

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

Mayor Dunagan called the meeting to order.

Chaplain Darryl Dale delivered the invocation after which the Pledge of Allegiance was recited in unison.

**CONSENT AGENDA:**

**Resolutions:**

- A. BR-2013-15 Authorization to Execute Intergovernmental Agreement Between City of Gainesville and Hall County for Transfer of Property at 300 Henry Ward Way and 430 Prior Street and to Rescind Business Resolution 2013-14
- B. BR-2013-16 Intergovernmental Agreement with Braselton for Sanitary Sewer Billing Services
- C. PR-2013-06 Authorization to Attach Final Redevelopment Plan to Ordinance 2012-35 (City of Gainesville Tax Allocation District #2 – Lakeshore Mall)
- D. PR-2013-07 FY2012 Road Paving Project Award of Contract
- E. PR-2013-08 FY2013 Water Treatment and Water Reclamation Facilities Maintenance
- F. PR-2013-\_\_\_ Riverside Drive Water Treatment Plant Chemical System Improvements Design and Bidding Services

**DISCUSSION:**

Mayor Dunagan stated there were minor changes to the Intergovernmental Agreement with Braselton for Sanitary Sewer Billing Services which did not change the intent of the agreement.

Council Member Hamrick recommended removing item F for it to be considered at a future meeting after neighborhood meetings occur.

**Motion to remove item F to consider at future meeting.**

Motion made by Council Member Hamrick

Motion seconded by Council Member Wangemann

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

**Motion to adopt the resolutions excluding item F as presented.**

Motion made by Council Member Bruner

Motion seconded by Council Member Figueras

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

**Minutes: March 19, 2013 Council Meeting**

**Motion to approve the minutes accepting the edits as presented.**

Motion made by Council Member Wangemann

Motion seconded by Council Member Figueras

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

**APPOINTMENT:**

**Development Authority**  
**Position currently held by Eugene Brown**

**Motion to appoint R. K. Whitehead to serve a four-year term on the Development Authority.**

Motion made by Council Member Hamrick

Motion seconded by Council Member Bruner

**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 matters had been properly advertised.

***Request from Ketan / Gopalji Patel to rezone a 1.26± acres tract located on the east side of Park Hill Drive, north of Lakeview Drive (a/k/a 1572, 1582 and 1586 Park Hill Drive NE) from Residential-II (R-II) and Office and Institutional (O-I) to General Business (G-B). Ward Number: Two. Tax Parcel Number(s): 01-080-001-008, 009 and 010. Request: Professional office and commercial uses.***

Senior Planner Jason Justice reviewed the application. The Planning and Appeals Board unanimously approved the request with the following five conditions:

1. The subject property shall be limited to the uses permitted within the Neighborhood Business (N-B) zoning district with the allowance of a drive-thru window.
2. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of residential scale as depicted on the architectural rendering submitted with the rezoning application, and shall be subject to the Community Development Director approval.
3. The proposed monument signs shall be similar in size and architecture to the sign rendering submitted with the application and shall not exceed a height of 10-feet and 64 square feet in size with internal or indirect lighting.
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 use.

City Attorney Palmour opened the floor for comments. There being none, the hearing was closed and the matter was returned to Council for a decision.

**Motion to hold first reading on Ordinance 2013-04**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.26± ACRES TRACT LOCATED ON THE EAST SIDE OF PARK HILL DRIVE, NORTH OF LAKEVIEW DRIVE (A/K/A 1572, 1582 AND 1586 PARK HILL DRIVE NE) FROM RESIDENTIAL-II (R-II) AND OFFICE AND INSTITUTIONAL (O-I) TO GENERAL BUSINESS, WITH CONDITIONS (G-B-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to Zoning Map) with conditions as presented.

Motion made by Council Member Figueras

Motion seconded by Council Member Bruner

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

***Request from Phil and Beth Sutton to abandon a 0.1172± acre (173± linear feet) portion of unopened right-of-way known as Fern Street intersecting Queen City Parkway and Gordon Avenue having a zoning classification of General Business (G-B). Ward Number: Three. Request: Abandonment of right-of-way.***

Senior Planner Jason Justice reviewed the application then stated the Planning and Appeals Board unanimously approved the request.

City Attorney Palmour opened the floor for comments.

FAVOR:

**Phil Sutton, 4764 Upper Berkshire Road**, stated he represented the involved families. He commented on the intent to combine properties to create a tract of larger size and increased value. The purpose is to develop the property for its highest and best use.

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

**Motion to hold first reading on Ordinance 2013-05**, AN ORDINANCE OFFICIALLY DISCONTINUING, CLOSING AND ABANDONING A 0.1172± ACRE (173± LINEAR FEET) UNOPENED PORTION OF FERN STREET RIGHT-OF-WAY; WITH ALL ACREAGE BEING LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

### **EXECUTIVE SESSION:**

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

**Motion to close the Council Meeting and to enter an Executive Session to discuss real estate and litigation matters at 5:46 PM.**

Motion made by Council Member Figueras  
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, Sheppard, Palmour, Jordan, Randall

**Motion to close the Executive Session and to continue the Council Meeting at 6:34 PM.**

Motion made by Council Member Hamrick  
Motion seconded by Council Member Wangemann

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

**OTHER BUSINESS:**

**Great American Cleanup**

Council Member Wangemann shared information regarding the Great American Cleanup scheduled for Saturday, April 13, 2013.

**Second Saturday Meeting (aka Citizens Involvement Advisory Roundtable)**

Council Member Figueras shared information about the Second Saturday Meeting (aka Citizens Involvement Advisory Roundtable) to occur on Saturday, April 13, 2013, 9:30 AM, at the Fair Street Neighborhood Center.

**ADJOURNMENT: 6:36 PM**

DJ/ag

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C. Danny Dunagan, Mayor

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Denise O. Jordan, City Clerk