighborhoods.

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

The proposal would appear to have less of an impact to the adjacent neighborhood if the development were confined to property already fronting Thompson Bridge Road. This portion of the property has historically been used for commercial purposes and could continue to do so. The proposed convenience store with fuel pumps will increase turning movements that will present difficult access for delivery trucks and large fuel trucks on Thompson Bridge Road and Christopher Drive. As well, these uses typically have longer business hours, create more noise from traffic, fuel/delivery trucks and dumpster usage.

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

The proposed development is located within the *Retail/Commercial* land use category. The *Retail/Commercial* land use category includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, the rear 0.41± acre portion of the subject property is located within the *Traditional Neighborhoods* Character Area, specifically within the *Northern Neighborhoods subarea.* The front 0.704± acre portion of the subject property is located within the *City Park Neighborhood Center* Character Area.

The vision for the *Traditional Neighborhood Character 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.

The vision for the *City Park Neighborhood Center* Character Area states that Thompson Bridge Road should be transformed into a "Complete Street" with sidewalks, landscaping, bike lanes and transit stops. Preservation of local small businesses should be a priority, and key early commercial buildings targeted for preservation. New commercial development should be compatible with the small scale of the older structures, and parking should be located to the rear with inter-parcel connectivity where possible. The area is not anticipated to see major economic growth, but remain oriented toward addressing existing neighborhood needs. Businesses providing basic goods and services that neighborhood residents depend on in daily life (for example food, household supplies, medicine etc.) should be encouraged. Locally-owned / family-owned businesses should be promoted to encourage small business investment / entrepreneurship. Land uses allowed include mixed-use, commercial and public/Institutional.

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

The two properties could remain as currently zoned and function separately except for the proposal requires the need for special use approval and rezoning. The existing vacant corner commercial lot could be redeveloped for other office, restaurant or commercial purposes. The existing single-family home could continue to be occupied for single-family purposes. While the N-B zoning district allows for neighborhood scale commercial uses such as a convenience store, special use approval is required to permit fuel pumps. Most of the uses permitted within the Neighborhood Business (N-B) zoning district are not auto-oriented in nature so as to discourage increased vehicular noise, lights, fumes, and traffic within neighborhood areas. There are currently four gas stations within one mile of the subject property.

(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?

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #2 is located off of Cleveland Highway and is approximately 2.1± 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 proposal will increase 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. According to the Transportation Master Plan for this area, there are planned intersection improvements at the corner of Thompson Bridge Road and Enota Avenue which will include the addition of a dedicated right turn lane.

(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?

Over the past 40 years this segment of Thompson Bridge Road has experienced steady commercial growth. Much of the growth has included redevelopment of existing commercial properties and the conversion of residential parcels fronting Thompson Bridge Road for office or neighborhood scale retail and restaurant uses. The proposal requires the rezoning of property that does not front Thompson Bridge Road is more intrusive to the existing neighborhood.

(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?

Based on the Comprehensive Plan and the adjacent residential zoning, the proposal as a whole does not reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

Additional Criteria

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Thompson Bridge Road (SR 60) is an arterial road and is capable of serving the proposal with access improvements. Christopher Drive is considered a local neighborhood road that is often used as a cut through between Thomson Bridge Road and Dawsonville Highway. Christopher Drive is less conducive for heavy truck traffic.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

The subject properties are located at the northwest side of the intersection of Thompson Bridge Road and Christopher Drive. The applicant's concept plan appears to provide for sufficient access for pedestrian safety and emergency vehicles.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

Existing public facilities are adequate to serve the proposed use.

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

The proposed concept plan includes a 25-foot wide vegetative and structural buffer adjacent to the single-family property. The proposed dumpster is proposed behind the building but is adjacent to the residential property. Proper lighting that does not produce glare will be required as part of the Unified Land Development Code.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The applicant states the proposed hours of operation are for the store are Sunday thru Thursday from 5:30 a.m. to 11:00 p.m. and Friday/Saturday from 5:30 a.m. to 12:00 a.m. which is typical of a convenience store. Due to the property being adjacent to residential homes on Christopher Drive, an office, specialty retail or restaurant use would be more conducive.

(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

The height and size of the proposed structures appear consistent with other commercial structures located along Thompson Bridge Road. However, the proposed location of the building, rear access drive and dumpster will further encroach into the established neighborhood.

- ***Staff Recommendation***

The Planning Division staff is recommending **denial** of this request based on the Comprehensive Plan and the adjacent residential uses. However, if approved, staff would recommend the following conditions:

Conditions

1. **The proposed development shall be generally consistent with the standards depicted on the architectural pictures provided with the rezoning and special use application including exterior materials, roof pitch, canopy, building/canopy setbacks and buffer.**
2. **The exterior materials and roof pitch of the building and canopy shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application.**
3. **The development shall require a minimum 35-foot wide evergreen planted buffer adjacent to all single-family property located to the west. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.**
4. **The existing commercial billboard sign shall be removed from the property.**
5. **Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required. The applicant shall coordinate with the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT) to determine the scope of the study.**
6. **All access point design for the subject property 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 or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
7. **The applicant / owner shall provide for internal parcel vehicular access with the adjacent vacant property located to the north.**
8. **An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Excerpts from the November 10, 2020 PAB Meeting Minutes

Applicant Presentation: Attorney Steve Gilliam, 301 Green Street, stated he represents the applicant Clipper Petroleum and Speedy Sloth. Tom Bower is also present to answer any questions along with Mark Linkesh for the real estate side of it. Mr. Gilliam explained the location of the properties and zoning information of each with the PowerPoint stating the depth of proposed zoning boundary for the 150 Christopher Drive property matched the current commercial zoning boundary of the properties to the north along Enota Avenue. He stated Clipper has agreed to close the other store across the street if this is approved once built and there would be a net gain of zero of convenience stores. He said the use of 150 Christopher Drive matches the footprint of the one behind it and there would be no gasoline pumps placed on that location. Attorney Gilliam talked about the entrances for the convenience store location and provided a notebook for each board member for easier explanation stating the house will be removed from Christopher Drive. He said the purpose for acquiring the Christopher Drive property was because of setbacks pushing the canopy back and a 16-foot wall will be installed which will block out all of the noise. He then explained the location and placement of pumps under the canopy and said the staff recommended a 35-foot planted buffer which the applicant has agreed to do. He said the staff reports state the retail commercial land-use category allows for an automotive related business and recommended denial but also states if approved, there are eight conditions and all conditions are acceptable to the applicant. Attorney Gilliam said the billboard sign will be removed and he would be happy to answer any questions. He said the property at 162 Christopher Drive is owned by a LLC of David Hughes which has written a letter recommending the board approve the request.

Tom Bower, 5317 T. L. Bower Way, Flowery Branch, with Clipper Petroleum mentioned the history of the company which has been in business since 1933 and was acquired in 1974 by Tom Bower, Sr. along with Bob Braff that established a reputable company doing things the right way. He stated in the packet provided to the Board is information about the quality of the building made of brick and stone and will be a clean store with no video games and a quality operation. He mentioned the placement of a 16-foot wall at the highest point along with the height of the building will block any noise that might be a distraction. He stated the lights on the property will not impact the adjoining property owners. He said this would be a good move for them with a 4,500 square feet facility compared to the 2,000 square feet existing facility and would allow them to offer more products. Mr. Bower stated there would only be six dispensers or pumping units which will be twelve fueling positions.

FAVOR: None

OPPOSE: Paul Clarkson, 291 Sequoia Trace, stated he is the property owner of 184 Christopher Drive. He and his neighbor are very concerned with additional traffic and at certain times of the day it is very difficult to back out of the driveway. He said most people needing to travel north on Thompson Bridge after fueling would need to take Longview and then to Enota to the light. He is glad to see there is going to be an improvement at the traffic light on Thompson Bridge and Enota but there is a real concern about the current traffic there now so his question is how much additional traffic will there be. He also stated he understands the need for the fueling station since there is only one at the Walmart Neighborhood Center until further north but his main concern is the additional traffic that is anticipated.

Marilyn Clarkson, 184 Christopher Drive, stated she is extremely concerned with traffic which is already bad. She stated people cut through Christopher Drive to get to Holly to avoid Dixon. Also, she stated beyond this property is a big hill which you cannot see

beyond and people back out of their driveways, so adding this type of facility to it will make it that much worse. She mentioned several homes had been refurbished and is concerned that their own property value will be ruined. She stated the traffic is already a nightmare and will only get worse with this facility.

Rebuttal: Tom Bower agreed that Thompson Bridge is heavily traveled as it is but no additional traffic will be added. He said there will be interconnectivity with Zaxby's and believes most people will go to Enota Drive if traveling north and make a left turn at the light. He said the other alternative is going to Christopher Drive, wait for the light to stop traffic and get out that way. He met with Anthony Barbose who owns the house across the street from this lot on Christopher who had the same questions and told them verbally he has no problem with the rezoning and is in favor of it.

Planning and Appeals Board Comments: Vice-Chair Fleming asked about the operational hours for the business. Mr. Bower stated the normal hours are from 5:30 a.m. to 11 p.m. Sunday thru Thursday and open till 12 p.m. on Friday and Saturday but currently are only open 6 a.m. to 10 p.m. Chairman Carter asked Mr. Bower if he could build the convenience store without the additional property that needs to be rezoned. Mr. Bower stated the project could not be built without the additional property.

There was a motion to recommend denial to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) with a special use.

Motion made by Board Member Martin
Motion seconded by Board Member Thompson
Vote – 6 favor, 1 oppose (White)

Planning and Appeals Board Comments: Board Member Thompson commented that the applicant has a very nice product but does not agree with it going into the neighborhood and wishes it could be put on the one lot that has been a convenience store in the past. Chairman Carter stated he appreciates the comment from Board Member Thompson for the applicant and are great community members, great projects but there is a concern that came out in the voting of reaching into the residential neighborhood. He stated there have been concerns with that throughout the years with the city and a lot of people have taken the position of trying to prevent reaching into those residential neighborhoods. Chairman Carter stated he had hoped it could be done on the existing site and wanted to offer further explanation of their thinking on it.

There was a motion to recommend denial of the special use request having a zoning of Neighborhood Business.

Motion made by Board Member Thompson
Motion seconded by Vice-Chair Fleming
Vote – 6 favor, 1 oppose (Martin)

RESOLUTION ZR-2020-___

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

WHEREAS, under **Chapter 9-6-2 N-B Neighborhood Business District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-2-2 Permitted and Special Uses** allows for *convenience store with fuel pumps* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Clipper Petroleum** to allow *a convenience store with fuel pumps* within a Neighborhood Business (N-B) zoning district identified as follows:

01-074-004-019
1261 & 1265 Thompson Bridge Road
Ward Two

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

WHEREAS, the **Gainesville Planning and Appeals Board,** held a public hearing regarding this matter on **November 10, 2020.**

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 with the following conditions:

Conditions

1. **The proposed development shall be generally consistent with the standards depicted on the architectural pictures provided with the rezoning and special use application including exterior materials, roof pitch, canopy, building/canopy setbacks and buffer.**
2. **The exterior materials and roof pitch of the building and canopy shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application.**
3. **The development shall require a minimum 35-foot wide evergreen planted buffer adjacent to all single-family property located to the west. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.**
4. **The existing commercial billboard sign shall be removed from the property.**
5. **Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required. The applicant shall coordinate with the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT) to determine the scope of the study.**
6. **All access point design for the subject property 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 or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**

7. **The applicant / owner shall provide for internal parcel vehicular access with the adjacent vacant property located to the north.**
8. **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.**

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.

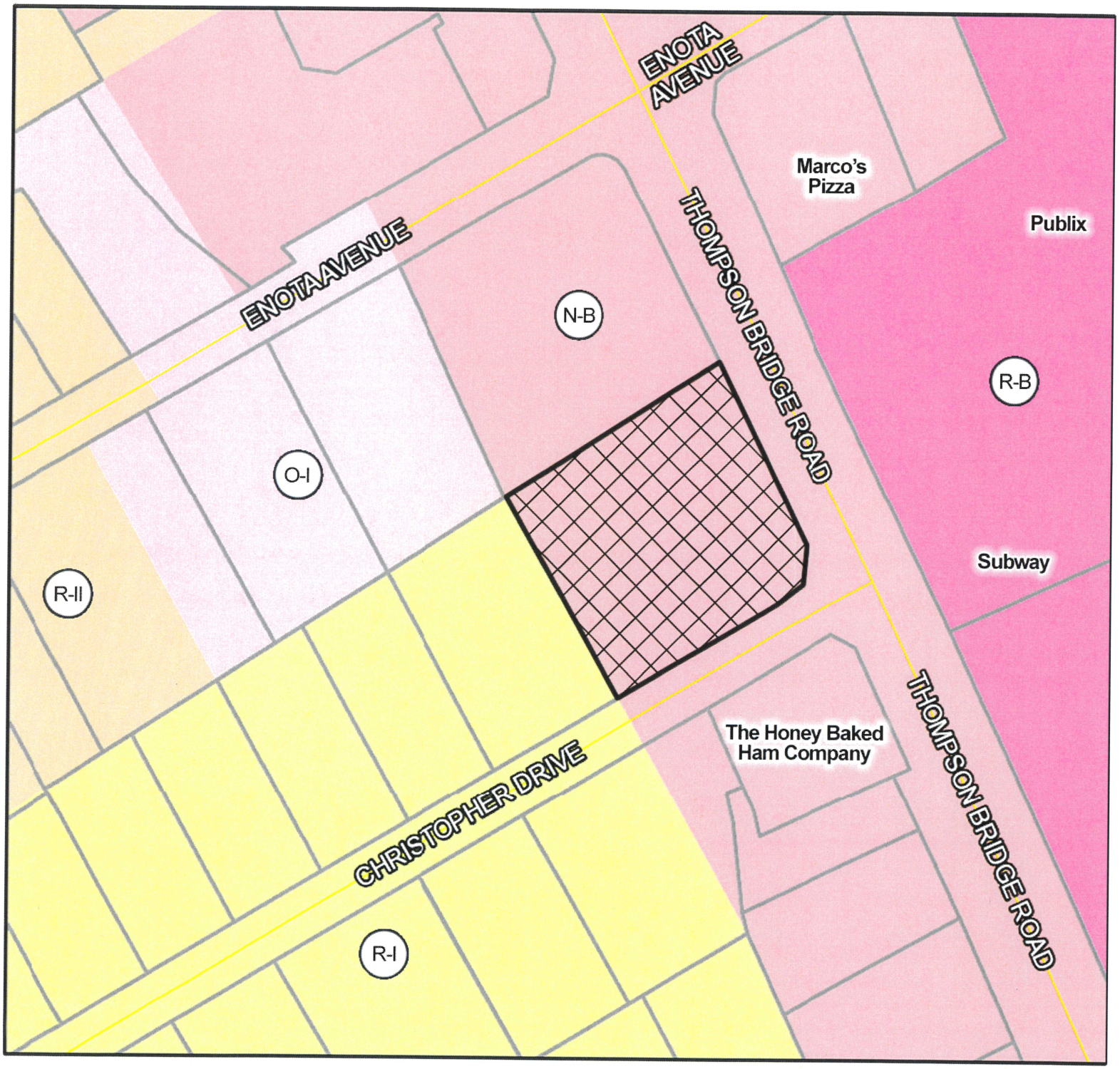
Adopted this _____ day of _____, 2020.

_____
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:

CLIPPER PETROLEUM, INC.

SPECIAL USE REQUEST

Request:
Special use for 0.704 +/- acre, having a zoning of Neighborhood Business (N-B), for a convenience store with fuel pumps

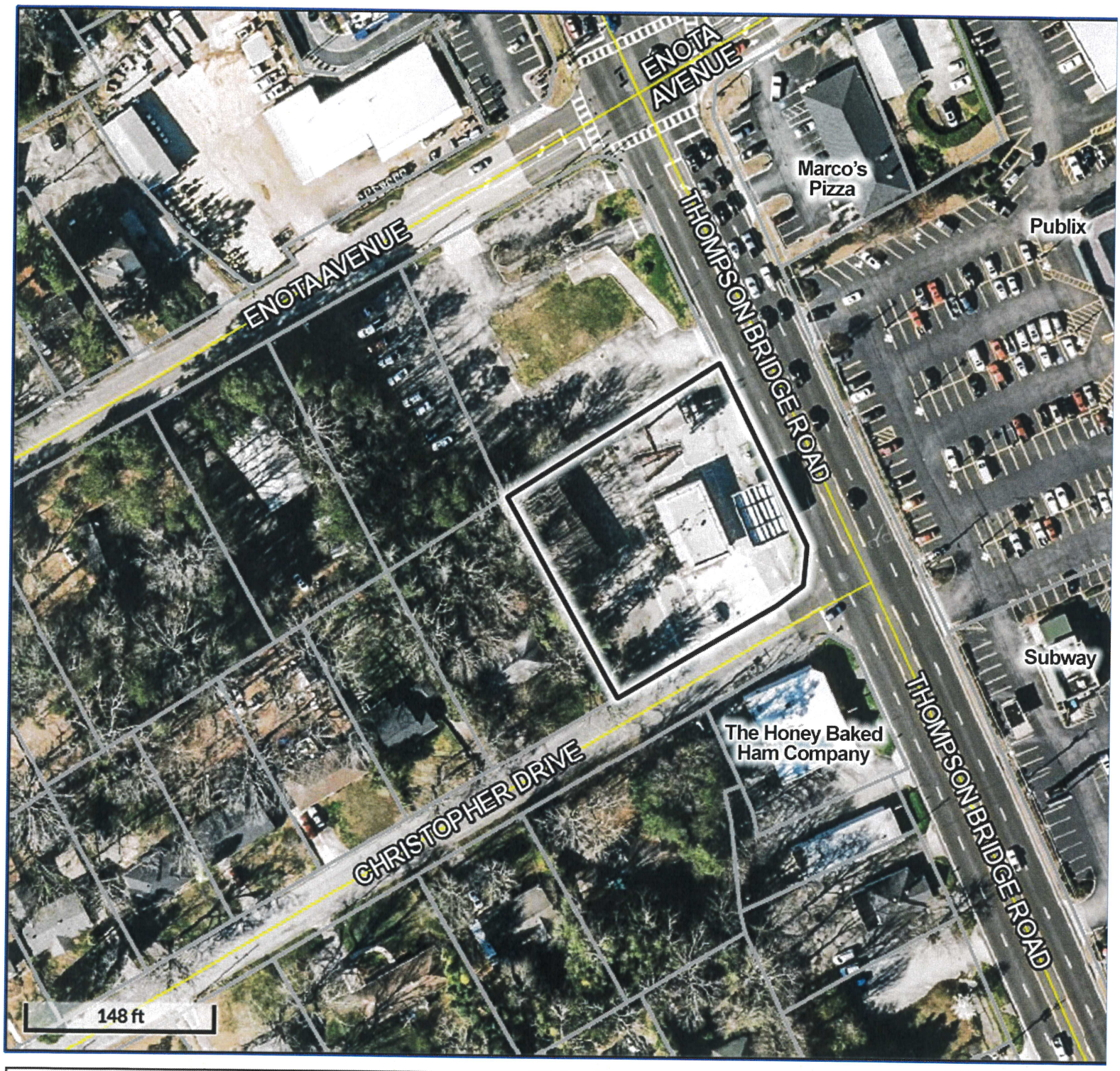
Subject Property Address:	**Tax Parcel:**
1261 & 1265 Thompson Bridge Road	01-074-004-019

Meeting Date: 11/10/2020 **Map Prepared:** 10/14/2020

Subject Property

N

CITY OF GAINESVILLE
COMMUNITY AND ECONOMIC DEVELOPMENT



Applicant:

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Subject Property Address:	**Tax Parcel:**
1261 & 1265 Thompson Bridge Road	01-074-004-019

Meeting Date: 11/10/2020 **Map Prepared:** 10/14/2020

Subject Property

Aerial from 2018

N

CITY OF GAINESVILLE
COMMUNITY AND ECONOMIC DEVELOPMENT

SMITH GILLIAM
WILLIAMS & MILES

sgwmfirm.com

770.536.3381

770.531.1481

P.O. Box 1098
Gainesville, GA 30503

NARRATIVE REPORT
For City of Gainesville Application for Zoning Action
By Clipper Petroleum Inc. dated September 29, 2020

This Narrative Report is submitted by Applicant Clipper Petroleum, Inc. (hereafter "Applicant") on behalf of property owner, Speedy Sloth, LLC, for the property located at 1261 Thompson Bridge Road, Gainesville, Georgia 30501, Tax Parcel 010074 004019; and on behalf of property owner, Deborah J. Wallace for the property located at 150 Christopher Drive, Gainesville, Georgia 30501, Tax Parcel 010074 004018.

Applicant seeks a Special Use for a convenience store with fuel pumps for the property located at 1261 Thompson Bridge Road, Gainesville, Georgia 30501. The current zoning is N-B.

Applicant seeks a rezoning of 150 Christopher Drive, Gainesville, Georgia 30501 from R-1 to N-B with Special Use for a convenience store with fuel pumps.

Applicant is the owner and operator of numerous convenience stores in the north Georgia area. The proposed building is a convenience store totaling 4,500 square feet. The site plan is attached with the Application and shows there will be six petroleum pump station islands covered by a 52 x 80 canopy. Renderings submitted with the Application show the look and style of the proposed convenience store. Photographs are submitted to show the type of pump islands and the canopy. Nonspillage lighting will be used to light the property at night.

Because of setback requirements, a permanent Georgia DOT Easement for construction and maintenance, a 5 foot sidewalk, and a 10 foot landscape strip, the canopy and C-Store have to be moved back from Thompson Bridge Road approximately 40-45 feet from the right of way. There is also a joint driveway with the parcel located north of the property with a right in and right out turn lane. Because of the location of the driveway and the topography of the property, the entry point into the parking lot and driveway on the northern part of the proposed rezoned property has to be beyond the canopy. There is a proposed 40 foot driveway and parking places in front of the proposed convenience store with a 10 foot sidewalk which requires it to be set back approximately 40 feet from the canopy. Because of the topography, a retaining wall will need to be built on the adjoining property which is sought to be rezoned from R-1 to N-B at 150 Christopher Drive.

The property can be exited on the north end through the joint driveway and the right hand turn or on the south end through the driveway exit on Christopher Drive.

There are two variances that will be needed for the canopy. A 31 foot front building setback from Christopher Drive and a 33 foot front building setback from Thompson Bridge Road.

The property has access to Gainesville City Water and Sanitary Sewer and direct access to Christopher Drive and Thompson Bridge Road.

The property located at 1261 Thompson Bridge Road has been vacant for years and a former convenience store has been removed. There is a large billboard sign on this property that will be removed.

The property located at 150 Christopher Drive is a leased residence that will be removed. There will be a 25 foot vegetative structural buffer and building setback from an existing block wall.

Applicant currently owns a convenience store on the opposite side of Thompson Bridge Road located at 1180 Thompson Bridge Road. After construction of the proposed convenience store, Applicant will close the existing convenience store and deed restrict it upon the sale or lease that it cannot be used as a convenience store with fuel pumps.

Applicant respectfully requests approval and submits the two applications and exhibits in support of its requests.

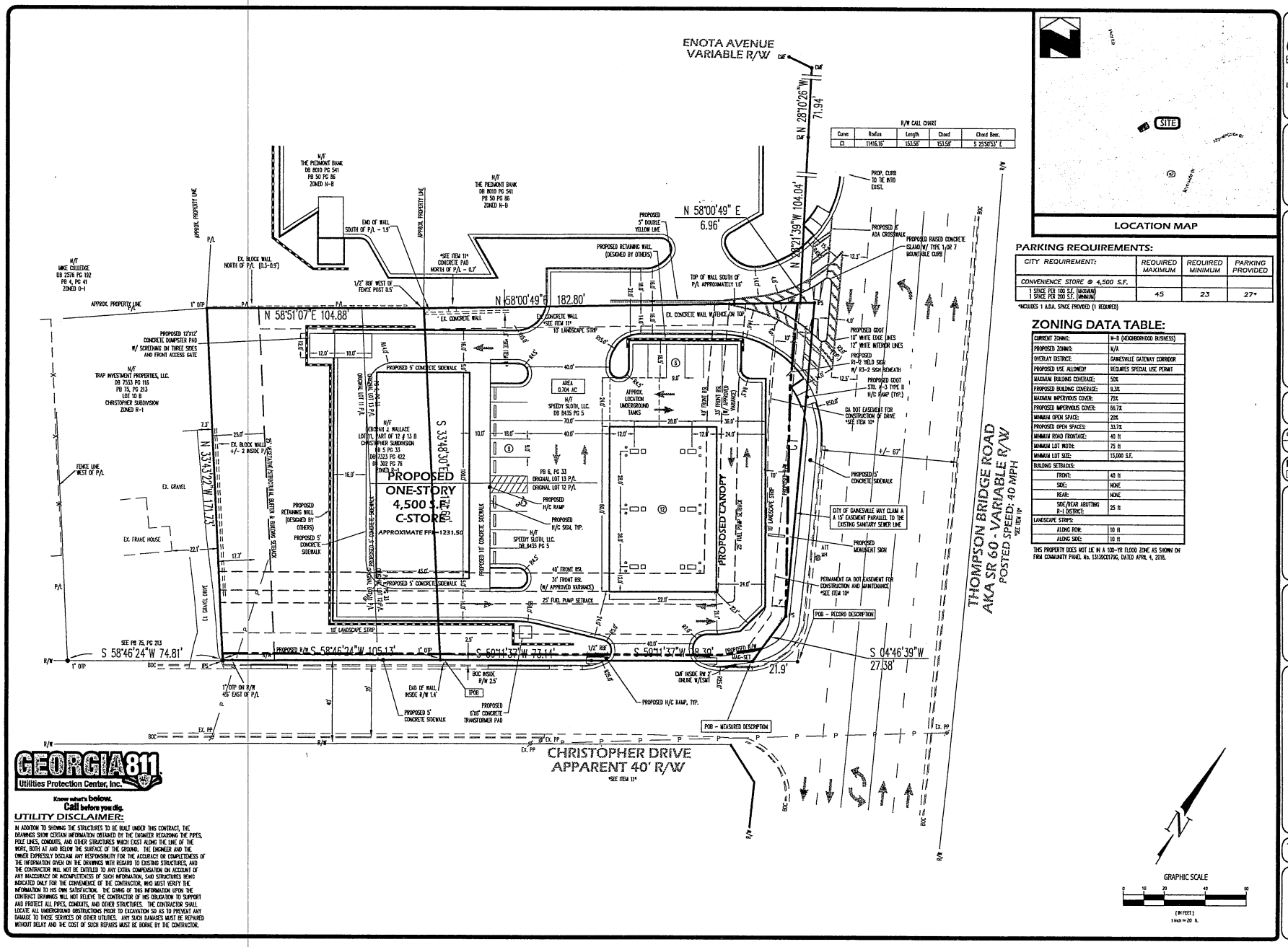
If the planning staff, the Planning and Appeals Board or City Council Members need additional information, please do not hesitate to contact Mark Linkesh, Real Estate Official with Clipper Petroleum, Inc. or Applicant's counsel, Steven P. Gilliam, whose contact information is contained on the law firm's letterhead on which this narrative is written.

Sincerely,

Steven P. Gilliam

SPG/jsb
Enclosures: Zoning Applications (2)
Supporting Documents

C: Clipper Petroleum, Inc.
Deborah J. Wallace
Speedy Sloth, LLC



LOCATION MAP

PARKING REQUIREMENTS:

CITY REQUIREMENT:	REQUIRED MAXIMUM	REQUIRED MINIMUM	PARKING PROVIDED
CONVENIENCE STORE @ 4,500 S.F.			
1 SPACE PER 100 S.F. (MAXIMUM) 1 SPACE PER 200 S.F. (MINIMUM)	45	23	27*

*INCLUDES 1 A.D.A. SPACE PROVIDED (1 REQUIRED)

ZONING DATA TABLE:

CURRENT ZONING:	H-B (NEIGHBORHOOD BUSINESS)
PROPOSED ZONING:	N/A
OVERLAY DISTRICT:	GAINESVILLE GATEWAY CORRIDOR
PROPOSED USE ALLOWED?	REQUIRES SPECIAL USE PERMIT
MAXIMUM BUILDING COVERAGE:	50%
PROPOSED BUILDING COVERAGE:	9.3%
MAXIMUM IMPERVIOUS COVER:	75%
PROPOSED IMPERVIOUS COVER:	66.7%
MINIMUM OPEN SPACE:	20%
PROPOSED OPEN SPACES:	33.7%
MINIMUM ROAD FRONTAGE:	40 ft
MINIMUM LOT WIDTH:	75 ft
MINIMUM LOT SIZE:	15,000 S.F.
BUILDING SETBACKS:	
FRONT:	40 ft
SIDE:	NONE
REAR:	NONE
SIDE/REAR ABUTTING R-1 DISTRICT:	25 ft
LANDSCAPE STRIPS:	
ALONG ROW:	10 ft
ALONG SIDE:	10 ft

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL No. 13139C0179G, DATED APRIL 4, 2018.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

UTILITY DISCLAIMER:

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THESE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

Evans Design Group, Inc.
Civil Engineering / Site Planning / Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 28681 JOHN M. EVANS

GSWCC LEVEL II CERT. # 10877

PROJECT NAME
THOMPSON BRIDGE ROAD C-STORE

1261 THOMPSON BRIDGE ROAD, L.L. 146, 9th DIST., CITY OF GAINESVILLE, GEORGIA

DATE: 4-8-20

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

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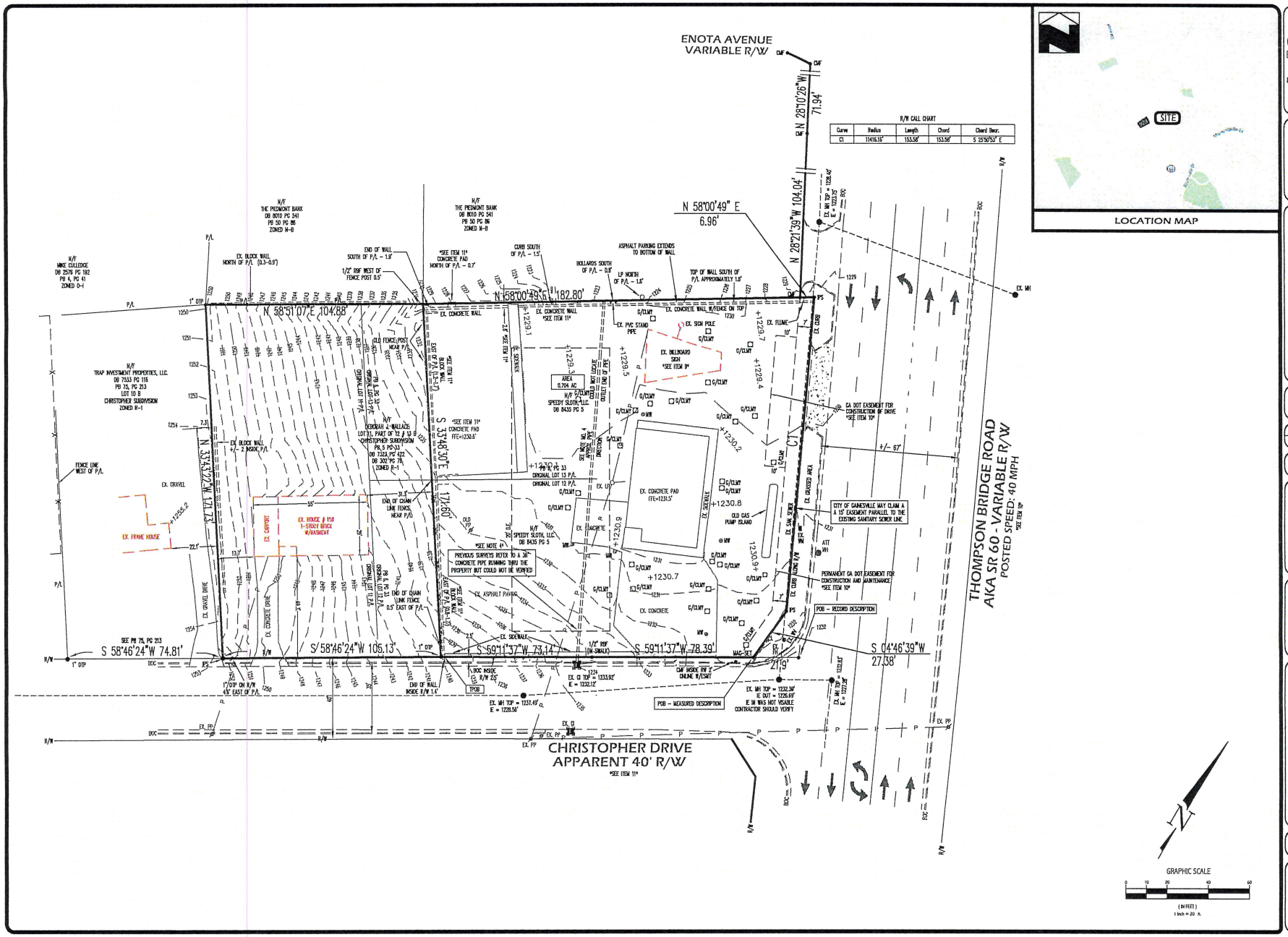
REVISIONS

1	4-14-20
FIRST SUBMITTAL	

JOB NUMBER: 20-009

SHEET TITLE
SITE PLAN

C-4



LOCATION MAP

Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 28681 JOHN M. EVANS

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CITY OF GAINESVILLE,
GEORGIA

DATE: 4-8-20

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JME	JME	JME

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REVISIONS

JOB NUMBER: 20-009

SHEET TITLE

EXISTING CONDITIONS

C-2

CLIPPER
ICE

Bojang

Bojangles
CLIPPER

NOW OPEN
NOW OPEN

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 11/2/2020

Presenter: Kate Mattison

Item of Business: SPLOST Projects Update

Meeting Date: 12/10/2020

Purpose of Request:
To provide a status report for three Special Purpose Local Option Sales tax (SPLOST) projects including Civic Center Renovations, Midland Greenway Improvements, and the J. Melvin Cooper Youth Athletic Complex.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:
For information only.

Department Director:
Kate Mattison

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
SPLOST Projects Update	Powerpoint Presentation

CITY OF
GAINESVILLE

SPLOST PROJECT UPDATES

Gainesville Parks & Recreation

Gainesville Civic Center Improvements - $900K

1. Audio Visual Upgrades
2. Functionality
3. Aesthetics

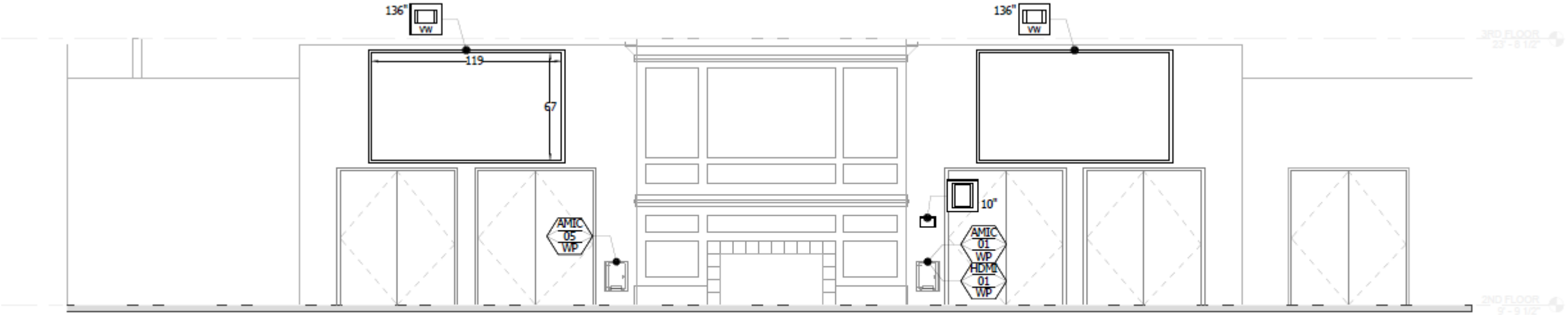
Gainesville Parks&Recreation

AUDIO VISUAL UPGRADES

Grand Ballroom

Sydney Lanier & Chattahoochee

1st Floor Meeting Rooms

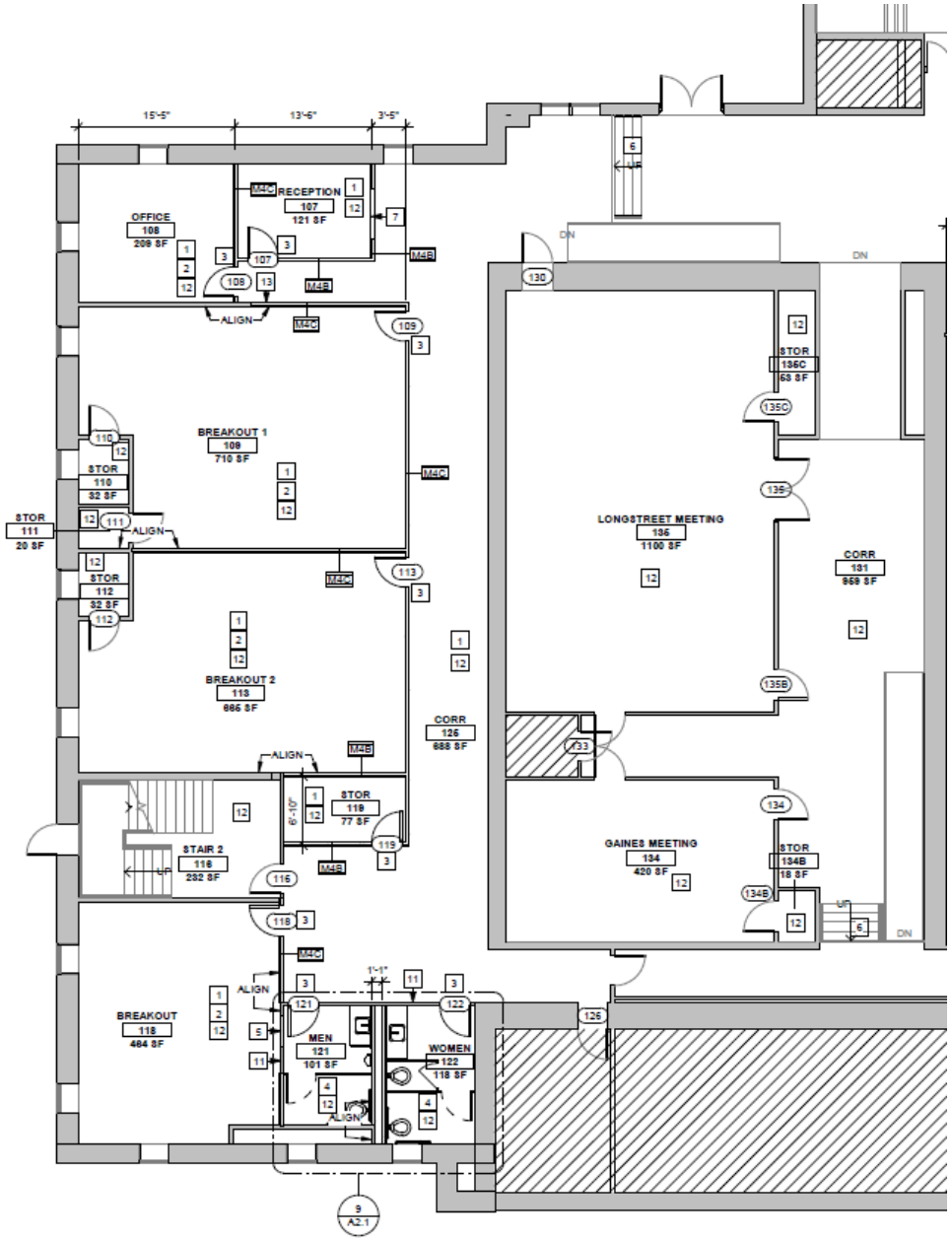


1 BALLROOM EAST

Scale: 3/16" = 1'

FUNCTIONAL CHANGES

Breakout Rooms

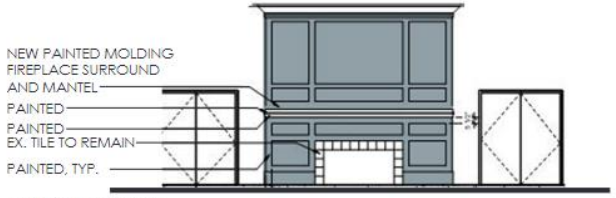


Welcome Desk

3rd Floor Offices

AESTHETIC CHANGES

KEY MAP



FIREPLACE ELEVATION

LUXURY VINYL TILE

CARPET TILE 1

CARPET TILE 4 - OPTION 1

CARPET TILE 4 - OPTION 2

CARPET TILE 4 - OPTION 3

PAINT OPTIONS

LIGHTING STYLES

Small Directory
Type B.2 F46B-N1
9.0"w X 15.75"h
Accommodates Insert

Small Directional
Type B F46C-W1
11.75"w X 22.5"h
Accommodates Insert

Evacuation Plan
Type D F46B-R1
9.0"w X 18.75"h
Accommodates Insert

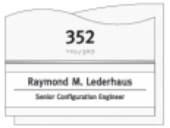
Stair ID
Type E F46BB3-BC
9.0"w X 10.25"h

Restroom ID
Type E.2 F46BB3-BC
9.0"w X 10.25"h

Room ID, Number
Type F F46A-BH
5.5"w X 3.5"h

Room ID, Single Line
Type G F46B-BH
9.0"w X 4.0"h

Room ID, Double Line
Type G.2 F46B1-BH
9.0"w X 5.0"h



Office ID
Type H F46B-D1
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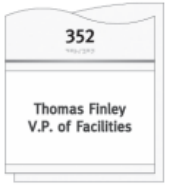
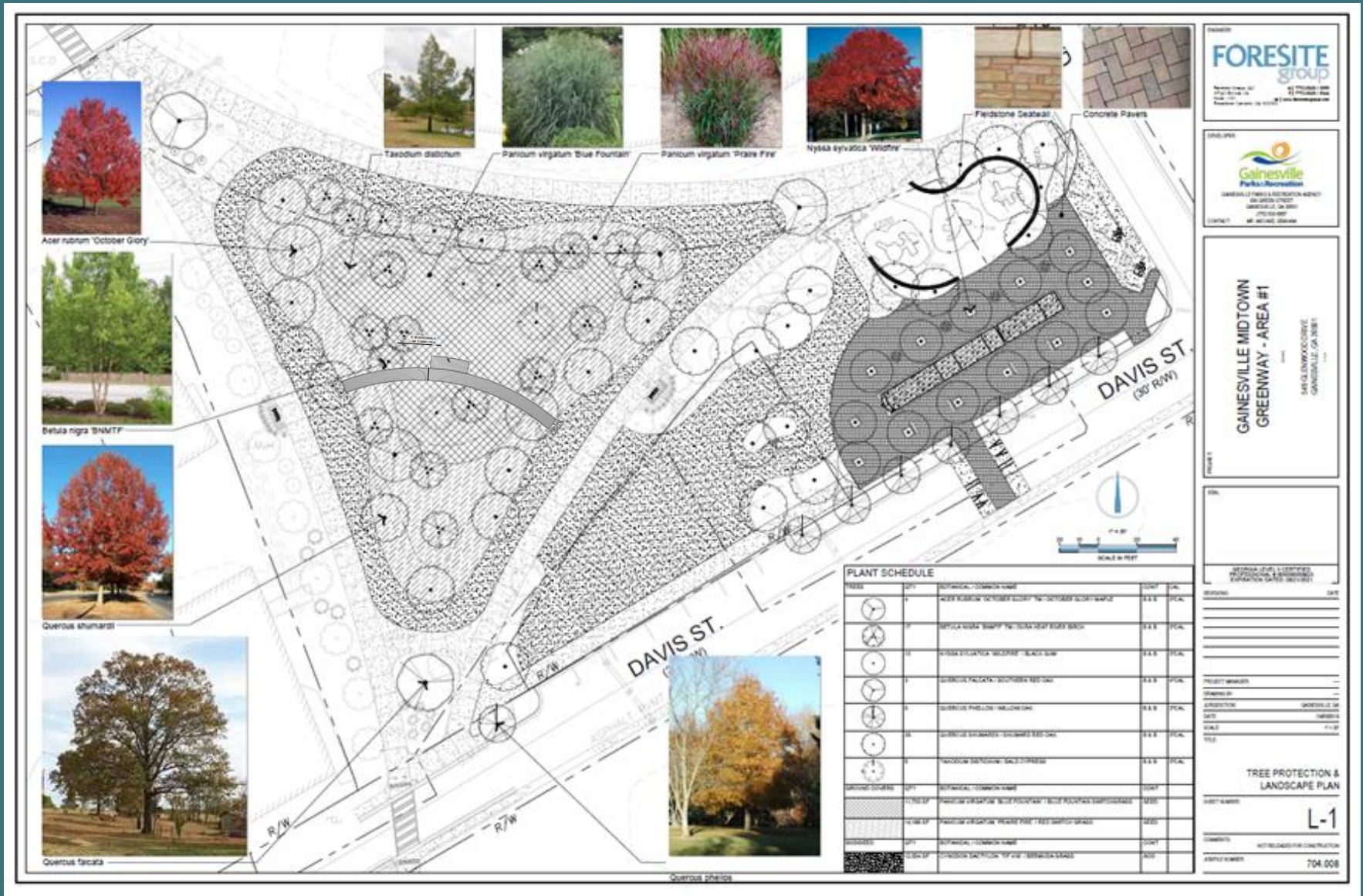
Accommodates Insert



Suite ID
Type I F46B-G1
9.0"w X 10.25"h
Accommodates Insert

GAINESVILLE CIVIC CENTER IMPROVEMENTS
INTERIORS PLAN - 2ND FLOOR

FORESITE group · 2LARC · TSAV
704.006
08 · 03 · 2020



MIDLAND WYE IMPROVEMENTS $900K

Gainesville Parks & Recreation

ELEMENTS

J. MELVIN COOPER YOUTH ATHLETIC COMPLEX

Funding

$6.75M – SPLOST VII

$5.5M – SPLOST VIII

Amenities

5 – 225’ fields

Restrooms & Concessions

Memorial/Art Plaza

Walking Trail

Playground

Green Space

Gainesville Parks & Recreation

Old Cornelia
Highway

TIMELINE

	90% Design Development	Out to Bid	Construction Begins
Civic Center Renovations	✓	November 2020	January 2021
Midland Wye Improvements	November 2020	January 2021	March 2021
Youth Athletic Complex	January 2021	May 2021	July 2021

*SCHEDULES ARE SUBJECT TO CHANGE

Gainesville Parks & Recreation

CITY OF
GAINESVILLE

QUESTIONS?

Gainesville Parks & Recreation

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 11/13/2020

Presenter: Bryan Lackey

Item of Business: Resolution: Adoption of an Intergovernmental Agreement with Hall County for Constructing and Maintaining of the Library Parking Deck

Meeting Date: 12/10/2020

Purpose of Request:
To approve the IGA with Hall County to allow Gainesville to manage the use of SPLOST VIII Tier Funds for the construction of the new North Downtown Parking Deck.

History/Background:
During the development of the SPLOST VIII project list, Hall County and the City of Gainesville agreed to jointly fund the construction of a new parking deck to serve both patrons of the renovated library as well as merchants of the north side of downtown.

Facts & Issues for Consideration:

Department Recommendation:
Approval of the IGA.

Department Director:
Bryan Lackey

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

Amount Requested:
N/A

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Adoption of an Intergovernmental Agreement with Hall County for Constructing and Maintaining of the Library Parking Deck	Resolution
Intergovernmental Agreement with Hall County for Constructing and Maintaining of the Library Parking Deck	Contract/Agreement/MOU
Exhibit A	Attachments/Exhibits

RESOLUTION BR-2020 - ___

ADOPTION OF AN INTERGOVERNMENTAL AGREEMENT FOR THE CONSTRUCTING AND MAINTAINING OF THE LIBRARY PARKING DECK

WHEREAS, Hall County and the City of Gainesville have partnered to plan and develop the new downtown parking deck near the library, which will provide parking opportunities to City and County residents to more easily access and enjoy downtown Gainesville; and

WHEREAS, the new parking deck will also enhance the local economy through growth in small businesses in and around downtown Gainesville, and provide an increased desire to live or work near downtown Gainesville; and

WHEREAS, Hall County and Gainesville desire to establish certain responsibilities with regard to the new downtown parking deck and the use of SPLOST VIII funds because the governing authorities deem the provision of a new downtown parking deck to be in the best interest of all citizens of their respective jurisdictions; and

WHEREAS, the terms of the responsibilities have been reduced to writing in the Intergovernmental Agreement for the Constructing and Maintaining of the Library Parking Deck, which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor to execute the Intergovernmental Agreement to provide for the construction and maintenance of the Library Parking Deck.

BE IT FURTHER RESOLVED THAT the City of Gainesville Mayor, City Manager, and/or City Attorney are authorized to sign all necessary documents in executing the agreement.

Adopted this_____day of_____, 2020.

_____
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

STATE OF GEORGIA

COUNTY OF HALL

INTERGOVERNMENTAL AGREEMENT CONCERNING THE CONSTRUCTING AND MAINTAINING OF THE LIBRARY PARKING DECK

This Intergovernmental Agreement, entered into as of the _____ day of _____, 2020, by and between HALL COUNTY, GEORGIA, a political subdivision of the State of Georgia, by and through its duly authorized governing authority, the Board of Commissioners of Hall County, Georgia, (hereinafter referred to as "Hall County"), and the CITY OF GAINESVILLE, a municipal corporation by and through its duly authorized governing body, the Mayor and City Council of Gainesville, Georgia (hereinafter referred to as "Gainesville"), the purpose of which is to set forth the responsibilities and obligations of each party as to the construction of a "Library Parking Deck" to be located at 100 Brenau Ave., Gainesville, Georgia. This Agreement as it relates to such issues shall provide as follows:

WHEREAS, Hall County and the qualified municipalities of Hall County entered into an Intergovernmental Agreement dated August 22, 2019 ("IGA") naming and allocating projects to be funded through a special one percent (1%) sales and use tax to be approved by the voters of Hall County ("SPLOST VIII'"); and

WHEREAS, included within the terms of Exhibit "A" of the IGA was a county-wide Level II Project for Hall County described as a Library Parking Deck with an estimated $5,000,000 cost allocation; and

WHEREAS, included within the terms of the IGA for the City of Gainesville was a "Downtown Parking Deck" with an estimated $4,000,000 cost allocation from SPLOST VIII; and

WHEREAS, the Qualified Voters of Hall County on November 5, 2019, by special election, approved a special one percent (1%) sales and use tax to be levied within Hall County for a period of six (6) years for the raising of approximately $216,960,000 for the purpose of funding certain capital outlay projects within the incorporated and unincorporated areas of Hall County; and

WHEREAS, included within such approved projects were the above referenced projects for Hall County and the City of Gainesville being the "Library Parking Deck" and the "Downtown Parking Deck", hereinafter commonly referred to as the Library Parking Deck; and

WHEREAS, Hall County and Gainesville have agreed to combine their respective SPLOST VIII funding allocations to provide for one centrally located parking deck to be located at 100 Brenau Avenue, Gainesville, Georgia and hereinafter referred to as the “Library Parking Deck”; and

WHEREAS, the Library Parking Deck will provide substantial benefits to the residents of Gainesville and Hall County who patronize the Library, as well as Library staff and non-resident visitors;

NOW, THEREFORE, it is agreed by and between Hall County and Gainesville as follows:

1.

Hall County shall fund its portion of the Library Parking Deck through the use of special purpose local option sales tax not to exceed $5,000,000 as permitted by the SPLOST VIII Resolution as approved by the qualified voters of Hall County, and as set forth in the IGA.

2.

The City shall fund its portion of the Library Parking Deck (also known as the Downtown Parking Deck) through the use of special purpose local option sales tax not to exceed $4,000,000 as permitted by the SPLOST VIII Resolution as approved by the qualified voters of Hall County, and as set forth in the IGA.

3.

Gainesville and Hall County mutually agree that the available property located at 100 Brenau Avenue, as more particularly described on Exhibit "A," which is attached hereto and by this reference made a part hereof, is the most suitable site upon which to construct the Library Parking Deck.

4.

Gainesville shall contract for professional services as necessary for the design and implementation of construction of the Library Parking Deck, including but not limited to, architectural plans and drawings, engineering and surveying services. All design and engineering decisions shall be made by Gainesville; however, Gainesville will make all architectural plans and drawings available to Hall County for its review, comment and approval.

To the extent necessary, Gainesville shall contract for demolition and site preparation of the chosen site prior to construction of the new Library Parking Deck.

Gainesville agrees to bid out the construction of the project. In doing so, Gainesville will comply with all of the County's and the City's public bidding requirements. Gainesville shall award the bid or rebid the Library Parking Deck, in its sole discretion; however, Gainesville will make Hall County aware of any bid or rebid decisions to allow for review and comment. Gainesville agrees to consider the use of inmate labor where cost savings are evident.

5.

Gainesville shall maintain all financial records representing expenditures incurred in the design, bidding, engineering, construction and equipping of the project, and shall provide copies of such to the county concurrent with the receipt of payments made by Hall County to Gainesville as provided in paragraph 6 hereof.

To ensure that SPLOST VIII funding is sufficient to satisfy project expenditures, the parties agree to plan and undertake the completion of such project on a timeline consistent with sales tax collections.

6.

a. Gainesville shall deposit their funds in the existing Gainesville Special Purpose Local Option Sales Tax Fund (the “SPLOST Fund”). Gainesville shall create a separate account for the Library Parking Deck within the SPLOST Fund to record deposits and expenditures for this joint project (the “Library Parking Deck Account”). Gainesville shall act as the depository and custodian of the SPLOST VIII proceeds received by Gainesville upon such terms and conditions as may be acceptable to Gainesville. Upon receipt of the annual disbursement of the SPLOST Funds from Hall County under paragraph 6(b) below, such funds from Hall County shall be deposited in the SPLOST Fund and accounted for in the Library Parking Deck Account.

b. Hall County shall receive SPLOST VIII tax proceeds from the State as required by statute and the SPLOST VIII IGA and allocate such tax proceeds into the SPLOST Fund in accordance with the terms of the SPLOST VIII IGA.

(i) Hall County shall further allocate proceeds and deposit from the SPLOST VIII proceeds into the Level II Projects subaccount in accordance with Exhibit "A" of the SPLOST VIII IGA on a monthly basis until the County's Level II Projects including the Library Parking Deck have been fully funded based on the allocation levels

set out in Exhibit "A" to the SPLOST VIII IGA in an amount not less than the sum of $35,871,920.00.

(ii) Hall County shall disburse **five million dollars** ($5,000,000.00) from the Level II Projects subaccount to Gainesville for the Library Parking Deck Project in six (6) equal annual payments of **eight hundred thirty-three thousand three hundred thirty-three dollars and thirty-three cents** ($833,333.33) payable beginning in December 2020 and ending December 2025. Should the Library Parking Deck Project be completed at a cost less than $9,000,000, any remaining funds in the Library Parking Deck Account shall be prorated between Hall County and Gainesville based upon their pro rata contributions as set forth herein.

7.

The term of this Agreement shall be for a period beginning with the date that the last party hereto executes the Agreement, and ending upon completion of the Library Parking Deck and completion of payments, expenditures and disbursements from the Library Parking Deck Account set forth under paragraph 6 above. Upon completion of the Library Parking Deck Project, the parties may enter into an agreement for joint operation of the Library Parking Deck upon the approval of the governing bodies of both the Gainesville and Hall County for such term as may be mutually agreeable, provided, however, whether or not such new agreement is entered into, each party hereto shall have an undivided right of use of the Library Parking Deck. Neither party shall have the unilateral right to exclude the public from use of the Library Parking Deck.

8.

Builder's risk insurance shall be maintained during construction by Gainesville, which may require such insurance as a provision of the construction contract. In the

event any portion of the Library Parking Deck is damaged, or destroyed, all insurance proceeds shall be applied to the replacement and completion of the Library Parking Deck.

9.

Upon completion of the Library Parking Deck, Hall County shall be authorized to designate up to five-ninths of the parking spaces for Library staff and/or Library patrons, in such location within the Library Parking Deck as is mutually agreeable between Gainesville and Hall County, which agreement as to number and location of spaces shall be reviewed annually and subject to approval by Hall County and Gainesville. This paragraph may be amended or deleted in the event the parties enter into a subsequent maintenance agreement that addresses parking. Neither party may assign their rights, obligations or responsibilities under this Agreement without the written consent of the other party.

10.

This Agreement constitutes the sole agreement of the parties as to the construction of the Library Parking Deck and shall be binding on the parties and the successors in office of the governing bodies of each party.

11.

Hall County shall indemnify and hold harmless Gainesville, its agents, contractors, employees and assigns from any and all claims resulting from any fault of Hall County to the extent authorized by law.

12.

Gainesville shall indemnify and hold harmless Hall County, its agents, contractors, employees and assigns from any and all claims resulting from any fault of Gainesville to the extent authorized by law.

13.

The terms of this Agreement shall not be altered, amended or modified except in writing signed by duly authorized officers or representatives of Hall County and Gainesville.

14.

This Agreement shall be construed under the laws of the State of Georgia. Jurisdiction and venue shall be in the Superior Court of Hall County, Georgia.

15.

If any paragraph, subparagraph, sentence, clause, phrase, or any portion of this Agreement shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to effect the portions of this Agreement not held to be invalid. It is hereby declared to be the intent of Hall County and Gainesville to provide separable and divisible parts, and they do hereby adopt any and all parts hereof as may not be held invalid for any reason.

16.

Any notice or communications hereunder shall be in writing and shall be deemed to have been delivered when deposited in the United States mail addressed as follows:

City of Gainesville ATTN: City Manager P. O. Box 2496 Gainesville, GA 30503	Hall County Commission ATTN: County Administrator P. O. Box 1435 Gainesville, GA 30503

or to such other address as either party may designate for itself by written notice to the other given from time to time, in the manner herein provided.

IN WITNESS WHEREOF, the parties hereto, by and through their Chief Executive Officers, have executed this Agreement the date and year above.

CITY OF GAINESVILLE, GEORGIA

By: _____
Danny Dunagan, Mayor

Attest: _____
Denise Jordan
City Clerk (SEAL)

Date: _____

Approved as to Form:

_____
City Attorney

HALL COUNTY, GEORGIA

By: _____
Richard Higgins, Chairman
Hall County Board of Commissioners

Attest: _____
Lisa A. Ritchie
County Clerk (SEAL)

Date: _____

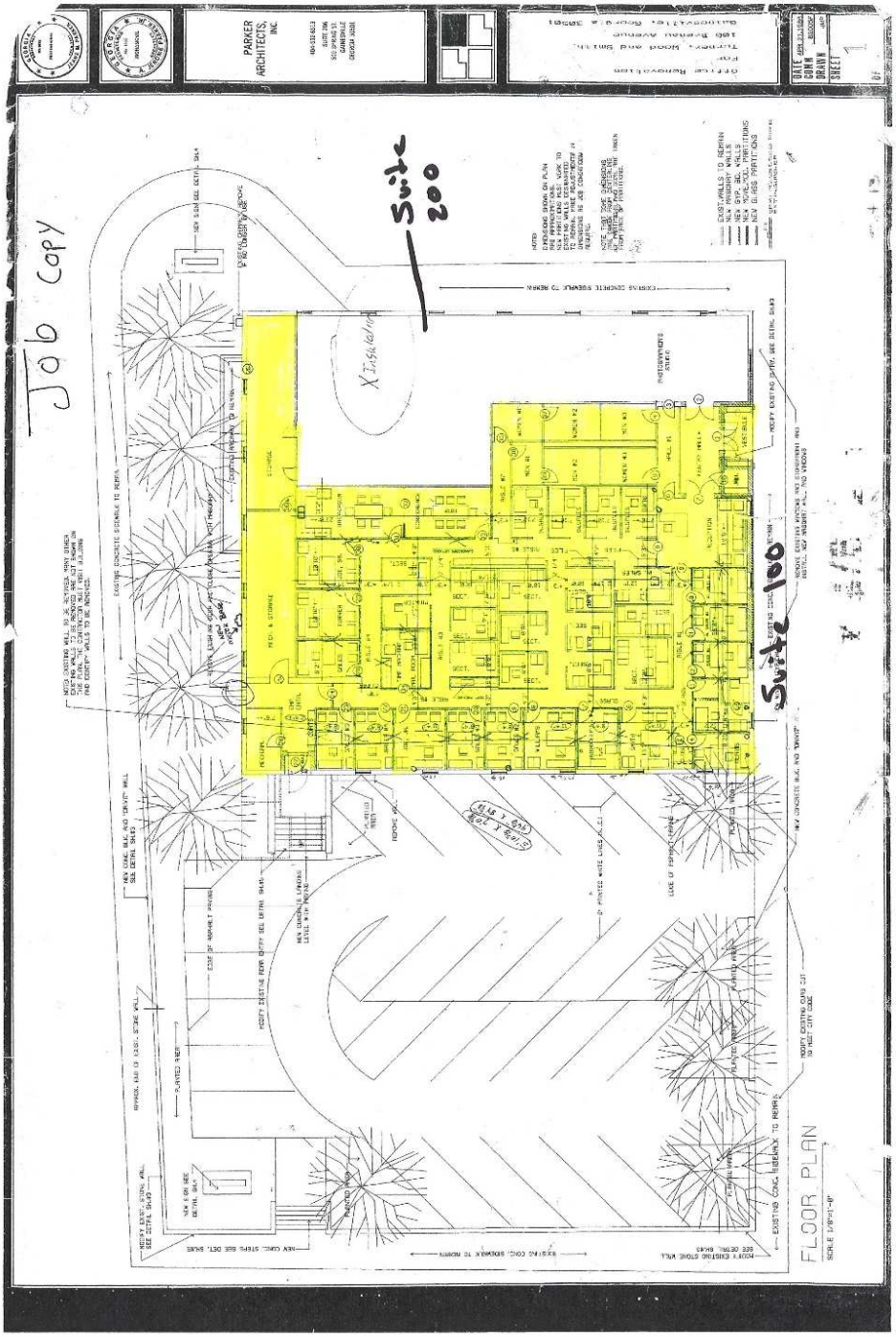
Approved as to Form:

_____
County Attorney

980370-1
64797
11/20/20

EXHIBIT "A"

SITE PLAN AND DIAGRAM OF BUILDING



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 11/25/2020

Presenter: Bryan Lackey

Item of Business: Resolution: Chattahoochee Golf Course Advisory Committee Meetings

Meeting Date: 12/10/2020

Purpose of Request:
The purpose of this request is to update meeting requirements for the Chattahoochee Golf Course Advisory Committee.

History/Background:

Facts & Issues for Consideration:
This is a housekeeping matter to change the meeting schedule to at least once each quarter. Currently, the Committee is required to meet every month.

Department Recommendation:
Adopt the resolution as presented.

Department Director:
Bryan Lackey

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Resolution Chattahoochee Golf Course Advisory Committee	Resolution
Exhibit A	Attachments/Exhibits

RESOLUTION BR-2020 - ___

CHATTAHOOCHEE GOLF COURSE ADVISORY COMMITTEE

WHEREAS, the governing body of Gainesville, Georgia entered into a corporate golf agreement with the Chattahoochee Country Club (CCC); and

WHEREAS, the agreement established the Chattahoochee Golf Course Advisory Committee (CGCAC); and

WHEREAS, there is a desire to change the Committee's meeting schedule; and

WHEREAS, Exhibit A requires the CGCAC to meet at least once per quarter.

NOW, THEREFORE, BE IT RESOLVED THAT the Chattahoochee Golf Course Advisory Committee is hereby re-established as indicated in Exhibit A.

BE IT FURTHER RESOLVED THAT resolutions BR-2004-66 and BR-2010-23 are hereby rescinded.

Adopted this _____ day of _____, 2020.

_____
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

EXHIBIT A

CHATTAHOOCHEE GOLF COURSE ADVISORY COMMITTEE

(a) Establishment

(1) A Chattahoochee Golf Course Advisory Committee was established December 7, 2004. The Committee shall consist of ten members, five of whom shall be residents of the city and members of Chattahoochee Country Club and five of which may reside in the City or unincorporated Hall County.

(2) Each member of the Committee shall be appointed to a three-year term, beginning on July 1, 2010. Initial terms shall be staggered.

(3) A member of the Committee may be appointed to two three-year successive terms and shall continue to serve if their term expires until a successor is appointed.

(4) When a position becomes vacant before the end of a term, the governing body shall appoint a new member for the duration of the remaining term.

(b) Proceedings of the Golf Course Advisory Committee

(1) The governing body shall select a chairman. The vice chairman shall be elected by members of the Committee. The vice chairman shall preside at meetings in the absence of the chairman.

(2) The Committee may adopt such by-laws, rules or procedures as appropriate.

(3) The Committee shall meet at least once each quarter or at the call of the chairman. All meetings shall be open to the public and properly advertised.

(4) A majority of the entire Committee shall constitute a quorum.

(5) The Director of Golf or his designee shall serve as secretary to the Committee.

(c) Powers and Duties of the Golf Course Advisory Committee

(1) The Committee shall work with the Director of Golf to develop and implement a Master Plan for improvements to the Chattahoochee Golf Course.

(2) The Committee shall review and recommend to the governing body an annual capital improvement plan for the Chattahoochee Golf Course.

(3) The Committee may also review proposed annual operating budgets and other operational aspects of the Chattahoochee Golf Course as requested by the Director of Golf; however, the Committee shall have no role in personnel matters of the department.

(4) The Committee shall also have such other powers, duties or responsibilities as assigned to it by the governing body.

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/7/2020

Presenter: Danny Dunagan

Item of Business: Appointment(s): Ethics Committee

Meeting Date: 12/10/2020

Purpose of Request:
The purpose of this request is to address the vacant position previously held by Bill Currans.

History/Background:
The Ethics Committee follows the guidelines of the City Charter and the Code of Ordinances. Members serve a four-year term.

Facts & Issues for Consideration:
Mr. Bill Currans moved outside the City limits and is no longer eligible to serve. Ruth Bruner is willing to serve on the committee. The debt verification process was completed with no concerns.

Department Recommendation:
To consider the nomination as submitted 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
Ethics Committee Members	Backup Material

HISTORIC PRESERVATION COMMISSION

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Ward 1	Bachman	Richard (Dick)	7/17/2007	9/7/2010 5/21/2013 7/19/2016 6/18/2019	6/30/2022
Ward 2	Walters	J. A. (Jim)	8/19/2008	12/6/2011 8/5/2014 12/5/2017 6/16/2020	6/30/2023
Ward 3	Corso	Arturo	10/15/2019 UE	6/16/2020	6/30/2023
	Vacant				
Ward 4	Day	Cathy	12/5/2017	6/18/2019	6/30/2022
Ward 5	Bailey	Jack	12/6/11 UE	6/5/2012 8/18/2015 7/17/2018	6/30/2021
Ex-Officio	Wangemann	George	1/10/2017	1/9/2018 1/8/2019 1/7/2020	1/18/2021

TERM: Initial terms were staggered beginning July 1, 2002
Three year terms which expire on June 30th.

CONTACT: Jessica Tullar / Rusty Ligon, Community & Economic Development Dept.

UPDATED: 9/18/20 ag

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 12/7/2020

Presenter: Danny Dunagan

Item of Business: Appointment(s): Historic Preservation Commission

Meeting Date: 12/10/2020

Purpose of Request:
The purpose of this request is to address the vacant position previously held by Arturo Corso.

History/Background:
The HPC follows the guidelines set forth in the City Charter, Code of Ordinances and the Unified Land Development Code. Members serve a three-year term.

Facts & Issues for Consideration:
Mr. Arturo Corso moved outside the City limits and is no longer eligible to serve. Mrs. Ruth Bruner has confirmed a willingness to serve and fill the unexpired term position. The debt verification process was completed with no concerns.

Department Recommendation:
To consider the nomination as submitted 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
HPC Members	Backup Material
Arturo Corso Resignation Letter	Backup Material

HISTORIC PRESERVATION COMMISSION

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Ward 1	Bachman	Richard (Dick)	7/17/2007	9/7/2010 5/21/2013 7/19/2016 6/18/2019	6/30/2022
Ward 2	Walters	J. A. (Jim)	8/19/2008	12/6/2011 8/5/2014 12/5/2017 6/16/2020	6/30/2023
Ward 3	Corso	Arturo	10/15/2019 UE	6/16/2020	6/30/2023
	Vacant				
Ward 4	Day	Cathy	12/5/2017	6/18/2019	6/30/2022
Ward 5	Bailey	Jack	12/6/11 UE	6/5/2012 8/18/2015 7/17/2018	6/30/2021
Ex-Officio	Wangemann	George	1/10/2017	1/9/2018 1/8/2019 1/7/2020	1/18/2021

TERM: Initial terms were staggered beginning July 1, 2002
Three year terms which expire on June 30th.

CONTACT: Jessica Tullar / Rusty Ligon, Community & Economic Development Dept.

UPDATED: 9/18/20 ag

The Corso Law Center
Attorneys
A Limited Liability Company

Arturo Corso
Principal

427 Green Street, N.W.
Gainesville, Georgia 30501

Admitted in
New York, Georgia
and Washington, D.C.

Telephone (770) 532-9732

Facsimile (770) 532-9733

September 16, 2020

Jessica Tullar, MPA / AICP
Housing & Special Projects Manager
311 Henry Ward Way, SE
Gainesville, Georgia 30501
VIA ELECTRONIC MAIL

RE: Board Membership – Gainesville Historic Preservation Committee

Dear Jessica,

Greetings. I hope this letter finds you well. As we discussed a short time ago, my family and I have moved outside the city limits of Gainesville as of yesterday. Therefore, as I am no longer a legal resident of the City, regrettably I must offer my resignation from the HPC under the definition of the historic preservation jurisdiction language of the State Act.

My law practice and other businesses will remain located on Green Street, I am happy to say; so we will still see each other around town. It has been my honor to serve on this committee, however briefly. I am constantly impressed with what you and the rest of the planning department do for the City of Gainesville each day. Thank you for that.

Sincerely,

/s/ Arturo Corso
Arturo Corso
Attorney at Law