



Work Session Agenda
Thursday, November 16, 2023, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES:

Water Resources

- Resolution: Williams Brothers Development 2554 White Sulphur Road Tract
Annexation Waiver Nick Swafford

CITY MANAGER ISSUES:

MAYOR/COUNCIL ISSUES:

- Appointments: Chattahoochee Golf Course Advisory Committee Sam Couvillon
- Appointments: Gainesville Redevelopment Authority Sam Couvillon

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

- Greater Hall Chamber of Commerce Eggs & Issues Breakfast Denise Jordan

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, November 14, 2023, 5:00 PM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: November 9, 2023
Date Submitted: November 9, 2023
Final Approval Date: November 15, 2023
Presenter: Nick Swafford, Civil Engineer III Perm Service Manager
Item of Business: Resolution: Williams Brothers Development 2554 White Sulphur Road Tract Annexation Waiver
Meeting Date: November 16, 2023

Purpose of Request:

Williams Brothers Development, LLC, has formally requested the annexation requirement for sanitary sewer service be waived for a proposed 51-unit residential development located at 2554 White Sulphur Road, which is currently contiguous with the existing City limits.

Facts & Issues / History & Background:

Per resolution BR-2018-44, the governing body of the City may waive the annexation requirement for sanitary sewer service if the proposed use of the property is non-conforming to the City's Unified Land Development Code (ULDC) or if the use is inconsistent with the City's Comprehensive Future Land use Plan. Community and Economic Development Department staff have identified the proposed use as non-conforming and, as such, supports the developer's desire to remain in unincorporated Hall County while still allowing the development to connect to the City's sanitary sewer system.

Department Recommendation:

Approve the proposed resolution for a request by the developer to remain in unincorporated Hall County and connect to the City's public sanitary sewer system, while waiving the requirement to annex the property into the City limits of Gainesville.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Resolution: William Brothers Development 2554 White Sulphur Road Tract Annexation Waiver
2. Location Map
3. Annexation Waiver Request Letter

RESOLUTION BR-2023 - ____

**WILLIAMS BROTHERS DEVELOPMENT 2554 WHITE SULPHUR ROAD TRACT
ANNEXATION WAIVER**

WHEREAS, the City of Gainesville owns and operates a sanitary sewer collection system serving the City of Gainesville and surrounding areas; and

WHEREAS, the City of Gainesville requires property owners who desire to connect to the sanitary sewer collection system to annex into the corporate limits of the City of Gainesville prior to connection when contiguous to the City Limits; and

WHEREAS, in some instances, the City may desire to provide sanitary sewer service to property which is contiguous to the municipal boundaries of the City for protection of the public health and welfare of the community, despite the proposed use of said property not conforming to the City Unified Land Development Code and/or despite the proposed use of said property being inconsistent with the City Comprehensive Future Land Use Plan; and

WHEREAS, in these instances, the City of Gainesville will allow connection to the City's sanitary sewer collection system without requiring annexation into the City Limits but will require execution of a sanitary sewer service agreement and power of attorney for future annexation of said property; and

WHEREAS, the developer, Williams Brothers Development, LLC, proposes a residential development encompassing the property located at 2554 White Sulphur Road and has formally requested, in writing, the annexation requirement for connection to the City's sanitary sewer system be waived; and

WHEREAS, Community and Economic Development Department staff have identified the nature of the residential development to be non-conforming with the City's Comprehensive Future Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves this request to allow connection of the proposed development to the City's sanitary sewer system without annexing.

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.

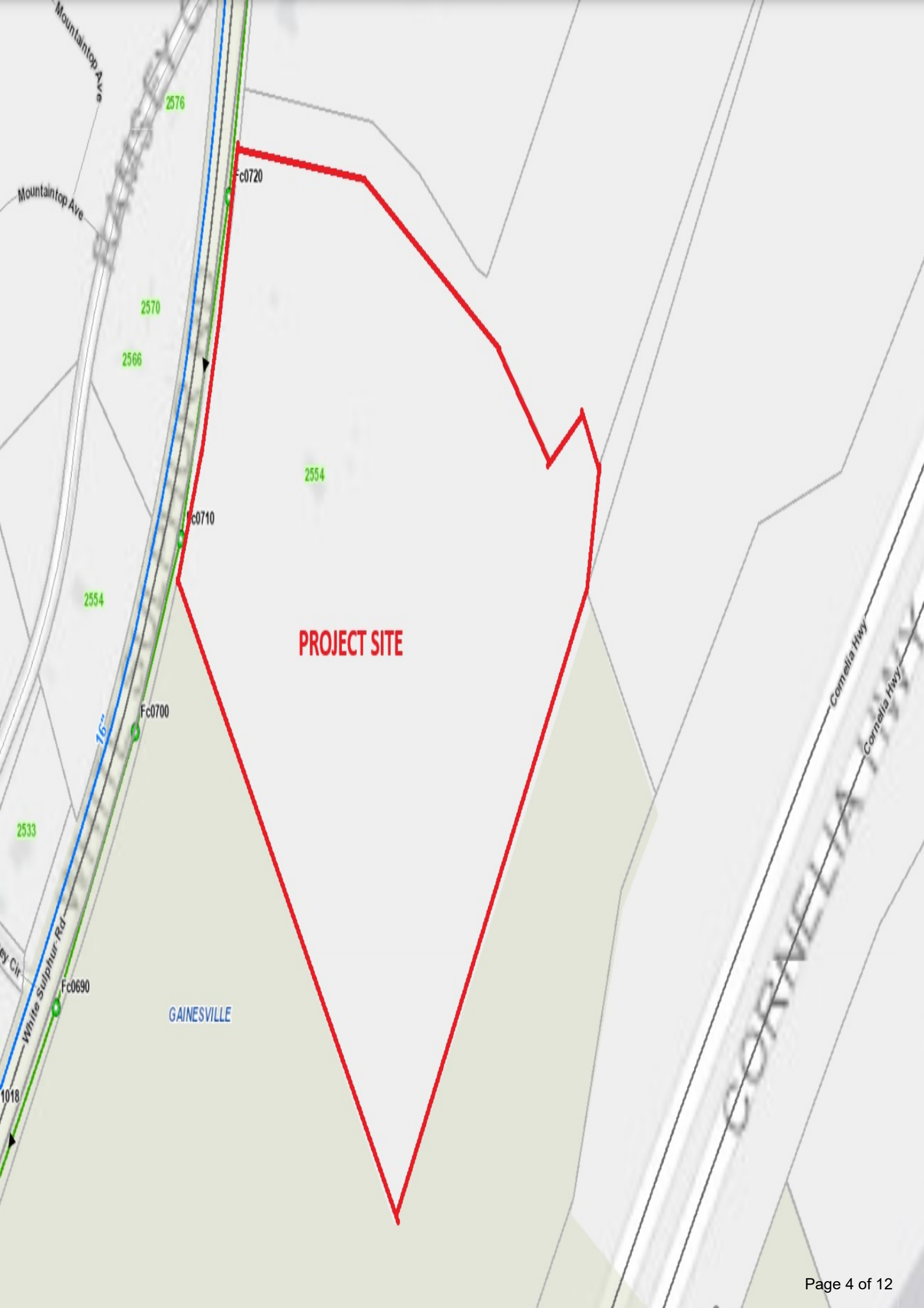
Adopted this ____ day of _____, 2023.

W. Samuel Couvillon, 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



To Whom it May Concern,

This letter is to request access to the City of Gainesville Water and Sewer for a proposed development along White Sulphur Road in Hall County. The property address is 2554 White Sulphur Road and the parcel ID is 15020C000005.

The proposed development is for 51 residential units. The applicant has spoken to Nick Swafford at City of Gainesville for consideration to waive any requirement to annex into the City while having access of the water and sewer at the site.

Sewer and water is currently at the property, along White Sulphur Road.

Thank you,

Cameron Grogan
Williams Brothers Development, LLC
cgrogan@williamsbrothersdev.com
404-548-7128





CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: November 9, 2023
Date Submitted: November 9, 2023
Final Approval Date: November 15, 2023
Presenter: Sam Couvillon
Item of Business: Appointments: Chattahoochee Golf Course Advisory Committee
Meeting Date: November 16, 2023

Purpose of Request:

The purpose of this request is to address the expired/expiring term positions held by Gary Palmer, Dick Huff, Jeff Lawson and Cleve Brown.

Facts & Issues / History & Background:

CGCAC members serve three-year terms. They follow the guidelines as set forth in the City Charter, Code of Ordinances and Business Resolution 2010-23.

Gary Palmer, Dick Huff and Cleve Brown were recommended for reappointment and Charley Nix was recommended for appointment to replace Jeff Lawson. All confirmed a willingness to serve. The verification of outstanding debt process was completed with no concerns.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Sam Couvillon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. CGCAC Members
2. CGCAC Member Attendance Report

CHATTAHOOCHEE GOLF COURSE ADVISORY COMMITTEE

NOMINATED BY:	LAST NAME	FIRST NAME	APPOINTED/ TERM BEGAN	REAPPOINTED	EXPIRES
CCC	Wright	John	11/17/2020 (Term begins 12/19/20)		12/19/2023
City Council	Palmer	Gary	9/15/2020		9/15/2023
City Council	Huff	Dick	8/18/2020		8/18/2023
City Council	Lawson	Jeff	8/15/2017	8/18/2020	8/18/2023
City Council	Shell	Martha	8/15/2017	8/18/2020	8/18/2023
City Council	Brown	Cleve	9/15/2020 UE	11/17/2020	11/21/2023
CCC	Rogers	Lee	4/20/2021		4/20/2024
CCC	Jacobs, III	John W. "Jay"	12/17/2019	1/17/2023	1/17/2026
CCC	Smith	Mike	8/7/2018	10/19/2021	8/7/2024
CCC	Moore Chairman	Stuart	11/17/2020 (Term begins 12/19/20)		12/19/2023
Ex-Officio	Thompson	Zack	1/10/2017	1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024

TERM: Three year terms

CONTACT: Rodger Hogan, Golf Course

Re-established: June 22, 2010. Original Committee began January 1, 2005

NOTES: Members continue to serve until a successor is appointed.

Term limits - No more than two, three year terms

UPDATED: 1/26/2023 ag

CHATTAHOOCHEE GOLF COURSE ADVISORY COMMITTEE ATTENDANCE REPORT

MEETING			BOARD MEMBER										
	DATE	TYPE	Wright	Palmer	Huff	Lawson	Shell	Brown	Rogers	Jacobs	Smith	Moore	Thompson
1	10/13/2021	R	0	1	1	0	0	0	0	0	0	0	0
2	11/10/2021	R	1	1	1	1	1	1	0	1	0	1	1
3	3/9/2022	R	0	1	1	0	1	1	1	0	1	0	1
4	4/13/2022	R	1	1	1	0	1	1	1	1	1	0	0
5	6/8/2022	R	0	1	1	0	1	0	1	0	1	1	1
6	7/13/2022	R	1	1	1	0	0	1	1	0	0	0	0
7	8/10/2022	R	1	1	1	0	1	1	1	0	1	0	0
8	9/14/2022	R	1	1	0	1	0	1	1	0	0	1	1
9	10/12/2022	R	0	1	1	0	0	1	0	1	1	0	0
10	11/9/2022	R	0	1	1	1	0	1	0	0	0	1	1
11	1/11/2023	R	0	1	1	0	1	0	1	0	0	0	1
12	3/8/2023	R	0	1	1	1	1	1	1	1	1	0	1
13	4/12/2023	R	1	1	1	1	0	0	1	0	1	1	1
14	6/14/2023	R	0	1	1	1	0	1	1	0	0	0	1
15	7/12/2023	R	1	0	1	0	1	0	1	0	1	1	0
16	8/9/2023	R	1	1	0	0	1	1	0	0	0	0	1
17	10/11/2023	R	1	1	1	1	0	1	1	0	0	0	1
18													
19													
20													
21													
22													
23													
24													
25													
26													
27													
TOTAL		17	9	16	15	7	9	12	12	4	8	6	11
ATTENDANCE %			53%	94%	88%	41%	53%	71%	71%	24%	47%	35%	65%

TYPE MEETING: R = Regular Scheduled Meeting
ATTENDANCE: 0 = Absent

C = Called Meeting
1 = Attended

NOTES:

Submitted By: _____
Rodger Hogan
Recording Secretary

Date: 11/3/2023



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: November 14, 2023
Date Submitted: November 14, 2023
Final Approval Date: November 15, 2023
Presenter: Sam Couvillon
Item of Business: Appointments: Gainesville Redevelopment Authority
Meeting Date: November 16, 2023

Purpose of Request:

The purpose of this request is to address the expired terms.

Facts & Issues / History & Background:

The Redevelopment Authority was created by action taken by the 1978 General Assembly of Georgia. Members serve four-year terms and must come off the Authority for at least one year after serving two full four-year terms per HB 651 effective 5/6/2019. The Authority also complies with the requirements of the City Charter and Code of Ordinances as applicable. No nominations were submitted by the Redevelopment Authority in accordance with the legislation. The mayor has submitted Davis White's name for reappointment and Charlie Hawkins' name for appointment (to replace John W. Jacobs, III). The verification of outstanding debt process was completed with no concerns.

Department Recommendation:

To consider the nominations as submitted by the Mayor.

Department Director:

Sam Couvillon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. GRA Members

GAINESVILLE REDEVELOPMENT AUTHORITY

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Post 1 By Council	Diaz	Blair	8/21/2018	8/16/2022	7/31/2026
Post 2 By Council	Jacobs, III	John W. "Jay"	8/4/2015	10/15/2019	7/31/2023
Post 3 By Council	Nix Chairman	Matt	12/6/2016	7/21/2020	7/31/2024
Post 4 By Council	Fowler	Brett	8/21/2018	8/16/2022	7/31/2026
Post 5 By Council	Everett	Jason	10/15/2019 UE	7/21/2020	7/31/2024
Post 6 By Council	White	Davis	10/15/2019		7/31/2023
Post 7 By Council	Embry	Cooper	8/21/2018	8/16/2022	7/31/2026
Post 8 By Council	Lee	Kelly	8/21/18 UE	7/20/2021	7/31/2025
Appointed by Authority	Smith	Tyler	2/22/2018 (At GRA Mtg)	7/20/2021	7/31/2025
Ex-Officio	Thompson	Zack	1/10/2017	1/9/2018 1/8/2019 1/7/2020 1/19/2021 1/4/2022 1/17/2023	1/16/2024

Four year terms following the initial staggered term appointments.

TERM: Must come off the Authority for at least one year after serving two full four-year terms per HB 651 effective 5/6/2019.

NOTES: House Bill 801 was passed and effective 5/11/2009 which reduced the number of board members to nine. Members must be either residents of the City of Gainesville; operate, manage or work for a business within the City of Gainesville; or own real property within the City of Gainesville. City Council appointed the initial eight members with staggered terms and those members were to appoint the ninth member for a four year term. Two nominations are to be submitted by the Authority to fill each vacancy. Appointments made by Council.

*A letter dated 3/5/13 to William Bagwell established the precedent of setting terms to expire on July 31 (7/31).

CONTACT: Joseph A. "Joey" Homans (Secretary)
P. O. Box 477
Dawsonville, GA 30534
706-265-3090
Sabrina Jackson, Paralegal

UPDATED: 11/14/2023 ag

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CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: November 14, 2023
Date Submitted: November 14, 2023
Final Approval Date: November 15, 2023
Presenter: Denise Jordan, City Clerk
Item of Business: Greater Hall Chamber of Commerce Eggs & Issues Breakfast
Meeting Date: November 16, 2023

Purpose of Request:

The purpose of this request is to discuss adjustments to the regular scheduled work session which is in conflict with this event.

Facts & Issues / History & Background:

This annual event occasionally conflicts with the regular scheduled work session. In the past, the governing body has opted to change the start time to 10 AM.

Department Recommendation:

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None