

OFFICIALS PRESENT: Zack Thompson, Juli Hayes, Abigail Guzman, Barbara Brooks, Jon Elliott
VACANT POSITION: Ward 1
STAFF PRESENT: Abb Hayes, Alisa Grayson
STAFF ABSENT: Bryan Lackey, Angela Sheppard

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

Mayor Thompson provided the invocation after which the Pledge of Allegiance was recited in unison.

NOTE: Council Member Brooks joined the meeting at 5:33 PM

PRESENTATIONS / RECOGNITIONS:

Fire Department Employee Recognitions

Fire Chief Brandon Ellis stated this is an annual recognition of employees and noted they are voted on by their peers. This year's awards are for the year 2025. He recognized the recipients of the following awards:

Life Saving Award – Lt. Cody Tucker, Sgt. Ryan Deaton, Firefighters Josh Viveros and Jack Wiley
Firefighter of the Year Award – Sgt. Josh Crawford
Fire Officer of the Year Award – Lt. Zach Segars
Dan & Henry Award – Firefighter AJ Staton

Chief Ellis recognized the Mayor and Council for all of their support over the years and presented them with tokens of appreciation to include a plaque and commemorative items recognizing them as Honoree Firefighters.

Mayor Thompson congratulated the award recipients and expressed his appreciation for the men and women of the fire department.

Council extended appreciation to the fire department staff for all their hard work, service to the community and support noting it is an honor to have them.

PUBLIC COMMENTS:

American Heart Association

American Heart Association representatives Laura Bracci and Allen Jernigan commented on the smoke-free ordinance and the need for updates. They spoke about the dangers of secondhand smoke and e-cigarettes and emphasized the risks associated with them. They requested a favorable vote on updating the proposed ordinance which will help close any loopholes and improve public health.

Attendance Matters

Kyndra Rucker Cohen, 4462 Silver Oak Drive, spoke on behalf of the Hall County Family Connection Center and presented information on a community-wide campaign to combat chronic absenteeism in the schools and the importance of working together to improve student attendance. She shared the information and statistics surrounding absenteeism using a power

point presentation and noted the importance of having various programs in place and public awareness.

Detention Center and Data Center Concerns

Rebekah Ayers, 531 Prior Street NE, thanked Mayor Thompson for the editorial in the Times regarding the proposed ICE detention center. She expressed concerns about the proposed detention center and asked Council for their assistance with opposing it. She also expressed concerns with the Project Turbo data center noting both projects profit by exploiting the land, resources and people served in the city. She asked Council to do whatever they can to stop the projects.

Mateo Penado, 529 Ridgewood Terrace, also thanked Mayor Thompson for the editorial in the Times. She expressed concerns about the Project Turbo project, the proposed detention center and those who profit from them. She asked Council to speak out against the projects and invited them to attend some upcoming events.

CONSENT AGENDA:

Appointment - Metropolitan Planning Organization - Citizens Advisory Committee – Appoint Oliver Ladd

Appointment - Parks & Recreation Foundation Board – Appoint Kelley Clark

Appointment - Parks & Recreation Board – Appoint Courtney Mize-Smith

Motion to appoint Oliver Ladd to the Metropolitan Planning Organization – Citizens Advisory Committee, appoint Kelley Clark to the Parks & Recreation Foundation Board, and appoint Courtney Mize-Smith to the Parks & Recreation Board as presented.

Motion made by Council Member Hayes

Motion seconded by Council Member Guzman

Votes favoring the motion: Hayes, Guzman, Brooks, Elliott

Vacant: Ward 1

Minutes: January 29, 2026 Work Session

Minutes: February 3, 2026 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Guzman

Motion seconded by Council Member Elliott

Votes favoring the motion: Hayes, Guzman, Brooks, Elliott

Vacant: Ward 1

Resolutions

- A. BR-2026-06 Appointment of Development Review Committee Members Relating to the Gainesville 85 Business Park
- B. BR-2026-07 Business Park Intergovernmental Agreement By and Between City of Gainesville and Gainesville-Hall County Development Authority Regarding Marketing and Sale of Lot 7 in Business Park
- C. BR-2026-08 Business Park Intergovernmental Agreement By and Between City of Gainesville and Gainesville-Hall County Development Authority Regarding Marketing and

Sale of Lots 18, 19, and 20 in Business Park
D. GR-2026-01 Georgia Transit Trust Fund Program 2026

City Attorney Hayes provided a brief summary of the resolutions.

Motion to adopt the resolutions as presented.

Motion made by Council Member Brooks
Motion seconded by Council Member Hayes
Votes favoring the motion: Hayes, Guzman, Brooks, Elliott
Vacant: Ward 1

GENERAL LEGISLATION:

Ordinance 2026-05

Amend Chapter 3-7 Entitled Smoke-Free Air

City Attorney Abb Hayes stated this was discussed at the Work Session. Comments were also received from representatives of the American Heart Association today. The proposed ordinance confirms updates as it relates to smoking.

Motion to approve Ordinance 2026-05, AN ORDINANCE TO AMEND CHAPTER 3-4 OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, GEORGIA BY AMENDING SECTIONS 3-4-2, 3-4-6(a), 3-4-12(b), 3-4-76, 3-4-77, 3-4-78(b)(2), 3-4-79, 3-4-80, 3-4-82 THROUGH 3-4-85, 3-4-87, 3-4-88, 3-4-90 THROUGH 3-4-100, AND 3-4-203(a) AND BY DELETING ARTICLE X; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Guzman, Brooks, Elliott
Vacant: Ward 1

PUBLIC HEARING:

Request from Gainesville Housing Authority to rezone a 4.547± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a 1197 and 1235 Myrtle Street, SE; 452, 474, 484, 492, 510 and 512 Osborne Street, SE; 465, 471 and 481 Wall Street, SE) from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 015, 017, 019 and 020. Request: Mixed-income housing.

- ***Proposed Rezoning Ordinance 2026-06***

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

Community and Economic Development Deputy Director Matt Tate summarized the request. The Planning and Appeals Board and staff recommended approval with the following seven conditions:

1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The owner/developer shall plant a minimum 10-foot-wide evergreen buffer adjacent to the single-family home and church property that front Wall Street. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. The owner/developer shall construct a sidewalk on the western side of Osborne Street and the northern side of Myrtle Street of the same width, to connect to the existing sidewalk network.
4. Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. The vehicular access shall be limited to Wall Street and Myrtle Street.
6. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.
7. The entire property shall be fenced and gated.

Attorney Hayes opened the floor for public comments.

FAVOR:

Beth Brown, Gainesville Housing Authority Executive Director, thanked Council for all of their support for the redevelopment of the aging public housing. She commented on the project noting this is a partnership with Regions Partners. She was available to answer any questions.

Council Member Hayes expressed appreciation for the public-private partnership and the efforts made with this project.

There being no further comments, the hearing was closed and the matter returned to the governing body for consideration.

Motion to approve Ordinance 2026-06, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 4.547± ACRES TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF MYRTLE STREET AND OSBORNE STREET AND THE NORTHEAST SIDE OF THE INTERSECTION OF MYRTLE STREET AND WALL STREET, SOUTH OF JESSE JEWELL PARKWAY (A/K/A 1197 AND 1235 MYRTLE STREET, SE; 452, 474, 484, 492, 510 AND 512 OSBORNE STREET, SE; 465, 471 AND 481 WALL STREET, SE) FROM PLANNED UNIT DEVELOPMENT (P-U-D) AND RESIDENTIAL-II (R-II) TO PLANNED UNIT DEVELOPMENT WITH CONDITIONS (P-U-D-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented.

Motion made by Council Member Guzman

Motion seconded by Council Member Hayes

Votes favoring the motion: Hayes, Guzman, Brooks, Elliott

Vacant: Ward 1

Mayor Thompson commented on this being another example of the Housing Authority providing options for the community.

Council Member Guzman also expressed appreciation for their efforts in providing options to the community.

Request from Candler Development Services to rezone an 8.33± acres tract located on the northeast side of Old Athens Road, between Harrison Square and Harrison Drive (a/k/a 815 Harrison Drive, SE) from Residential-II (R-II) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-142-003-001. Request: Multi-family, mixed-use.

- ***Proposed Rezoning Ordinance 2026-07***

City Attorney Hayes opened the public hearing and confirmed the public notice was properly advertised.

Planning Manager Heather Dewese summarized the request. The Planning and Appeals Board and staff recommended approval with the following two conditions:

1. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.
2. The individual garbage containers shall be stored behind each residential unit and screened by a privacy fence in a manner so as not to be visible from the proposed residential units, adjoining properties, roads and parking areas subject to the approval of the Community and Economic Development Director.

Attorney Hayes opened the floor for public comments.

FAVOR:

Eddie Martin, 700 Lindsey Baker Court, felt this is a good use of the property and noted there were no outside changes.

There being no further comments, the hearing was closed and returned to the governing body for consideration.

Motion to approve Ordinance 2026-07, AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-C) ZONING ON A 0.14± ACRE TRACT LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION OF LANIER AVENUE AND JUANITA AVENUE (A/K/A 946 LANIER AVENUE, NE AND 1387 JUANITA AVENUE, NE); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented.

Motion made by Council Member Hayes

Motion seconded by Council Member Elliott

Votes favoring the motion: Hayes, Guzman, Brooks, Elliott

Vacant: Ward 1

ADJOURNMENT: 6:16 PM

/ag

Zack Thompson, Mayor

Alisa Grayson, City Clerk