

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

Mayor Dunagan called the meeting to order and served as the presiding officer.

Council Member Wangemann delivered the invocation after which the Pledge of Allegiance was recited in unison.

CONSENT AGENDA:

Resolutions:

- A. AR-2014-07 Regarding Third Quarter Budget Adjustment for Fiscal Year 2014
- B. BR-2014-19 Declaration of Surplus Property
- C. PR-2014-25 Request to Apply for FY15 VITA Grant

City Manager Kip Padgett provided a brief review of the proposed resolutions.

Motion to adopt the resolutions as presented.

Motion made by Council Member Figueras

Motion seconded by Council Member Bruner

Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon

Officials Absent: Hamrick

BUDGET HEARING:

City Attorney Palmour reviewed the public hearing guidelines.

Presentation of FY2015 Proposed Budget

City Manager Kip Padgett stated there was no change to the proposed budget presented at the May 1 Work Session. He provided a brief summary of the proposed budget indicating the General Fund was \$30 million. There was a transfer of \$3 million from the fund balance for Capital Projects to include \$1.3 million for roads and stormwater improvements, Public Safety purchases and the implementation of the transportation plan. It also included employee merit increases and absorbs the cost of health insurance increases. Mr. Padgett stated there was no recommended roll-up, roll-back or tax increase at this time noting the budget was revenue neutral from FY2014. As in the past, staff will review the city's financial situation after the final tax digest was received to determine if adjustments to the millage rate were needed.

Public Comments regarding proposed budget

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

**Proposed Ordinance
FY2015 Ad Valorem Tax Rate for the City of Gainesville
(Exclusive of the Gainesville Board of Education)**

Motion to hold first reading on Ordinance 2014-08, AN ORDINANCE BY THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2015; AND OTHER PURPOSES.

Motion made by Council Member Bruner
Motion seconded by Council Member Wangemann

DISCUSSION:

Council Member Wangemann thanked the tax payers of Gainesville, particularly the business community.

**Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Officials Absent: Hamrick**

**Proposed Ordinance
FY2015 Ad Valorem Tax Rate for the Gainesville Board of Education**

Motion to hold first reading on Ordinance 2014-09, AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2015; AND OTHER PURPOSES.

Motion made by Council Member Figueras
Motion seconded by Council Member Bruner
**Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Officials Absent: Hamrick**

PUBLIC HEARING:

Annexation/Zoning Items:

Request from Ben F. Castleberry to annex a 0.19± acre tract located on the southeast corner of the intersection of Hazel Street and Ralston Street (a/k/a 1322 Hazel Street), and to establish zoning as Residential-II (R-II). Ward Number: Four. Tax Parcel Number: 00-130-001-006. Request: Sewer for existing home.

Community Development Director Rusty Ligon reviewed the public hearing item. The Planning staff and Planning and Appeals Board recommended approval.

City Attorney Palmour opened the floor for comments.

FAVOR

Jean Ferris, 895 Glenwood Drive, stated Ben Castleberry was unable to attend. He asked that she relay his intent to comply with any requirements.

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

Motion to hold first reading Ordinance 2014-10, AN ORDINANCE ANNEXING A 0.19± ACRE TRACT LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HAZEL STREET AND RALSTON STREET (A/K/A 1322 HAZEL STREET); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to City Limit Boundary)

Motion made by Council Member Wangemann

Motion seconded by Council Member Figueras

Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon

Officials Absent: Hamrick

Motion to hold first reading on Ordinance 2014-11, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.19± ACRE TRACT LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HAZEL STREET AND RALSTON STREET (A/K/A 1322 HAZEL STREET) AT THE TIME OF ANNEXATION AS RESIDENTIAL-II (R-II); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to Zoning Map)

Motion made by Council Member Bruner

Motion seconded by Council Member Figueras

Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon

Officials Absent: Hamrick

Mayor Dunagan stated all three Swann Drive public hearing items would be heard at the same time.

Request from Swann Drive Villas, LLC to annex a 1.63± acres tract located west of Swann Drive at its terminus and on the south side of Pearl Nix Parkway (a/k/a 1297 Swann Drive) and to establish zoning as Residential-II (R-II). Ward Number: Four. Tax Parcel Number: 00-129-001-017. Request: Multi-family apartments.

Request from Swann Drive Villas, LLC to rezone a 1.78± acres tract located on the south side of Pearl Nix Parkway, east of Atlanta Highway (a/k/a 620 Pearl Nix Parkway) from Light Industrial (L-I) to Residential-II (R-II). Ward Number: Four. Tax Parcel Number: 00-129-001-035. Request: Multi-family apartments.

Request from Swann Drive Villas, LLC to abandon a 0.08± acre portion of the cul-de-sac of Swann Drive having a zoning of Residential-II (R-II). Ward Number: Four. Request: Multi-family apartments.

Community Development Director Rusty Ligon reviewed the applications noting the overall proposal involved three individual requests. The Planning and Appeals Board voted to approve the request with the following six conditions:

1. The subject property shall be limited to single-family homes or a maximum of 26 townhome, condominium or apartment units. Each home or unit shall have a minimum heated floor space of 1,500 square feet.
2. The exterior architecture of the proposed buildings shall be generally consistent with the elevation rendering submitted with the application. Exterior facades facing Pearl Nix Parkway and the internal parking areas shall contain upgraded materials to include hardiplank siding and at minimum a three foot (3') tall water table of brick or stone materials.
3. The subject property shall contain a minimum 20-foot wide vegetated buffer along the easterly property boundary adjacent to the single-family homes. The buffer shall consist of a combination of existing and new vegetation in order to provide for a solid buffer to include a mixture of Cryptomeria trees, Leyland Cypress trees and other similar evergreen vegetation at a minimum height of six feet (6') upon installation. In addition, the twenty foot (20') wide frontage landscape strip along Pearl Nix Parkway shall be improved with landscape berms, trees and shrubs. The final number, type and location of landscape/buffer materials shall be subject to the approval of the Community Development Department Director.
4. All access point design must be reviewed and approved by the Gainesville Public Works Director as to provide for sufficient access for City utility and emergency vehicles from Swann Drive. Any required traffic improvements associated with the proposed development shall be at the full expense of the developer/property owner.
5. The proposed four foot (4') wide pedestrian sidewalk connecting to the existing sidewalks located along Pearl Nix Parkway must be reviewed and approved by the Gainesville Public Works Director.
6. The subject property shall be limited to one monument sign facing Pearl Nix Parkway and one monument sign located at the entrance of the development off of Swann Drive. The monument signs shall be a maximum height of eight feet (8') not to exceed 80 square feet in size each.

Council Member Couvillon inquired about access to the entryway.

City Attorney Palmour opened the floor for comments.

FAVOR:

Robby Robinson, 6249 Ben Parks Road, Murrayville represented the Swann Drive Villas. He commented on past projects indicating he felt the quality of the work spoke for itself. He offered to answer any questions.

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 2014-12, AN ORDINANCE ANNEXING A 1.63± ACRES TRACT LOCATED WEST OF SWANN DRIVE AT ITS TERMINUS AND ON THE SOUTH SIDE OF PEARL NIX PARKWAY (A/K/A 1297 SWANN DRIVE); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to City Limit Boundary)

Motion made by Council Member Figueras
Motion seconded by Council Member Wangemann
Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Officials Absent: Hamrick

Motion to hold first reading on Ordinance 2014-13, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 1.63± ACRES TRACT LOCATED WEST OF SWANN DRIVE AT ITS TERMINUS AND ON THE SOUTH SIDE OF PEARL NIX PARKWAY (A/K/A 1297 SWANN DRIVE) AT THE TIME OF ANNEXATION AS RESIDENTIAL-II, WITH CONDITIONS (R-II-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to Zoning Map) **with conditions.**

Motion made by Council Member Figueras
Motion seconded by Council Member Bruner
Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Officials Absent: Hamrick

Motion to hold first reading on Ordinance 2014-14, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.78± ACRES TRACT LOCATED ON THE SOUTH SIDE OF PEARL NIX PARKWAY, EAST OF ATLANTA HIGHWAY (A/K/A 620 PEARL NIX PARKWAY) FROM LIGHT INDUSTRIAL (L-I) TO RESIDENTIAL-II, WITH CONDITIONS (R-II-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to Zoning Map) **with conditions.**

Motion made by Council Member Wangemann
Motion seconded by Council Member Figueras
Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Officials Absent: Hamrick

Motion to hold first reading on Ordinance 2014-15, AN ORDINANCE OFFICIALLY DISCONTINUING, CLOSING AND ABANDONING A 0.08± ACRE PORTION OF THE CUL-DE-SAC OF SWANN DRIVE; 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 **with conditions.**

Motion made by Council Member Figueras
Motion seconded by Council Member Bruner
Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Officials Absent: Hamrick

Request from Beehive Homes of Gainesville to rezone a 2.0± acres tract located on the west side of South Enota Drive across from its intersection with Enota Circle (a/k/a 1351 Park Hill Drive) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two. Tax Parcel Number: 01-077-001-027 (Part). Request: Assisted living facility.

City Manager Kip Padgett stated the request was tabled at the Planning and Appeals Board. No action was required.

Request from Gerald Darby and Bobby Norris for a Special Use on a 0.611± acre tract located on the east side of Green Street, south of its intersection with Glenwood Drive (a/k/a 756 Green Street NE), having a zoning classification of Residential and Office (R-O). Ward Number: Two. Tax Parcel Number: 01-039-001-001. Request: Antique gallery and residence.

Community Development Director Rusty Ligon reviewed the application. The Planning and Appeals Board recommended approval with one condition as follows:

The existing monument sign shall not be replaced or structurally modified except for the sign face area depicting the name of the business.

City Attorney Palmour opened the floor for comments.

FAVOR

Gerald Darby, 200 Hickory Flat Road, Alpharetta, stated he was looking forward to restoring the property and offered to answer any questions.

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

Motion to adopt Resolution ZR-2014-01 with conditions as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Figueras

Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon

Officials Absent: Hamrick

Adoption of the Annual Update to the CIE & Short Term Work Program

Community Development Director Rusty Ligon stated the update has been approved by the Georgia Department of Community Development (DCA). Adoption of the resolution was needed to adopt the CIE (Capital Improvement Element) for another year.

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 adopt Resolution BR-2014-20 entitled *Adoption of the Annual Update to the CIE & Short Term Work Program* as presented.

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

DISCUSSION:

Council Member Bruner complimented the Community Development Department for the detailed work.

Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Officials Absent: Hamrick

CITY MANAGER'S ISSUES:

Business Resolution-2014-18 Selection of Employee Benefits Broker and Consultant

City Manager Kip Padgett stated the proposed resolution continues the relationship with Turner, Wood and Smith for the City's employee benefits plan.

Motion to adopt the Resolution BR-2014-18 as presented.

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

Votes favoring the motion: Figueras, Bruner, Wangemann, Couvillon
Absent: Hamrick

Special Purpose Local Option Sales Tax (SPLOST)

City Manager Kip Padgett reminded the Mayor/Council of a SPLOST meeting at 6:00 PM on June 19th at the Gainesville Civic Center.

OTHER BUSINESS:

Second Saturday Meeting

Council Member Figueras shared information about the June 14th Second Saturday Meeting at the Fair Street Neighborhood Center noting Special Purpose Local Option Sales Tax (SPLOST) would be a topic of discussion.

TV18 Moving

Mayor Dunagan announced TV18 will move to channel 180 when Charter goes digital.

4-Way Stop Signs

Council Member Bruner commended the Gainesville Police Department for addressing drivers running 4-way stop signs specifically mentioning Lanier and Riverside Drive.

Budget

Council Member Figueras commended the Finance Department and City Manager's Office staff for the details related to the budget.

ADJOURNMENT: 5:58 PM

DJ/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk