

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

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

Kathy Lamon, First United Methodist Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

**CONSENT AGENDA:**

**Alcoholic Beverage License Application:**  
**Taqueria El Camarada, 1706 Cleveland Highway**  
New application for consumption on the premises of beer.

**Motion to approve the application as presented.**

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

**Resolutions:**

- A. PR-2014-27 Georgia Emergency Management Agency Georgia Search and Rescue
- B. PR-2014-28 Request to Apply for Firehouse Subs Public Safety Foundation Grant

Assistant City Manager Angela Sheppard provided a brief overview of each resolution.

**Motion to adopt the resolutions as presented.**

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

**RESOLUTION:**

**PR-2014-29 HOME Homeownership and Small Rental Housing Development Acceptance of 2014 Grant**

Housing Program Manager Chris Davis stated this resolution authorized an agreement with the Department of Community Affairs for a \$1 million grant awarded through the Homeownership Program.

**Motion to adopt the Resolution PR-2014-29 as presented.**

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

**APPOINTMENTS:**

**Assistant City Attorney**

**Motion to appoint Hulsey, Oliver and Mahar, LLP to serve as the Assistant City Attorney with the term ending December 31, 2014.**

Motion made by Council Member Bruner  
Motion seconded by Council Member Figueras

**DISCUSSION:**

Upon inquiry from Council Member Hamrick, it was confirmed the Assistant City Attorney would serve as back up for City Attorney Palmour.

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

**Gainesville Convention and Visitors Bureau**

**Motion to appoint Grier Todd and Sheri Hooper to serve a two-year term on the Gainesville Convention and Visitors Bureau Authority.**

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

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

**Motion to appoint Richard Labriola, Mike Azotea and Morgan House to serve a three-year term on the Gainesville Convention and Visitors Bureau Authority.**

Motion made by Council Member Figueras  
Motion seconded by Council Member Bruner

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

**Motion to appoint the City Manager and the Director of Parks and Recreation Agency to serve by virtue of office on the Gainesville Convention and Visitors Bureau Authority.**

Motion made by Council Member Bruner  
Motion seconded by Council Member Hamrick

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

**Municipal Separate Stormwater Sewer System (MS4) Steering Committee**

**Motion to appoint Chris Braswell (Commercial), Jim Walters (Developer) and Horace Gee (Government) to serve a two-year term on the MS4 Steering Committee.**

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

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

**PUBLIC HEARING:**

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

**Annexation/Zoning Items:**

***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) with a special use. Ward Number: Two. Tax Parcel Number(s): 01-077-001-027 (Part). Request: Assisted living facility.***

Planning Manager Matt Tate reviewed the application. He stated comments were received from the Public Utilities Department indicating there was sufficient water and sewer present. Comments concerning the current traffic conditions were also received from the Police Department. The Planning and Appeals Board and staff recommended approval with six conditions noted as follows:

1. The subject property shall be limited to the proposed 38-bed assisted living facility and those uses permitted within the Residential-I (R-I) zoning district only.
2. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall not exceed the size and scale as depicted within the concept plan and architectural rendering submitted with the rezoning application, and shall be subject to the Community Development Director approval.
3. The subject property shall be limited to one monument sign not to exceed a height of 6-feet and 32 square feet in size with indirect lighting.
4. A minimum 20-foot wide vegetated buffer shall be required against the single-family residential properties located to the north and west. The buffer shall consist of a combination of existing and new vegetation in order to provide for a solid buffer. The new vegetation shall consist of a mixture of Cryptomeria trees, Leyland Cypress trees and other similar evergreen vegetation at a minimum height of six feet (6') upon installation. The final number, type and location of trees shall be subject to the approval of the Community Development Department Director.
5. All access point design must be reviewed and approved by the Gainesville Public Works Director. Any required traffic improvements associated with the proposed development shall be at the full expense of the developer/property owner.
6. 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.

Mr. Tate specifically mentioned condition #4 indicating there was conversation with the engineer about widening the buffer.

A rezoning ordinance and a special use resolution were before the governing body. The ordinance must be approved first. He asked that the resolution be tabled until the July 15<sup>th</sup> Council Meeting.

City Attorney Palmour opened the floor for comments.

FAVOR:

**Jason Davis, 88 Laurel Heights Drive**, Dahlonga, represented the applicant as the Civil Engineer of record. He commented on the buffer behind the building noting intentions to add a five foot buffer. He also stated there are 19 original beds in the first unit. The facility will be managed by Beehives Homes. Mr. Davis felt the development would be a good addition to the Gainesville community.

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

**Motion to hold first reading on Ordinance 2014-16**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON 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, 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 as presented.

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

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

**Motion to table the resolution for a Special Use until the July 15, 2014 Mayor/Council Meeting.**

Motion made by Council Member Figueras

Motion seconded by Council Member Hamrick

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

***Request from Alcovy-20, Inc. to amend the existing Planned Unit Development (P-U-D) zoning on a 26.10± acres tract located on the east and west sides of Wilson Drive, northeast of its intersection with Athens Highway (a/k/a 0, 2108 and 2125 Wilson Drive). Ward Number: Three. Tax Parcel Number(s): 15-022D-000-001 (Part), 003 and 021 (Part). Request: 55-lot single-family subdivision.***

Planning Manager Matt Tate reviewed the application noting all interior roads would be maintained by the City. He commented on the plans for onsite management. The Planning and Appeals Board and staff recommended approval with four conditions as noted below.

1. The front exterior walls of the single-family homes shall be constructed with a minimum of 50% brick, rock or stone masonry; or a combination thereof. The side exterior walls shall contain a minimum 3-foot high watermark of brick, rock or stone masonry; or a combination thereof. All other exterior wall areas may be constructed with vinyl or hardiplank siding material.
2. The single-family homes shall contain two-car garages, whether attached or detached to the rear of the home.
3. All new interior streets shall meet City of Gainesville standards. Sidewalks within the development shall be required on both sides of the road and shall be a minimum width of five feet.

4. All access point design must be reviewed and approved by the Gainesville Public Works Director and the Georgia Department of Transportation (GDOT). Any required traffic improvements associated with the proposed development shall be at the full expense of the developer/property owner.

Mr. Tate briefly commented on the applicants request to amend condition 1 and 3 noting the Planning staff recommended the conditions to comply with the City's standards.

City Attorney Palmour opened the floor for comments.

FAVOR:

**John Roberts, 540 Woodland Drive**, Gainesville, stated he was the applicant. He commented on his reasons for requesting relief from sidewalk requirements. He asked to amend the condition to allow for a sidewalk on one side of the street in the middle of the development to manage the impervious surface. He also commented on the requirements regarding the rock accents on the side exteriors noting he understood the importance of requiring a quality development in the area.

Council Member Couvillon confirmed the cost of the brick was a concern.

Council Member Figueras confirmed the photographs shown tonight represent the project.

Upon inquiry from Council Member Bruner, Mr. Tate reviewed the City's sidewalk policy.

OPPOSE:

**George Rucker, 2105 Athens Highway**, Gainesville, clarified the sidewalk plans. He asked if someone would monitor construction of the development noting concerns/issues from a previous development. He asked if the homes would be on concrete slabs. He asked about a left turn off Highway 129 onto Wilson Drive indicating there were concerns about traffic. Mr. Rucker asked about the green space area and whether additional homes would be built in this area referencing the Lenox Park homes as an example of what he hoped would not occur.

Mr. Tate stated the size of the development did not qualify for a traffic impact study. The only comment regarding traffic was from the Police Department. He stated any changes to the plan would require approval by the Planning and Appeals Board and the elected officials. Mr. Tate commented on review processes that would assist with monitoring the development. Trespassing issues would be addressed by the City's code enforcement officers.

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

**Motion to hold first reading on Ordinance 2014-17, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 26.10± ACRES TRACT LOCATED ON THE EAST AND WEST SIDES OF WILSON DRIVE, NORTHEAST OF ITS INTERSECTION WITH ATHENS HIGHWAY (A/K/A 0, 2108 AND 2125 WILSON DRIVE); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to the Zoning Map) as presented.**

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

**DISCUSSION:**

Council Member Couvillon asked to amend the motion to approve sidewalks on one side of the street through the green space and to consider the plans for the houses as proposed by the applicant.

Upon inquiry from the Mayor, Mr. Couvillon confirmed he was offering an amended motion. The amended motion died for lack of a second.

The Mayor called for a vote on the original motion.

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

**EXECUTIVE SESSION:**

City Attorney Palmour requested an Executive Session to discuss potential litigation matters.

**Motion to close the Council Meeting to enter an Executive Session to discuss potential litigation matters at 6:17 PM.**

Motion made by Council Member Bruner  
Motion seconded by Council Member Figueras

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

OFFICIALS PRESENT: Dunagan, Hamrick, Figueras, Bruner, Wangemann, Couvillon  
STAFF PRESENT: Sheppard, Palmour, Jordan

**Motion to close the Executive Session and adjourn the meeting at 7:01 PM.**

Motion made by Council Member Couvillon  
Motion seconded by Council Member Bruner

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

NOTE: Council Member Bruner did not return to the meeting room after the Executive Session.

**ADJOURNMENT: 7:01 PM**

**DJ/ag**

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk