

OFFICIALS PRESENT: Danny Dunagan, Ruth Bruner, George Wangemann, Sam Couvillon, Zack Thompson, Barbara Brooks  
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Alisa Grayson

Mayor Dunagan called the meeting to order at 5:30 PM and served as the presiding officer.

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

**COUNCIL ANNOUNCEMENTS:**

Mayor Dunagan introduced and welcomed new Chief Financial Officer Jeremy Perry.

Council Member Couvillon commented on the Mayor's agenda regarding the Public Safety Complex and the Post Office on Green Street.

Council Member Wangemann announced Heather Feldman was selected as the new Georgia Mountains Regional Commission Director.

Council Member Wangemann commented on his recent visit to Conway, South Carolina to help with the hurricane victims.

Council Member Thompson congratulated City Manager Bryan Lackey, Director of Water Resources Linda McGregor and Council Member Brooks for graduating with him from the Georgia Economic Development Academy.

**CONSENT AGENDA:**

**Appointments**

**Chattahoochee Golf Course Advisory Committee - Position held by John Nix**

**Motion to appoint Fred Kelly to replace John Nix on the Chattahoochee Golf Course Advisory Committee.**

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

**Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks**

**Appointments**

**Friends of the Parks - Position held by Pat Ware**

**Motion to appoint Kari Martin to replace Pat Ware on the Friends of the Parks Board.**

Motion made by Council Member Bruner

Motion seconded by Council Member Brooks

**Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks**

## Appointments

### Planning and Appeals Board - Ex-Officio Member

**Motion to appoint Council Member Wangemann to replace Council Member Thompson as the Ex-Officio member on the Planning and Appeals Board.**

Motion made by Council Member Couvillon

Motion seconded by Council Member Bruner

**Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks**

## Minutes

A. October 13, 2016 Work Session

B. October 18, 2016 Mayor/Council Meeting

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

Motion made by Council Member Brooks

Motion seconded by Council Member Thompson

**Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks**

## Resolutions

A. BR-2016-48 Chicopee Woods Area Park Commission (CWAPC) Service Contract

B. BR-2016-49 Intergovernmental Agreement with Hall County for Improvements to Roosevelt Square

C. BR-2016-50 Memorandum of Agreement for Browns Bridge Road (SR 369) and Cresswind Parkway Traffic Signal Warrant Study

D. PR-2016-46 Amendment to Upper Chattahoochee Basin Group Agreement

E. PR-2016-47 Bureau of Justice Assistance Bulletproof Vest Partnership Grant Acceptance FY17-18

City Manager Bryan Lackey provided a brief overview of each resolution item.

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

Motion made by Council Member Bruner

Motion seconded by Council Member Wangemann

**Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks**

## PUBLIC HEARING(S):

### Annexation/Zoning Items

***Request from O'Reilly Automotive Stores, Inc. to rezone a 1.29± acres tract located on the east side of Park Hill Drive, northeast of its intersection with South Enota Drive (a/k/a 1446 Park Hill Drive NE) from Office and Institutional (O-I) to Neighborhood Business (N-B). Ward Number: Two. Tax Parcel Number(s): 01-079-002-012. Request: O'Reilly Auto Parts store.***

City Attorney Hayes called for the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process.

Planning Manager Matt Tate reviewed the application. He reported the Planning and Appeals Board as well as the Planning staff recommended approval with the following six conditions:

1. The subject property shall be limited to an auto parts store and those uses inherently allowed within the Office and Institutional (O-I) zoning district.
2. The exterior materials of the building shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application.
3. The existing, healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements.
4. The applicant / owner shall exhaust all measures to provide for internal parcel vehicular access with the adjacent CVS property located to the south and to the adjacent residential property located to the north.
5. All access point design along Park Hill Drive and sidewalk installation must be reviewed and approved by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
6. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

City Attorney Hayes opened the floor for public comments.

Brent Hoffman, 3890 Alexandria Drive, stated he and the owners were available to answer questions. He commented on revising the plans to provide a nicer building than originally planned.

Upon inquiry from Council Member Couvillon, Mr. Hoffman confirmed O'Reilly's was a corporate store.

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

**Motion to hold first reading on Ordinance 2016-26, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.29± ACRES TRACT LOCATED ON THE EAST SIDE OF PARK HILL DRIVE, NORTHEAST OF ITS INTERSECTION WITH SOUTH ENOTA DRIVE (A/K/A 1446 PARK HILL DRIVE NE) FROM OFFICE AND INSTITUTIONAL (O-I) TO NEIGHBORHOOD BUSINESS, WITH CONDITIONS (N-B-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSE, with conditions as presented.**

Motion made by Council Member Thompson

Motion seconded by Council Member Bruner

**Votes favoring the motion: Bruner, Wangemann, Couvillon, Thompson, Brooks**

**ADJOURNMENT:** 5:45 PM

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk