

OFFICIALS PRESENT: Danny Dunagan, Zack Thompson, George Wangemann, Sam Couvillon, Barbara Brooks, Juli Clay
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:

Council Member Clay

Announced the Main Street Gainesville Mutts on Main is scheduled for March 28 from 10 AM to 4 PM in the Historic Downtown Square.

Council Member Brooks

Provided the following announcements:

1. The Greater Hall Chamber of Commerce will present a Spring Job Fair on Wednesday, March 18 from 10 AM to 2 PM at the Gainesville Civic Center.
2. A Homebuyers Education Workshop will be held on Saturday, March 14 at the Gainesville Housing Authority from 9 AM to 5 PM.

Council Member Thompson

Announced the Gainesville Parks & Recreation Department will hold its second annual "Dive for Gold" event at the Frances Meadows Aquatic Center on Friday, March 6 from 5:30 PM to 7:00 PM. Participation cost is \$4.

Council Member Wangemann

Reported the Gainesville Department of Water Resources Department invited the community to participate in the 8th Annual Water Drop Dash 5K and Kids Fun Run on March 21 at the Chattahoochee Nature Center in Roswell.

Council Member Couvillon

Announced the Gainesville Parks & Recreation Department will host auditions on March 19 for the following upcoming Pam Ware Children's Summer Musical Theatre Workshop Productions: "Matilda" (ages 10±) and "Peace, Love & Cupcakes" (ages 6 – 12).

Mayor Dunagan

1. Extended thoughts and prayers to everyone in Nashville, TN effected by the tornado.
2. Reminded everyone of the Food Truck Friday series to begin on March 13 from 5 PM to 9 PM at the Lake Lanier Olympic Park occurring once a month through August.

CONSENT AGENDA:

Appointment: Ethics Committee – Appoint Darryl Rochester to replace Christopher Nish

Motion to appoint Darryl Rochester to replace Christopher Nish on the Ethics Committee as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Thompson

Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Resolutions

- A. BR-2020-09 Cumberland Drive Sanitary Sewer Extension Cost Participation (River-Blu Properties, LLC)

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

Motion to adopt the resolution as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

PUBLIC HEARING(S):

Request from Davis Pine, LLC to rezone a 0.47± acre tract located at the northwest side of the intersection of Davis Street and Wills Street (a/k/a 890, 892 and 898 Wills Street, SW) from General Business (G-B) to Residential-II (R-II). Ward Number: Three. Tax Parcel Number(s): 01-030-006-003. Request: Seven multi-family apartments.

• *Proposed Rezoning Ordinance 2020-07*

City Attorney 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 provided a brief overview of the request. The Planning and Appeals Board and staff recommended approval with the following three conditions:

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & 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. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
3. 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 comments.

Robbie Robinson, Jasper, GA resident, reiterated Mr. Tate's statement that the apartment's design and appearance will be similar to the Enclave Apartments. He was available to answer questions.

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

Motion to approve Ordinance 2020-07, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.47± ACRE TRACT LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF DAVIS STREET AND WILLS STREET (A/K/A 890, 892 AND 898 WILLS STREET, SW) FROM GENERAL BUSINESS (G-B) TO RESIDENTIAL-II, WITH CONDITIONS (R-II-c); REPEALING 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 Thompson

Motion seconded by Council Member Clay

Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Request from Gainesville Non-Profit Development Foundation to rezone a 1.07± acre tract located at the southeast and southwest side of the intersection of Davis Street and Wills Street (a/k/a 623, 635, 641 and 645 Davis Street, SW) from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II). Ward Number: Three. Tax Parcel Number(s): 01-030-005-004; 01-030-006-003A; 01-030-007-001. Request: Four single-family homes.

- ***Proposed Zoning Ordinance 2020-08***

City Attorney Hayes opened the hearing and confirmed the public notice was properly advertised. Mr. Hayes noted that while finalizing the matter, there was a slight boundary line change from 1.07 to a 1.009 acre tract. A hard copy with the change was distributed.

Community and Economic Development Deputy Director Matt Tate provided a brief overview of the request. The Planning and Appeals Board and staff recommended approval with the following two conditions:

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval.
2. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director.

City Attorney Hayes opened the floor for comments.

Housing and Special Projects Manager Jessica Tullar spoke on behalf of the Gainesville Non-Profit Development Foundation. She reminded Council approximately \$1.6 million in grant funding was received to assist with housing construction some of which was used for the Phase I project on Martin Luther King Jr. Drive. Phase II is under construction. She indicated one lot is currently under contract noting the homes are for those with low to moderate income and all purchasers must attend a Homebuyer's Education Workshop.

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

Motion to approve Ordinance 2020-08, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.07± ACRES TRACT LOCATED AT THE SOUTHEAST AND SOUTHWEST SIDE OF THE INTERSECTION OF DAVIS STREET AND WILLS STREET (A/K/A 623, 635, 641 AND 645 DAVIS STREET,

SW) FROM GENERAL BUSINESS (G-B) AND HEAVY INDUSTRIAL (H-I) TO RESIDENTIAL-II, WITH CONDITIONS (R-II-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with the boundary line change to a 1.009± acre tract and conditions as presented.**

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Request from Palmetto Capital Group for a special use on a 0.84± acre tract located southwest of the intersection of Dawsonville Highway and Pearl Nix Parkway, across from Lakeshore Drive (a/k/a 150 Pearl Nix Parkway, SW), having a zoning of Regional Business (R-B). Ward Number: Five. Tax Parcel Number(s): 01-119-003-041A (Part). Request: Automotive Care Center.

- ***Proposed Resolution ZR-2020-02***

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

Community and Economic Development Deputy Director Matt Tate provided a brief overview of the request. The Planning and Appeals Board and staff recommended approval with the following five conditions:

1. The proposed development shall be generally consistent with the concept plan and architectural elevations provided with this special use application and shall meet the Gateway Corridor Overlay Zone and Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. An electronic message board sign is not permitted for the subject property.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and shall be limited to the existing interior driveway within the Lakeshore Mall property. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
5. 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 comments.

Michael Mullen, representative of the Palmetto Capital Group, stated he was available to answer any questions.

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

Motion to adopt the resolution ZR-2020-02 with conditions as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Clay

Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

CITY MANAGER ISSUES:

Census 2020

City Manager Bryan Lackey shared information pertaining to the Census 2020 noting the Census Bureau will be distributing census forms March 12 – 20. April 1 will be recognized as National Census Day. He encouraged everyone to complete and return the forms.

CITY CLERK ISSUES:

Early Voting

City Clerk Denise Jordan shared early voting information for the Presidential Preference Primary Election noting an ESPLOST question was on the ballot. The early voting dates, locations and times were noted as follows:

March 2 – 6	Hall County Government Center	7 AM – 7 PM
March 9 – 13	Hall County Government Center	7 AM – 7 PM
March 14 (Saturday)	Hall County Government Center	7 AM – 7 PM
	East Hall Community Center	7 AM – 7 PM
	North Hall Community Center	7 AM – 7 PM
	Spout Springs Library	7 AM – 7 PM
March 16 – 20	Hall County Government Center	7 AM – 7 PM
	East Hall Community Center	7 AM – 7 PM
	North Hall Community Center	7 AM – 7 PM
	Spout Springs Library	7 AM – 7 PM

Absentee Ballots are also available by contacting the Hall County Elections Office. Mrs. Jordan encouraged everyone to exercise their right to vote.

ADJOURNMENT: 5:57 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk