

OFFICIALS PRESENT: Dunagan, Hamrick, Figueras, Bruner, Wangemann, Couvillon  
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.

**PUBLIC COMMENTS:**

Clyde Morris, 2375 Whippoorwill Lane, attorney representing a group of homeowners, commented on the West Ahaluna, LLC zoning request item. He distributed copies of a letter referencing objections to the approval of the annexation/zoning request noting the letter was in response to an understanding/agreement recently reached between the City and County. Mr. Morris commented on the objections to the proposal indicating he still felt it would be in violation of O.C.G.A. 36-36-4(a)(3). He maintained that accepting changes to the conditions violated the public hearing procedures. The biggest objection was to the density and its impact on traffic. He asked that the Council consider the objections and to not approve the annexation and zoning request tonight.

**PRESENTATION(S):**

**Post Employment Service Recognition**

Mayor Dunagan read the testimonial recognizing retirees Jerry Cagle, Danny Sargent, Gail Thomas, Jerry Buffington and Kenton Kilby for their years of service. The total accumulative years of service was 144 years, 4 months and 23 days. Gail Thomas and Jerry Cagle were in attendance. Mayor Dunagan presented tokens of appreciation. Finance and Administrative Division Manager Tina Wetherford extended words of appreciation for service to the Public Utilities Department.

**GMA American Public Works Association Certificates of Public Works Management**

Mayor Dunagan recognized Public Works Director David Dockery and Assistant Public Works Director Chris Rotalsky for the completion of the Certificates of Public Works Management program. Mr. Dockery received the GMA/Georgia Chapter of the American Public Works Association/UGA Certificate of Public Works Management as well as the American Public Works Association/UGA Advanced Certificate of Public Works Management. Mr. Rotalsky received the GMA/Georgia Chapter of the American Public Works Association/UGA Certificate of Public Works Management. Council congratulated both and extended words of appreciation.

**CONSENT AGENDA:**

**Alcoholic Beverage License Applications: CVS Pharmacy #4507, 103 Jesse Jewell Parkway**

New application for beer and wine package sales.

**Alcoholic Beverage License Applications: Exxon Food Mart, 2322 Browns Bridge Road**

New application for beer and wine package license.

**Motion to approve the applications 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. AR-2014-11 Authorize \$9,800 in Community Service Center Fund Balance for Repairs & Purchases
- B. AR-2014-12 Regarding Reappropriations and First Quarter Budget Adjustment for Fiscal Year 2015
- C. BR-2014-42 Acceptance of Chicopee Mill Road
- D. BR-2014-43 Tax Allocation District Policies & Procedures and Rescind Resolution BR-2009-45
- E. PR-2014-53 MS4 Program Implementation Services - Task Order #1

City Manager Kip Padgett 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:**

**BR-2014-44 Parity Bond - 2014 W&S Refunding Revenue Bonds**

Chief Financial Officer Melody Marlowe introduced Terri Finister, Bond Attorney and Kathy Posey with PFM Group. Ms. Finister provided a brief overview of the proposed parity bond resolution indicating the City issued water and sewer bonds for various purposes under a master resolution adopted in 2001. A supplement is prepared whenever new bonds need to be issued. The resolution under consideration authorized parameters to issue bonds in an amount up to \$150 million at a not to exceed rate of 6% to refinance all outstanding loans with Georgia Environmental Finance Authority (GEFA), a portion of the Series 2005 bonds and the Series 2006 bonds. Pricing will occur on December 10<sup>th</sup> and approval on the final terms will occur soon thereafter. Ms. Finister provided details about the process noting action was subject to this being the right economic time to proceed.

Kathy Posey stated the City's water and sewer system recently received very good ratings from both Moody and S&P. She commended the Administrative Services and Public Utilities staff for their work. They have been monitoring the bonds. Action will refinance approximately \$91.2 million of the GEFA loan with estimated savings of \$3.7 million.

**Motion to adopt the Resolution BR-2014-44 as presented.**

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

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

**ANNEXATION/ZONING:**

**Second Reading: Ordinance No. 2014-26**

**Rezone 31.93± Acres at 0 Ahaluna Drive NW and 1489 West Lake Drive NW**

**Motion to hold second reading on Ordinance No. 2014-26**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 31.93± ACRES TRACT LOCATED ON THE SOUTH SIDE OF AHALUNA DRIVE, HAVING ROAD FRONTAGE ON THE NORTH SIDE OF WEST LAKE DRIVE AT ITS TERMINUS (A/K/A **0 AHALUNA DRIVE NW AND 1489 WEST LAKE DRIVE NW**) FROM RESIDENTIAL-I (R-I) TO PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); 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 Figueras

Motion seconded by Council Member Hamrick

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

**Second Reading: Ordinance No. 2014-27**

**Annex 70.23± Acres at 0 and 1817 Ahaluna Drive; 1982 Dawsonville Highway; 2208 Karen Lane; 2008, 2016, and 2029 Strickland Drive**

**Motion to hold second reading on Ordinance No. 2014-27**, AN ORDINANCE ANNEXING A 70.23± ACRES TRACT LOCATED ON THE NORTH AND SOUTH SIDE OF AHALUNA DRIVE, SOUTHEAST OF THE INTERSECTION OF STRICKLAND DRIVE AND KAREN LANE (A/K/A **0 AND 1817 AHALUNA DRIVE; 1982 DAWSONVILLE HIGHWAY; 2208 KAREN LANE; 2008, 2016 AND 2029 STRICKLAND 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 Wangemann

Motion seconded by Council Member Figueras

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

**Second Reading: Ordinance No. 2014-28**

**Establish Zoning on 70.23± Acres at 0 and 1817 Ahaluna Drive; 1982 Dawsonville Highway; 2208 Karen Lane; 2008, 2016, and 2029 Strickland Drive**

**Motion to hold second reading on Ordinance No. 2014-28**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 70.23± ACRES TRACT LOCATED ON THE NORTH AND SOUTH SIDE OF AHALUNA DRIVE, SOUTHEAST OF THE INTERSECTION OF STRICKLAND DRIVE AND KAREN LANE (A/K/A **0 AND 1817 AHALUNA DRIVE; 1982 DAWSONVILLE HIGHWAY; 2208 KAREN LANE; 2008, 2016 AND 2029 STRICKLAND DRIVE**) AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to Zoning Map) **with amended conditions.**

City Manager reviewed the proposed amendments to the conditions. The amendments were noted as follows:

3. The proposed single-family lots with road frontage on Ahaluna Drive shall have a minimum front yard setback of 25-feet and a minimum distance of 15 feet between houses. The lots in Phase 1 that back up to existing Lakeshore Heights residences will have 20-foot rear setbacks. Covenants shall be put in place by the developer restricting the parking of boats, trailers, and campers.
5. The proposed erosion control and water quality measures for the development shall at minimum meet the Georgia Storm Water Management Manual requirements. The owner / developer shall also construct additional bioretention facilities within the development strategically designed and located to minimize sedimentation and to filter runoff from yards, pavement, and buildings, with the goal of minimizing the amount of unfiltered runoff, fertilizer, and other contaminants entering Lake Lanier from the development.
7. The owner / developer shall seek approval from the City of Gainesville, Hall County and the Corps of Engineers to improve the existing Ahaluna Drive cul-de-sac to provide for better turn around for emergency and utility vehicles. If approved, curb and gutter and sidewalks shall be extended to the Ahaluna Drive cul-de-sac. All road and traffic improvements to Ahaluna Drive shall be at the expense of the developer and shall meet the minimum standards of the City of Gainesville prior to acceptance. All cul-de-sacs constructed or modified as part of the development will be positioned (subject to Corps, county, and city approval, as needed) on the west side of the road, in approximately the current location of the existing cul-de-sac but positioned in a way that would minimize the impact to the lots of residents on the east side of the road.
13. The number of lots in the development shall not exceed 199.

The following new condition was added after reaching an agreement between the City and County on November 18<sup>th</sup>. It had been reviewed by the Zoning Attorney, the City Attorney and the Attorney for the Applicant.

14. As agreed to by the owner / developer, the applicant shall file an annexation application with the City of Gainesville within 120 days of this Ordinance being adopted to include the right-of-way of Ahaluna Drive and parcels 00-110-000-006 (Part), 00-110-000-031 (Part), 00-110-000-032 (Part) and 01-114-001-026 (Part) as identified within the map entitled Exhibit "A" included with this Ordinance. The proposed zoning of the property and right-of-way shall be Residential-I-A (R-I-A) and there shall be no application fee required.

Mr. Walters, attorney for the applicant, accepted the amended conditions on behalf of the applicant.

Motion made by Council Member Figueras

Motion seconded by Council Member Wangemann

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

**REPORT:**

**Community Development, Planning Division**

*Action taken by the Gainesville Planning and Appeals Board on November 11, 2014 and new items to be referred to the Planning and Appeals Board.*

Community Development Director Rusty Ligon stated there were two items to be referred to the December 2<sup>nd</sup> Council Meeting including a rezoning and a zoning amendment request and there were three items to refer to the December 9<sup>th</sup> Planning and Appeals Board meeting including a variance, a rezoning and a zoning amendment request. The report was noted as follows:

This report contains **(A)** action taken by the Planning and Appeals Board during their public hearing held on **November 11, 2014**, and **(B)** all new items, including variance requests, received by Planning Division staff to be referred by City Council to the Planning and Appeals Board for consideration during the public hearing to be held on **December 9, 2014**.

**A. Planning and Appeals Board Actions for 11/11/14:**

- 1) **Conditionally approved** the request from **First Baptist Church of Gainesville** to vary the lighting and size requirements to allow for an electronic message board sign insert on an existing monument sign on a 24.64± acres property located on the southwest side of the intersection of Green Street and Holly Drive, having road frontage on Bradford Street and Simmons Street (a/k/a **751 Green Street NW**), having a zoning classification of Residential-I (R-I) and Residential and Office (R-O).

Ward Number: Two

Tax Parcel Number(s): 01-041-001-036

Request: Electronic message board sign

- 2) **Recommended denial** of the request from **David P. Johnson** to rezone a 1.458± acres tract located on the southwest side of the intersection of Virginia Circle and Thompson Bridge Road (a/k/a **1537 and 1551 Thompson Bridge Road NW; 135 Virginia Circle NW**) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use.

Ward Number: Two

Tax Parcel Number(s): 01-088-002-004, 005 and 006

Request: Restaurant with drive thru and retail building

- 3) **Recommended conditional approval** of the request from **Over The Hill Holdings, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 10.34± acres tract located west of Thompson Bridge Road, north of Minor Drive (a/k/a **2601 Thompson Bridge Road NW**).

Ward Number: One

Tax Parcel Number(s): 01-100-001-002A

Request: Assisted living facility

**B. New items to be referred to the Planning and Appeals Board for 12/09/14:**

- 1) Request from **Cochran Properties, Inc.** to vary the front yard setback requirements on four existing lots consisting of 3.672± acres located on the southeast side of Springdale Road, northeast of its intersection with Park Street Place (a/k/a **1210, 1230, 1242 and 1248 Springdale Road NE**), having a zoning classification of Residential-I (R-I).

Ward Number: Two

Tax Parcel Number(s): 01-037-001-004, 005, 006 and 007

Request: Four (4) single-family residential homes

- 2) Request from **Reuben Black** to rezone a 0.85± acre tract located on the east side of Longview Drive, southeast of its intersection with Springway Drive (a/k/a **1058 and 1064 Longview Drive NW**) from Planned Unit Development (P-U-D) to Residential-I (R-I).  
Ward Number: Two  
Tax Parcel Number(s): 01-074-003-015 and 021A  
Request: Single-family residential
  
- 3) Request from **Treadwell and Deborah Syfan** to amend the existing Planned Unit Development (P-U-D) zoning on a 5.376± acres tract located at the cul-de-sac end of Greystone Road, west of Tommy Aaron Drive (a/k/a **3585 and 3589 Greystone Road NW**).  
Ward Number: One  
Tax Parcel Number(s): 10-105-006-001B and 045  
Request: Four (4) single-family residential lots

**Motion to accept the report as presented and to refer new items to the Planning and Appeals Board.**

Motion made by Council Member Bruner

Motion seconded by Council Member Figueras

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

Upon inquiry from Council Member Hamrick, Mr. Ligon stated they expected to issue over 250 new home permits this year noting this would be an all-time high. The previous record was approximately 240.

**OTHER BUSINESS:**

**Boy Scout Troop 26**

Mayor recognized Troop 26 in attendance. Troop 26 Boy Scouts Alec Wilson and Walker Moffitt both stated they were working on their Communications and Citizenship in the Community Merit badges.

**CITY MANAGER ISSUES:**

**Happy Thanksgiving**

City Manager Kip Padgett stated this was the last meeting before the Thanksgiving holiday. He wished everyone a Happy Thanksgiving.

Mayor Dunagan also wished everyone a happy and safe Thanksgiving holiday.

**ADJOURNMENT: 6:03 PM**

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk