

OFFICIALS PRESENT: Zack Thompson, Barbara Brooks, Juli Clay, Danny Dunagan
OFFICIALS PARTICIPATING VIA TELECONFERENCE: George Wangemann
OFFICIALS ABSENT: Sam Couvillon
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Alisa Grayson

Mayor Pro Tem Zack Thompson called the meeting to order at 5:30 PM and served as the presiding officer in the absence of Mayor Sam Couvillon.

It was noted that Council Member Wangemann was participating in the meeting via teleconference.

City Manager Bryan Lackey delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Proclamation: Georgia Cities Week

Council Member Clay read a proclamation declaring April 23-29, 2023 to be *Georgia Cities Week*.

Proclamation: Safe Digging Month

Mayor Pro Tem Thompson read a proclamation declaring April 2023 to be *Safe Digging Month* and presented it to Water Resources staff member Sophie Brogdon.

COUNCIL ANNOUNCEMENTS:

Council Member Brooks

Shared excitement with participation in the City's "Touch-A-Truck" event on last week noting she had a great time.

Council Member Dunagan

Reported the Main Street Gainesville Advisory Board met and had many upcoming events planned for the summer.

CONSENT AGENDA:

Appointment: Gainesville-Hall County Development Authority – Appoint Glennis Barnes

Motion to appoint Glennis Barnes to the Gainesville-Hall County Development Authority as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

Votes favoring the motion: Brooks, Clay, Dunagan

Votes favoring the motion via teleconference: Wangemann

Absent: Couvillon

Minutes: March 16, 2023 Work Session

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Clay
Motion seconded by Council Member Dunagan
Votes favoring the motion: Brooks, Clay, Dunagan
Votes favoring the motion via teleconference: Wangemann
Absent: Couvillon

Resolution

- A. AR-2023-03 FY2022 Closure of Airport Capital Projects
- B. AR-2023-04 FY2022 Closure of Department of Water Resources Capital Projects
- C. AR-2023-05 FY2022 Closure of General Government Capital Projects
- D. AR-2023-06 FY2022 Closure of Golf Capital Projects
- E. AR-2023-07 FY2022 Closure of Grant Capital Projects
- F. AR-2023-08 FY2022 Closure of Solid Waste Fund Capital Projects
- G. AR-2023-09 FY2022 Closure of Special Local Option Sales Tax Capital Projects
- H. BR-2023-14 Amendment to Financial Policies - Fixed Assets and Capitalization Policy
- I. BR-2023-15 Tax Allocation District (TAD) Funding for 109 NE Green Street - Walton Jackson Building
- J. GR-2023-02 Assistance to Firefighters Grant (AFG)

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Clay
Motion seconded by Council Member Dunagan
Votes favoring the motion: Brooks, Clay, Dunagan
Votes favoring the motion via teleconference: Wangemann
Absent: Couvillon

PUBLIC HEARING:

Request from Gillsville Investment, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 219.65± acres tract located northeast of the intersection of Athens Highway and Gillsville Highway, and southeast of the intersection of Athens Highway and Gaines Mill Road (a/k/a 2242 Gaines Mill Road, SE; 2579 and 2581 Gillsville Highway, SE). Ward Number: Three. Tax Parcel Number(s): 15-022C-000-010 and 15-023-000-014. Request: Single-family homes and townhomes.

- ***Proposed Zoning Amendment Ordinance 2023-05***

City Attorney Abb Hayes opened the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process.

Community and Economic Development Deputy Director Matt Tate reviewed the request and commented on recent changes requiring a reduction in the number of lots, a proposed redesign of one of the streets and minor modifications to the proposed amenities. The Planning and Appeals Board and staff recommended approval with the following six conditions.

1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's annexation application shall be made part of the zoning

ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.

2. The owner/developer shall plant minimum 6-foot high evergreen buffer trees around all detention ponds, mail kiosk, amenity areas and park areas adjacent to the single-family lots. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
4. All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.
5. The developer shall reserve property within the proposed subdivision to provide for future access to the adjacent Heritage Pointe subdivision located to the north. The reserved property shall be a minimum of 55-feet in width extending to the property boundary and shall align with the reserved access lot within the Heritage Pointe subdivision. The property shall be designated as reserved on the final plat.
6. The developer and current property owner consent to pay \$50,000.00 to be used solely for the purpose of contributing to the cost of a traffic signal at the intersection of Gaines Mill Road and Athens Highway (US 129). All funds shall be deposited no later than one month after the issuance of the initial land disturbance permit for the Planned Unit Development. All such payments will be deposited into an escrow account at a financial institution chosen by the City of Gainesville. The City of Gainesville shall choose an escrow agent, who shall be authorized to disburse the funds to the City of Gainesville as said funds are needed for the traffic signal at the intersection of Gaines Mill Road and Athens Highway (US 129).

Council Member Dunagan inquired about a condition regarding the Department of Transportation's (GDOT) approval of a traffic signal.

City Attorney Hayes opened the floor for comments.

FAVOR:

Steve Gilliam, 1450 Heritage Road, represented the applicant and stated Bill Schmidt with McKinley Homes was in attendance to answer any technical questions. He asked Council to take the information received into consideration and approve the request. He presented and requested an amendment to condition 6 to include additional language regarding the traffic signal in the event it is not approved by GDOT.

OPPOSE:

Tim Mize, property owner of 2320 Gaines Mill Road and 2369 East Dennis Road, commented on attendance at a previous meeting regarding the matter and his concern with the development siting traffic and safety issues. He was still against it unless a traffic light was added. He noted most residents on Gaines Mill Road had not received the public notice. He asked Council to make a commitment to the community to keep the community safe and to hold the traffic light escrow funds until a traffic light is placed at the intersection.

REBUTTAL:

Mr. Gilliam, commented on two points 1) this is a reduction of 90 units; and 2) the traffic study indicated a traffic light was not warranted noting funds were available if warranted in the future.

Upon Council Member Brooks' request, Mr. Tate provided clarification and confirmed the proposed development only proposes access onto Gillsville Highway and no access is proposed to Gaines Mill Road. A brief clarification was also provided regarding a future emergency access point if the need was determined. Mrs. Brooks further confirmed there is no access between this development and the adjacent Heritage Pointe subdivision.

Sharon Mize, 2320 Gaines Mill Road, inquired if an area currently being worked on will be closed. It was confirmed there will be no road access at that location.

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

Council Member Clay clarified some information surrounding the road access and traffic signal.

Upon inquiry about a traffic study, City Attorney Hayes reopened the public hearing.

City Manager Bryan Lackey commented on the traffic study noting staff will continue to push for additional new traffic studies with hopes of it being warranted in the next five years. Future traffic studies will take the new development into consideration as the volume of traffic builds.

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

Motion to approve Ordinance 2023-05, AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 219.65± ACRES TRACT LOCATED NORTHEAST OF THE INTERSECTION OF ATHENS HIGHWAY AND GILLSVILLE HIGHWAY, AND SOUTHEAST OF THE INTERSECTION OF ATHENS HIGHWAY AND GAINES MILL ROAD (A/K/A 2242 GAINES MILL ROAD, SE; 2579 AND 2581 GILLSVILLE HIGHWAY, SE); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented and adding the following language to condition 6: "If the aforementioned traffic signal is not approved by the Georgia Department of Transportation (GDOT) within 5 years from the passage of this ordinance, the \$50,000 in escrow shall be returned to the developer or the developer's successors and assigns, whichever the case may be."

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

Votes favoring the motion: Brooks, Clay, Dunagan

Votes favoring the motion via teleconference: Wangemann

Absent: Couvillon

CITY MANAGER ISSUES:

Georgia Cities Week

City Manager Bryan Lackey commented on the activities scheduled for Georgia Cities Week. Encouraged everyone to visit the City's website and Facebook page for participation information.

ADJOURNMENT: 6:04 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk