

OFFICIALS PRESENT: Danny Dunagan, Zack Thompson, George Wangemann, Sam Couvillon, Barbara Brooks, Juli Clay
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan

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

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

PRESENTATIONS/RECOGNITIONS:

Proclamation: Drinking Water Week

Mayor Dunagan read a proclamation declaring May 2-8, 2021 as Drinking Water Week. Director of Water Resources Linda MacGregor accepted the proclamation.

Department of Water Resources Certifications and Public Kudos

Director of Water Resources Linda MacGregor expressed appreciation to the 200+ water professionals serving the community. She announced the following employees completed certifications over the last year:

Jonathan Waggener	Water Treatment Operator Class III License
Stephen Mobley	Water Treatment Operator Class III License
Tanner Garmon	Water Treatment Operator Class I License
Trey Smith	Water Distribution System Operator License
David Mote	Water Distribution System Operator License
Hasten Page	Water Distribution System Operator License
Diana Benton	Water Laboratory Analyst License
Bobby Slater	Wastewater Treatment Operator Class III License
Michael Roper	Wastewater Collection System Operator License
Joseph Andrews	Wastewater Collection System Operator License
Colton Bulgin	Wastewater Collection System Operator License
Cody Westmoreland	Maintenance Technologist, Level III
Stephen Roberts	Maintenance Technologist, Level III
Tim Tench	Maintenance Technologist, Level II
Tim Tench	Maintenance Technologist, Level I
Chris Thornhill	Maintenance Technologist, Level I
Dwight Smith	GSWCC Level 1A Certification
Thomas East	GSWCC Level 1A Certification
Jay Pulliam	GSWCC Level 1A Certification
James Talkin	GSWCC Level 1B Certification
James Talkin	MS4 Compliance & Enforcement Certified Inspector
Derek Modisette	GSWCC Level 1B Certification
Derek Modisette	MS4 Compliance & Enforcement Certified Inspector
Morgan Torres	ASFPM Certified Floodplain Manager
Tyler Simms	Certified Stormwater Inspector

The following employees were recognized for receiving public kudos: Sonya Rucker, Dwight Smith, Joe Andrews, Brooke Reid, Monterrio Williams, Sandy Stanley, Renee Ward, Kayla Jackson, Jill Graham, Linda Rodriguez and Gina Mann.

Ms. MacGregor also recognized Arliss Swanson (Linwood Water Reclamation Facility) for receiving the Top Operator Award from the Georgia Association of Water Professionals.

COUNCIL ANNOUNCEMENTS:

Council Member Clay

Stated the next Food Truck Friday event is scheduled for May 14 at Lake Lanier Olympic Park.

Council Member Thompson

Commented on renovations at the Chattahoochee Golf Course noting the driving range will remain open. If completed according to schedule, the course will reopen in September.

Council Member Wangemann

1. Announced discounted rates for WeGo rides when traveling to get the coronavirus vaccine.
2. Provided a Georgia Mountains Regional Commission ex-officio report.

Council Member Couvillon

Reiterated the importance of the Water Department employees and expressed appreciation.

Mayor Dunagan

1. Excited to be negotiating for the Bourbon Brothers restaurant and event venue.
2. Announced May 2-8 is Municipal Clerk's Week and extended appreciation for their service.

CONSENT AGENDA:

Appointments: Friends of the Parks Board

Mayor Dunagan nominated Rebina Warthen to serve on the Friends of the Park Board.

Motion to appoint Rebina Warthen to the Friends of the Parks Board.

Motion made by Council Member Wangemann

Motion seconded by Council Member Clay

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

Minutes

- A. April 15, 2021 Work Session
- B. April 20, 2021 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

Resolutions

- A. BR-2021-26 Declaration of Surplus Property
- B. GR-2021-03 Adoption of Community Development Block Grant (CDBG) 2021 Annual Action Plan
- C. PR-2021-02 Community Development Block Grant 2019-2023 HUD Consolidated Plan Second Substantial Amendment for CDBG-CV3 Allocation
- D. PR-2021-03 *PlanFirst* Designation Renewal

City Manager Bryan Lackey briefly reviewed the resolutions.

Motion to adopt the resolutions as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

PUBLIC HEARINGS:

Request from Jim Chapman Communities to rezone a 36.7± acres tract located on the southwest side of the intersection of Beverly Road and Limestone Parkway, having road frontage on the east side of Lakeview Drive and Old Lakeview Road (a/k/a 0 Beverly Road, NE) from General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): 01-083-002-003A. Request: 220-unit rental cottage community. Proposed Rezoning Ordinance 2021-14

City Attorney Abb Hayes stated the applicant has requested to withdraw the application.

Motion to allow the applicant to withdraw the request with prejudice.

Motion made by Council Member Thompson

Motion seconded by Council Member Brooks

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

Request from Tidal Wave Auto Spa to amend the existing Planned Unit Development (P-U-D) zoning on a 7.76± acres tract located northeast of the intersection of Browns Bridge Road and McEver Road (a/k/a 1440 McEver Road, SW) . Ward Number: Four. Tax Parcel Number(s): 08-016-002-041. Request: Express car wash facility. Proposed Zoning Amendment Ordinance 2021-15

City Attorney Abb Hayes summarized the public hearing process and confirmed proper notice had occurred.

Deputy Director of Community and Economic Development Matt Tate summarized the application. The Planning and Appeals Board recommended approval with six (6) conditions.

1. The proposal shall be generally consistent with the concept plan and architectural elevations provided with this zoning amendment application and shall adhere to the exterior building material requirements of the Gateway Corridor Overlay Zone.
2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. The approval of said design shall be required prior to issuance of a land development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
3. The subject property shall have a minimum 35-foot wide vegetated buffer adjacent to the Cresswind neighborhood property line. The buffer shall contain a mixture of existing and new evergreen trees where needed so as to provide for an effective buffer. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.

4. A minimum 6-foot tall opaque fence or a row of evergreen trees shall be provided along the rear parking lot and vacuum area subject to the approval of the Community and Economic Development Department Director.
5. The 10-foot wide frontage landscape area located along Browns Bridge Road and McEver Road shall contain a minimum 3-foot high landscaped berm subject to the approval of the Community and Economic Development Department Director.
6. The signage for the proposed development shall be limited to one principal free-standing sign not to exceed 10-feet in height and two building signs which shall meet the Neighborhood Business (N-B) zoning standards.

FAVOR

Attorney Tyler Smith, city resident, represented the applicant. He indicated staff sufficiently summarized the application. Due to the topography, only 1.58 acres will be developed. He made comments regarding the architecture, access point approval, vegetative buffer and gate fence. Tidal Wave agrees with the conditions.

Thomas Wells, non-city resident, shared company history and standards; discussed recycling and water treatment; commented on support of local charities/non-profits; discussed the site plan; shared the number of employees for the establishment; and shared details about the building materials and roof. He confirmed there were no concerns about the conditions.

OPPOSE

Doug Geganto, Gainesville resident, stated Gainesville has done a great job developing businesses that will enhance the city. He didn't believe the carwash was an enhancement nor was it needed. He shared statistics about surrounding carwashes. He stated there had been no consideration of the new middle school. He expressed concerns about patrons utilizing RaceTrac as an exit. He expressed concerns about the existing retention ponds which need some attention. He closed by asking if this carwash was necessary.

Council Member Thompson asked staff to check into the retention ponds.

REBUTTAL

Mr. Wells stated there is a mutual ingress/egress agreement to the property. He confirmed the traffic study does not consider the middle school. He commented on the traffic study results as it pertains to shopping space. He had not visited the retention ponds but was sure any issues would be addressed.

Upon inquiry from Council Member Couvillon, Mr. Wells provided additional information about the filtration system.

Motion to approve Ordinance 2021-15, AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 7.76± ACRES TRACT LOCATED NORTHEAST OF THE INTERSECTION OF BROWNS BRIDGE ROAD AND MCEVER ROAD (A/K/A 1440 MCEVER ROAD, SW); 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 Thompson
Motion seconded by Council Member Couvillon

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

CITY MANAGER ISSUES:

Updates

1. First Friday event returns to the downtown square starting May 7.
2. Expansion of WeGo service to provide a special downtown route starting May 13 to operate until 9:30 PM.
3. Blue Sky concerts return on May 5.
4. Senator Raphael Warnock will visit Gainesville on May 5.
5. The Transportation Forum highlighted Public Works accomplishments.
6. The lights on the pedestrian bridge will be blue next week in honor of National Police Week.

ADJOURNMENT: 6:19 PM

/dj

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk