

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.

Pastor Edwin Osorio, Tabernacle of Peace, delivered the invocation after which the Pledge of Allegiance was recited in unison.

**COUNCIL ANNOUNCEMENTS:**

**Council Member Clay**

Reminded everyone voting was open until 7 PM this evening.

**Council Member Brooks**

Announced cleanup efforts were underway for damage left from Hurricane Zeta. She provided some information noting the City has relaxed regulations surrounding debris removal through November 30<sup>th</sup>.

**Council Member Thompson**

Provided an update on the downtown streetscape improvements project.

**Council Member Wangemann**

Reported the Public Works Department is providing curbside leaf pickup to City residents now through January 29, 2021.

**Council Member Couvillon**

Shared information about mental health awareness in our community and the need to address long-term treatment.

**Mayor Dunagan**

1. Provided an update on the Gainesville Renaissance project noting it is underway.
2. Commended staff for all their hard work related to the recent bad weather conditions.

**PUBLIC COMMENTS:**

Marvin Broadwater, Sr., Columbus, GA resident and Omega Psi Phi member shared information surrounding a *Fatherhood Conversation* event to be held virtually on November 10, 2020 from 6 PM – 7 PM.

**CONSENT AGENDA:**

**Minutes: October 15, 2020 Work Session**

**Minutes: October 20, 2020 Mayor/Council Meeting**

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

Motion made by Council Member Clay

Motion seconded by Council Member Brooks

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

**APPOINTMENTS:**

**Cemetery Advisory Committee - Positions held by Nancy Keleman and Margaret Howington**

**Planning and Appeals Board - Positions held by Ryan Thompson, Richard White, Jane Fleming and Carmen Delgado**

**Motion to reappoint Nancy Keleman and Margaret Howington to the Cemetery Advisory Committee and reappoint Ryan Thompson, Richard White, Jane Fleming and Carmen Delgado to the Planning and Appeals Board as presented.**

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

**RESOLUTIONS:**

**Business Resolution 2020-41**

**Approval of Lease Extension for Foamco (Lot A-5 & A-6 of the Gainesville Airport Industrial Park)**

Airport Manager Lisa Poole stated the referenced proposed resolution authorizes an additional four (4) year lease term for Foamco.

**Motion to adopt the resolution BR-2020-41 as presented.**

Motion made by Council Member Brooks

Motion seconded by Council Member Wangemann

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

**Project Resolution 2020-14**

**Gainesville Elks Club Local Facility Giving Program**

Police Chief Jay Parrish stated the proposed resolution authorizes acceptance of a \$1,000 grant from the local Elks Club for needs related to youth programs. The funds will be used for the Police Explorers program.

**Motion to adopt the resolution PR-2020-14 as presented.**

Motion made by Council Member Thompson

Motion seconded by Council Member Clay

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

**Project Resolution 2020-15**

**Walmart Foundation Local Facility Giving Program**

Police Chief Jay Parrish stated the proposed resolution authorizes acceptance of a \$2,500 grant from Walmart to fund the Shop-with-a-Cop Program.

**Motion to adopt the resolution PR-2020-15 as presented.**

Motion made by Council Member Wangemann

Motion seconded by Council Member Thompson

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

**PUBLIC HEARING(S):**

***Request from Smith, Gambrell & Russell, LLP to annex a 4.011± acres tract located west of the intersection of Atlanta Highway and West Park Drive, adjacent to and southeast of the Norfolk Southern Railroad right-of-way (a/k/a 2500 West Park Drive) and to establish zoning as Light Industrial (L-I). Ward Number: Four. Tax Parcel Number(s): 08-011-000-009 (Part). Request: Existing warehouse.***

- ***Proposed Annexation Ordinance 2020-38***
- ***Proposed Zoning Ordinance 2020-39***

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 reviewed the application. The Planning and Appeals Board and staff recommended.

City Attorney Hayes opened the floor for comments.

Alex Brock of Smith, Gambrell & Russell indicated the application addresses an oversight that occurred approximately 30 years ago.

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

**Motion to approve Ordinance 2020-38, AN ORDINANCE ANNEXING A 4.011± ACRES TRACT LOCATED WEST OF THE INTERSECTION OF ATLANTA HIGHWAY AND WEST PARK DRIVE, ADJACENT TO AND SOUTHEAST OF THE NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY (A/K/A 2500 WEST PARK DRIVE); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

Motion made by Council Member Wangemann  
Motion seconded by Council Member Thompson

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

**Motion to approve Ordinance 2020-39, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 4.011± ACRES TRACT LOCATED WEST OF THE INTERSECTION OF ATLANTA HIGHWAY AND WEST PARK DRIVE, ADJACENT TO AND SOUTHEAST OF THE NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY (A/K/A 2500 WEST PARK DRIVE) AT THE TIME OF ANNEXATION AS LIGHT INDUSTRIAL (L-I); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

Motion made by Council Member Thompson  
Motion seconded by Council Member Clay

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

***Request from Walker-Lanier, LLC to rezone a 0.50± acre tract located on the northwest side of the intersection of Lanier Avenue and Walker Street (a/k/a 989 Lanier Avenue, NE and 1437 Walker Street, NE) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two. Tax Parcel Number(s): 01-087-004-015. Request: Existing duplex home and two new duplex homes.***

- ***Proposed Rezoning Ordinance 2020-40***

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

Community and Economic Development Deputy Director Matt Tate reviewed the application. The Planning and Appeals Board and staff recommended approval with the following five (5) condition:

1. The subject property shall be limited to a maximum of 6 residential units consisting of the existing duplex home and two additional duplex homes.
2. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance not to exceed two stories in height including a basement level. In addition, the side of the proposed duplex homes facing the intersection of Walker Street and Lanier Avenue shall have an architectural appearance of a front facade or shall be buffered with evergreen trees.
3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. A minimum of three, 3" caliper in size hardwood trees shall be planted within the front yard and are subject to the approval of the Director of Community and Economic Development Department.
4. 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 constructed at the full expense of the property owner/developer.
5. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.

Mr. Tate commented on the property being non-conforming as zoned at which time Council Member Thompson inquired about the reason for this.

City Attorney Hayes opened the floor for comments.

Mike Martin, 8093 Sleepy Lagoon Way, Flowery Branch, stated he was available to answer any questions.

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

**Motion to approve Ordinance 2020-40, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.50± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF LANIER AVENUE AND WALKER STREET (A/K/A 989 LANIER AVENUE, NE AND 1437 WALKER STREET, NE) FROM RESIDENTIAL-I (R-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.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

***Request from the City of Gainesville Department of Water Resources to amend the Unified Land Development Code and the Code of Ordinances. The code revisions focus on specific modifications to existing Articles and Titles relating to stormwater management requirements, floodplain management and flood damage prevention, stream buffer protection, and water conservation practices related to large irrigated landscapes. Gainesville Department of Water Resources (DWR) prepared the revisions to achieve minimum regulatory compliance with the Georgia Environmental Protection Division (GAEPD) and the Metropolitan North Georgia Water Planning District (MNGWPD) model ordinance recommendations.***

- ***Proposed Ordinance 2020-41 to amend the Code of Ordinances (Title 4, Public Works and Health and Title 5, Municipal Utilities)***
- ***Proposed Ordinance 2020-42 to amend the Unified Land Development Code (Article 9-1, Enactment and Legal Status Provisions; Article 9-2, Interpretations and Definitions; Article 9-8, Overlay Zones; Article 9-9, Site and Architectural Design Review; Article 9-13, Subdivisions and Land Development; Article 9-14, Soil Erosion, Sedimentation and Pollution Control; Article 9-15, Floodplain Management; Article 9-16, Buffers, Landscaping and Tree Protection; Article 9-17, Access, Parking and Loading Requirements; Article 9-20, Building and Property Maintenance Regulations; Article 9-22, Applications and Procedures; and Article 9-24, Administration and Enforcement***

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

Department of Water Resources Director Linda MacGregor presented the information supplemented with a power point. In summary, the revisions address stormwater permit requirements to achieve compliance with the Georgia Environmental Protection Division and the Metropolitan North Georgia Water Planning District; consistency with other Metro District communities; and promotes green infrastructure.

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

**Motion to approve Ordinance 2020-41, AN ORDINANCE TO AMEND SECTION 4-1-105, CHAPTER 4-3, SECTION 4-4-48, CHAPTER 4-7, AND CHAPTER 5-1 OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE BY ELIMINATING THEM IN THEIR ENTIRETY AND SUBSTITUTING IN THEIR PLACE THE LANGUAGE SET FORTH BELOW; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

**Motion to approve Ordinance 2020-42**, AN ORDINANCE TO AMEND SECTIONS 9-1-1-3, 9-1-2-9, AND 9-2-1-1, AND CHAPTERS 9-2-2 9-8-4, AND 9-8-5, AND SECTIONS 9-8-6-2, 9-8-7-2, 9-9-1-3, 9-9-1-4, AND 9-9-2-11, AND CHAPTER 9-9-3, AND SECTIONS 9-9-5-13, 9-9-5-16, AND 9-9-7-3, AND CHAPTER 9-9-8, AND SECTION 9-9-9-1, AND CHAPTERS 9-13-1, 9-13-2, 9-13-4, 9-13-6, 9-13-7, 9-13-8, 9-13-9, 9-13-11, 9-13-12, 9-13-13, 9-13-14, AND SECTIONS 9-13-15-4 AND 9-13-16-5, AND CHAPTER 9-14-1, AND SECTION 9-14-3-4, AND ARTICLE 9-15, AND CHAPTERS 9-16-1, 9-16-2, 9-16-3, 9-16-4, AND 9-17-1, AND SECTION 9-17-3-6, AND CHAPTER 9-17-5, AND SECTIONS 9-20-3-2, 9-20-4-2, AND 9-20-4-6, AND CHAPTERS 9-20-11, 9-20-14, 9-20-15, 9-22-1, 9-22-2, 9-22-3, 9-22-4, AND 9-22-6, AND ARTICLE 9-24 OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF GAINESVILLE BY ELIMINATING THEM IN THEIR ENTIRETY AND SUBSTITUTING IN THEIR PLACE THE LANGUAGE SET FORTH BELOW; TO AMEND CHAPTER 9-20-1 OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF GAINESVILLE BY ADDING SECTION 9-20-1-13; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Wangemann

Motion seconded by Council Member Clay

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

#### **CITY MANAGER ISSUES:**

Provided a report on the following:

1. Various projects going on in the downtown area.
2. WeGo Transit Services launching soon.
3. Expressed appreciation for staff's leadership during the recent Hurricane Zeta storm.
4. Unveiling of the mural display located in the Midtown Area on Thursday, November 5<sup>th</sup> at 5 PM.

#### **EXECUTIVE SESSION:**

City Manager Bryan Lackey requested an Executive Session to discuss real estate matters.

**Motion to enter an Executive Session at 6:10 PM to discuss real estate matters.**

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

**Amended motion to enter an Executive Session at 6:10 PM to include litigation matters.**

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

OFFICIALS PRESENT: Dunagan, Thompson, Wangemann, Couvillon, Brooks, Clay

STAFF PRESENT:                   Lackey, Sheppard, Hayes, Jordan

**Motion to close the Executive Session at 6:29 PM.**

Motion made by Council Member Brooks

Motion seconded by Council Member Thompson

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

**OTHER BUSINESS:**

**Eggs and Issues Event**

City Manager Bryan Lackey reported the upcoming Eggs and Issues event scheduled for Thursday, December 10<sup>th</sup> sold out for in-person participation. He proposed a virtual participation option.

**ADJOURNMENT:   6:30 PM**

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk