

OFFICIALS PRESENT: Zack Thompson, Juli Hayes, Abigail Guzman, Barbara Brooks, Jon Elliott, Bob Norton

STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Alisa Grayson

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

Council Member Brooks provided the invocation after which the Pledge of Allegiance was recited in unison.

OATH OF OFFICE:

The Honorable Judge Larry Baldwin administered the Oath of Office as follows:

Council Member Robert V. Norton, Ward 1

"I do solemnly swear that I will faithfully perform the duties of Council Member of the City of Gainesville and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America; that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding; that I am otherwise qualified to hold said office according to the Constitution and laws of Georgia; that I have been a resident of Ward 1 and the City of Gainesville for the time required by the Constitution and laws of this State and by the Municipal Charter; and that I will perform the duties of my office in the best interest of the City of Gainesville to the best of my ability without fear, favor, affection, reward, or expectation thereof."

Mayor Thompson extended congratulatory remarks to Council Member Norton.

Council Member Norton expressed appreciation noting he was humbled to fill the role previously held by C. Danny Dungan, Jr. who gave his life and sole to this city. He looked forward to serving the community.

Council extended congratulatory remarks and noted they looked forward to working with him.

PRESENTATIONS / RECOGNITIONS:

Proclamation: 23rd Annual Grady Young Foundation Memorial Scholarship Weekend

Mayor Thompson read a proclamation declaring March 20 – 22, 2026 to be the "23rd Annual Grady Young Foundation Memorial Scholarship Weekend" and presented it to Gwendolyn Brown. Council Member Brooks and Mayor Thompson extended appreciation for the foundation and what they do.

COUNCIL ANNOUNCEMENTS:

Council Member Brooks

Reported she will be attending the Grady Young Foundation event this Saturday.

PUBLIC COMMENTS:

Michelle Sanchez, 4510 Big Rock Ridge Trail, stated she has spent over a decade fighting for people in the community and urged Council to adopt a moratorium on detention centers in the community. She asked Council to choose the community over contracts.

Bill Morrison, 801 Honeysuckle Road, stated he was pro law enforcement and detention center and shared his reason for this. He visited the proposed property and noted he did not see any issues with the placement. He commented on the school taxes of which he pays double (residential and business). He didn't feel it was fair to have to support those who were here illegally. He referenced language from the superintendent's office regarding school enrollment and legal status. He closed by asking "Who will make the better citizens 20 years from now?"

Amico, stated he was not a resident but attended school here and has worked in Gainesville for the majority of his life. He spoke on behalf of those in his neighborhood and commented on their concerns and fears of being deported. He felt all of Hall County and the city should be concerned and fight back against the injustices brought to their fellow neighbors. He hoped Gainesville would follow the footsteps of other cities and Hall County in issuing a moratorium.

CONSENT AGENDA:

Appointment - Parks & Recreation Foundation Board – Reappoint Tim Avers and Peter Dcosta

Motion to reappoint Tim Avers and Peter Dcosta to the Parks & Recreation Foundation Board as presented.

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

Minutes: March 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, Norton

Resolutions

A. BR-2026-10 Property Acquisition from E.K. Martin, Sr. Properties, LLC

City Manager Bryan Lackey provided a brief summary of the resolution.

Motion to adopt the resolution as presented.

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

PUBLIC HEARING:

Request from Greg Loyd to annex a 0.23± acre tract located on the south side of West Side Drive, between Pearl Nix Parkway and Tate Street (a/k/a 1507 West Side Drive) and

to establish a zoning of Residential-II (R-II). Ward Number: Five. Tax Parcel Number(s): 00-126-004-003. Request: Duplex apartment.

- **Proposed Annexation Ordinance 2026-09**
- **Proposed Zoning Ordinance 2026-10**

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

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

1. The development standards within the applicant's narrative, site plans, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. An updated as-built boundary survey/plat of the subject property shall be recorded prior to obtaining a Certificate of Occupancy.
3. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director.
4. The front yard of the subject property shall be sodded and planted with at least one 3" caliper in size hardwood tree.
5. The front, rear, and sides of the duplex structure shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials.
6. The individual garbage containers shall be stored behind each residential unit and screened by a private 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.
7. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.

Attorney Hayes opened the floor for public comments. There being none, the hearing was closed and returned to the governing body for consideration.

Council Member Guzman commented on the conditions and emphasized the importance of the property being maintained and managed once tenants are in place and throughout the entirety of the leases.

Motion to approve Ordinance 2026-09, AN ORDINANCE ANNEXING A 0.23± ACRE TRACT LOCATED ON THE SOUTH SIDE OF WEST SIDE DRIVE, BETWEEN PEARL NIX PARKWAY AND TATE STREET (A/K/A 1507 WEST SIDE DRIVE) AND TO ESTABLISH A ZONING OF RESIDENTIAL-II, WITH CONDITIONS (R-II-C); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Elliott

Motion seconded by Council Member Guzman

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

Motion to approve Ordinance 2026-10, AN ORDINANCE AMENDING A 0.23± ACRE TRACT LOCATED ON THE SOUTH SIDE OF WEST SIDE DRIVE, BETWEEN PEARL NIX PARKWAY AND TATE STREET (A/K/A 1507 WEST SIDE DRIVE) AND TO ESTABLISH A ZONING OF RESIDENTIAL-II, WITH CONDITIONS (R-II-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 Hayes
Motion seconded by Council Member Guzman

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

Request from Capstone Property Group to amend an existing Planned Unit Development (P-U-D) zoning on a 38.531± acres tract located on the northeast side of Ivey Road at its terminus, having road frontage on Lost River Drive and Lost River Lane (a/k/a 3058 and 3070 Ivey Road, SW; 3002, 3005, 3006, 3010, 3011, 3014, 3015, 3018, 3021, 3022, 3025, 3029, 3032, 3035, 3036, 3040 and 3044 Lost River Drive, SW; 3003, 3008, 3012 and 3030 Lost River Lane, SW). Ward Number: Four. Tax Parcel Number(s): 08-020-000-028, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058 and 059. Request: Luxury hotel resort and residential.

- ***Proposed Rezoning Ordinance 2026-08***

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

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

1. The development standards within the applicant's narrative, concept plans, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with these documents shall take precedence over the applicant's development standards.
2. A commercial marina with fuel sales is not permitted.
3. A mandatory Homeowners Association (HOA) or a property manager shall be required for the proposed development providing for the financial management, architectural controls, enforcement of community standards, regular maintenance and management of all properties and common areas.
4. The proposed 25-foot wide perimeter buffer shall include a mixture of existing trees and a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum installation height of 10 feet. The location, number, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
5. Prior to the issuance of a land development permit for the subject property, the developer/property owner shall submit a Stage 2 Intersection Control Evaluation Study for the intersection of Ivey Road and Browns Bridge Road (SR 369). The Study shall be prepared by a licensed professional engineer and is subject to review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. The Study shall utilize updated and/or field-collected traffic data, including turning

movement counts, refined trip generation, and include traffic volumes generated from Cresswind subdivision having access on Ivey Road.

6. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study and Stage 2 Intersection Control Evaluation Study shall be at the full expense of the developer/property owner.
7. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses, roads and Lake Lanier.
8. Outdoor lighting used in this development shall be of non-spill design and placed in a manner to minimize direct visibility by the adjacent properties.
9. A uniform sign plan shall be required for the proposed development subject to the approval of the Community and Economic Development Department Director.

Attorney Hayes opened the floor for public comments.

FAVOR:

Brian Rochester with DCCM, 425 Oak Street, stated he was pleased to be a part of this project. He recognized Beth Garmon, DCCM and Dr. Jeff Payne, Chairman of Capstone Property Group who were in attendance. He provided information regarding the project and current zoning noting the most impactful part of the development was the developed area. This will be for a substantial zoning. He commented on how it was developed and the intent. The overall development will be impacted by the hotel. He shared the plan and the amenities to be included. The project has been 2 years in the making and many neighborhood meetings have been held. He stated there will be buffering along the exterior property line. He commented on the scale of the project noting it is very well established and not out of character for the neighborhood. He shared the distance between the hotel and the residential properties. Felt this was an overall high-end hotel and a great project for the city. He reserved time for rebuttal.

Louis McClure, 3917 Bloomfield Way, stated his residence is within the Cresswind community which is adjacent to the subject property and he serves as the president of the homeowner association. He noted they are a limited access gated community. He shared the concerns of the community and requested Capstone commit to 1) placing and maintaining an 8-foot privacy fence along the property line; and 2) not using the traffic volumes from their traffic study for Ivy Road, in order to gain their support. He noted any assistance from Council on addressing these requests would be very well received. He thanked Council for what they do.

Luke Lovell, 3186 Edgewater Drive, stated he is a lifetime Gainesville resident. He commented on out-of-town family members gathering and there being a limited selection of high-quality hotels in the area. He was pro development and felt this project is beneficial in every way.

OPPOSITION:

Don Elrod, 3055 Ivy Road, expressed concern with the traffic and the zoning associated with the project. He did not feel it was consistent with the 2040 plan as it relates to low-impact and felt it violates their right to a quiet enjoyment. He stated Ivy Road is a residential dead-end and adding thousands of trips on it would be a public safety disaster. He requested Council deny this request.

Tammy Green, 3551 Mill Road, stated she is not against hotels but is against hotels in a residential district. They do not feel it is a good idea and do not support it. She expressed concerns with the project being in a residential district and urged Council to do what is right and to vote with their heart/conviction.

Paula Kirchhofer, 3565 Mill Road, thanked Council for what they do. She commented on concerns with a project of this size being in a residential district which will cause traffic congestion, change the dynamics of the neighborhood and disrupt the wildlife in the area. She asked Council to put themselves in their place.

REBUTTAL:

Mr. Rochester responded to the concerns surrounding the traffic noting he felt the number of trips will be significantly less than what it could be. They planned to conduct an ICE traffic study but did not feel a red light was warranted. He addressed the concerns as it relates to property values noting this development is a significant investment and homes within walking distance of this type development typically increase in value as well as over a period of time.

Council Member Hayes inquired about the privacy to the Cresswind community and the fencing. She asked if Capstone is open to an additional condition that will require the installation of a fence along the common property line. After consulting with his client, Mr. Rochester stated this would be acceptable.

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

There was a request to modify condition 5.

Upon inquiry from Council Member Norton, there was a brief discussion surrounding the traffic study.

Motion to approve Ordinance 2026-08, AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-C) ZONING ON A 38.531± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF IVEY ROAD AT ITS TERMINUS, HAVING ROAD FRONTAGE ON LOST RIVER DRIVE AND LOST RIVER LANE (A/K/A 3058 AND 3070 IVEY ROAD, SW; 3002, 3005, 3006, 3010, 3011, 3014, 3015, 3018, 3021, 3022, 3025, 3029, 3032, 3035, 3036, 3040 AND 3044 LOST RIVER DRIVE, SW; 3003, 3008, 3012 AND 3030 LOST RIVER LANE, SW); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as set forth/presented by staff in addition to an update to condition 5 to read as follows: *“Prior to the issuance of a land development permit for the subject property, the developer/property owner shall submit a Stage 2 Intersection Control Evaluation Study for the intersection of Ivey Road and Browns Bridge Road (SR 369). The Study shall be prepared by a licensed professional engineer and is subject to review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. The Study shall utilize updated and/or field-collected traffic data, including turning movement counts, and refined trip generation.”* and to add a condition 10 to read as follows: *“The owner/developer shall install an opaque fence along the entire length of the common property line adjacent to the properties located off Blue Cypress Cove within the Cresswind subdivision. The fence shall be 8 feet in height and made of weather*

resistant composite materials. The location and type of fence shall be subject to the approval of the Community and Economic Development Department Director.”.

Motion made by Council Member Brooks

Motion seconded by Council Member Hayes

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

ADJOURNMENT: 6:50 PM

/ag

Zack Thompson, Mayor

Alisa Grayson, City Clerk