

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

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

Reverend Adrian Niles, Faithful Christian Worship Center, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATION(S):

Proclamation: Gainesville Parks and Recreation 90th Anniversary

Mayor Dunagan read a proclamation in recognition of Gainesville Parks and Recreation 90th Anniversary.

Gainesville Parks and Recreation Recognition of Awards

Parks and Recreation Director Melvin Cooper and staff were in attendance for recognition of several awards received from the Georgia Recreation and Park Association. Mr. Cooper commented on and presented the following awards:

- Agency of the Year (Population Category 20,001-50,000) Award
- Volunteer of the Year Award – John Hays (Volunteer Coach)
- GRA 7th District Award - Charlene Williams
- Distinguished Professional Facilities and Grounds Award – Eno Slaughter
- Publication Awards – Julie Butler
- Volunteer of the Year Awards - Youth Sports Complex Committee, i.e., Cooper Embry, John Vardeman, Don Brewer, Brad Puryear, and Brian Daniel

Mr. Cooper introduced several members of the Parks and Recreation Board that were in attendance. Council congratulated the staff and volunteers then expressed words of appreciation. Council Member Couvillon briefly commented on the proposed SPLOST VII project for new parks.

***PlanFirst* Designation & Recognition**

John Turner, Georgia Department of Community Affairs, read and presented a letter from Commissioner Gretchen Corbin designating the City of Gainesville as a *PlanFirst* Community. He commended staff for all the great work done to create and execute the plan.

CONSENT AGENDA:

Minutes: November 4, 2014 Mayor/Council Meeting

Motion to approve the minutes accepting the edits as presented.

Motion made by Council Member Hamrick

Motion seconded by Council Member Figueras

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

Absent: Bruner

PUBLIC HEARING(S):

Annexation/Zoning Items:

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

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.

Planning Manager Matt Tate presented the application. The Planning and Appeals Board and staff recommended approval with the following four conditions:

1. The proposed use shall meet the development standards as stated within the applicant's narrative and shown on the applicant's building architectural renderings.
2. Any improved access design identified shall be approved by the Gainesville Public Works Director and the Georgia Department of Transportation and shall be at the full expense of the owner/developer.
3. Proposed signage for the development shall not exceed the Project Entrance Sign requirements as described within Section 9-18-7-9 of the Gainesville Unified Land Development Code.
4. An updated as-built boundary survey/plat of the subject property, indicating all improvements, shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.

City Attorney Palmour opened the floor for comments.

Brian Sticker, 14 Honeysuckle Trail, Dawsonville, stated he was one of the owners/operators for the business. He commented on the project noting the concept was to improve upon the quality of structure and amenities in this industry. Mr. Sticker stated there were not many personal care homes in the area with the new assisted living license which allows people to age in place over a longer period of time in addition to reducing costs/fees associated with relocating to nursing homes.

Upon inquiry from Mayor Dunagan, Mr. Sticker indicated construction was anticipated to begin within 60 days.

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

Motion to hold first reading on Ordinance 2014-29, 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 10.34± ACRES TRACT LOCATED WEST OF THOMPSON BRIDGE ROAD, NORTH OF MINOR DRIVE (A/K/A 2601 THOMPSON BRIDGE ROAD NW); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to the Zoning Map) with conditions.

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

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.

Steve Gilliam, 1450 Heritage Road, represented the applicant. He asked Council to table the item due to two main issues involving the front lot on Thompson Bridge Road and the driveway requested on Virginia Circle. Additional requests may be needed.

Council Member Figueras stated the changes were significant and required review by the Planning and Appeals Board.

Motion to return the request to the Planning and Appeals Board.

Motion made by Council Member Couvillon
Motion seconded by Council Member Hamrick

DISCUSSION:

Upon inquiry, Mr. Tate confirmed the schedule for the next Planning and Appeals Board meeting.

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

CITY MANAGER ISSUES:

SPLOST Meeting

City Manager Kip Padgett reminded Council of the called meeting by Hall County to discuss Special Purpose Local Option Sales Tax (SPLOST) on Monday, December 8th at 2:00 PM at the Hall County Government Center.

ADJOURNMENT: 6:04 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk