

COUNCIL PRESENT: Dunagan, Wangemann, Hamrick, Figueras, Bruner
STAFF PRESENT: Padgett, Palmour, Felts, Ligon, Jordan, Grayson
STAFF ABSENT: Sheppard

Mayor Dunagan called the meeting to order.

Chaplain Jeff Thompson, Northeast Georgia Medical Center, delivered the invocation after which the Pledge of Allegiance was recited in unison.

CITIZEN'S ISSUES:

Council Member Wangemann welcomed a family attending the meeting as a result of his invitation.

CONSENT AGENDA:

Alcoholic Beverage License Applications:

- A. Hilton Garden Inn, 1735 Browns Bridge Road
New application for consumption on the premises of beer, wine and liquor and package sale of beer and wine.

Motion to approve the application as presented.

Motion made by Council Member Hamrick

Motion seconded by Council Member Bruner

Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras, Bruner

Pawnshop License Applications:

- A. A-1 Fast Cash, 1010A Jesse Jewell Parkway
New application.
B. Double Deuce Pawn and Gun LLC
New application.

Motion to approve the applications as presented.

Motion made by Council Member Figueras

Motion seconded by Council Member Wangemann

Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras, Bruner

Minutes:

- A. January 22, 2013 Council Meeting

Motion to approve the minutes accepting the edits as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Figueras

Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras, Bruner

PUBLIC HEARING:

Annexation/Zoning Items

City Attorney Palmour reviewed the public hearing process and confirmed the hearing had been properly advertised.

Request from Michael Slate to rezone a 0.67± acre tract located on the north side of Lanier Avenue, between Thompson Bridge Road and Walker Street (a/k/a 971 Lanier Avenue NE) from Residential-I (R-I) to Residential and Office (R-O). Ward: Two. Tax Parcel Number: 01-087-004-014. Request: Professional office use.

Community Development Director Rusty Ligon reviewed the application. The Planning and Appeals Board voted to approve the request with the following five conditions:

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding residential properties, and shall be subject to the Community Development Director approval.
2. Any proposed new parking areas or potential storm water management areas shall be located to the west side or rear of the primary structure.
3. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.
4. The existing healthy, significant trees located on the subject property shall be retained and incorporated where possible into the design of site improvements, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements per Community Development Director approval.
5. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future professional office use.

Attorney Palmour opened the floor for comments.

FAVOR:

Michael Slate, 5215 Shirley Road, stated he was the owner of the property in question. He commented on his belief that the requested zoning would be more appropriate. He also commented on two other similar rezoning projects he had completed in the City. In closing, Mr. Slate offered to address any questions.

OPPOSE:

Eddie Hartness, 1550 Berkley Court, stated he was the President of the Riverside Commons Homeowners Association and was attending on their behalf. He felt staff realized some of the concerns of the community and tried to address them with the conditions that were offered. He felt the Riverside Drive area was one of the last recreational gems and the recreational heart of this City. He also commented on how this request would break down an existing commercial area and create a new one although he didn't think this was Mr. Slate's intention. Mr. Hartness felt the area should remain as is without leakage of commercial zoning into areas where it doesn't exist and asked for protection of the Riverside area.

Martin Ellard, 1509 Berkley Court, stated he built a home in this subdivision which adds a lot to the City of Gainesville. He commented on how nice the area was. He felt allowing this request for an office building would present the opportunity for more to come. He asked Council to consider the fact this was a residential area and he hoped to keep it that way.

Joan Rigel, 1504 Berkley Court, felt Mr. Hartness had stated the arguments against the rezoning and agreed with his statements.

There being no other comments, the hearing was closed and the matter was returned to Council for a decision.

Motion to deny the request.

Motion made by Council Member Bruner

Motion seconded by Council Member Hamrick

Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras, Bruner

CITY MANAGER'S ISSUES:

BOE Approved Lakeshore Mall TAD

City Manager Kip Padgett stated the Gainesville Board of Education (BOE) issued a preliminary approval of the Tax Allocation District (TAD) for the Lakeshore Mall at their meeting. He indicated he would provide Council with updates as they move forward.

Transportation Focus Group

City Manager Kip Padgett announced that the advertisements for participation in the Gainesville transportation study have been distributed. Applications to serve on the Transportation Focus Group should be submitted to Traffic Engineer Dee Taylor.

EXECUTIVE SESSION:

City Manager Kip Padgett requested an Executive Session to discuss real estate and litigation matters.

Motion to close the Council Meeting to enter an Executive Session to discuss real estate and litigation matters at 5:54 PM.

Motion made by Council Member Wangemann

Motion seconded by Council Member Bruner

Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras, Bruner

COUNCIL PRESENT: Dunagan, Wangemann, Hamrick, Figueras, Bruner
STAFF PRESENT: Padgett, Palmour, Marlowe, Ligon, Felts, Jordan
OTHERS PRESENT: Treadwell Syfan, Tim Evans

Motion to close the Executive Session and to continue the Council Meeting at 6:58 PM.

Motion made by Council Member Figueras
Motion seconded by Council Member Wangemann

Votes favoring the motion: Dunagan, Wangemann, Hamrick, Figueras, Bruner

OTHER BUSINESS:

Council Member Figueras

1. Thanked the Communications and Tourism staff for preparing for the upcoming Citizens Government Academy. She encouraged interested parties to register.
2. Announced the Second Saturday Meeting would be held on February 9th at the Fair Street Neighborhood Center. She commented on the topics of discussion.

Mayor Dunagan

Reminded everyone about the parade and reception for the Gainesville Red Elephants beginning tomorrow at 4:00 PM.

ADJOURNMENT: 7:00 PM

DJ/ag

C. Danny Dunagan, Mayor

Denise O. Jordan, City Clerk