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.

City Manager Bryan Lackey delivered the invocation after which the Pledge of Allegiance was recited in unison.

COUNCIL ANNOUNCEMENTS:

Council Member Clay
Shared information about the 25th Anniversary of the 1996 Summer Olympics celebration to be held on Saturday, August 7. Visit www.lakelanierolympicvenue.org for event details.

Council Member Brooks
Announced registration for the Gainesville-Hall County Senior Life Center "Beat the Heat" program, which offers free boxed fans to Hall County seniors 60 years of age and older, is now open.

Council Member Thompson
Announced the First Friday concert event featuring the "Fly Betty Band" will be held on August 6 from 7 PM – 10 PM on the downtown historic square.

Council Member Wangemann
Reported Food Truck Friday will be held on August 13 from 5 PM – 9 PM at Lake Lanier Olympic Park. Reserved seating is available.

Council Member Couvillon
Commented on the start of a new school year, being safe and extending appreciation to teachers.

Mayor Dunagan
Invited everyone to join the free Greater Hall Chamber of Commerce hosted webinar *"The Fourth Wave is Here: What You Need to Know About COVID-19 Now"* on Thursday, August 5 via Zoom from 12 PM - 1 PM. He urged everyone to get the COVID vaccination.

CONSENT AGENDA:

Minutes: July 15, 2021 Work Session
Minutes: July 20, 2021 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Wangemann
Motion seconded by Council Member Clay
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Resolutions:

A. BR-2021-39 Cooks Communities Development Annexation Waiver
B. GR-2021-05 Accept FY2022 Legacy Link Grant Contract
C. GR-2021-06 Adoption of an Amendment to the 2019 CDBG Annual Action Plan
D. GR-2021-07 Adoption of 2021 CDBG Annual Action Plan and to Rescind Grant Resolution GR-2021-03
E. GR-2021-08 Adopt 2021 Community Home Improvement Program (CHIP) Grant Program Policies, Procedures, New Construction Standards and Specifications
F. PR-2021-05 Woodmen Of The World Chapter 29 Donation

City Manager Bryan Lackey provided a brief overview of each item.

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 HEARING(S):

Request from Optum Development to annex a 7.77± acres tract located on the northeast side of Limestone Parkway, across from the intersection of Tapawingo Drive and Riverwood Drive (a/k/a 1744 Cleveland Highway) and to establish zoning as Planned Unit Development (P-U-D). Ward Number: Two. Tax Parcel Number(s): 09-126-000-024 (Part). Request: 36 residential townhomes.
City Attorney Abb Hayes stated the referenced request was tabled to the August 10, 2021 Planning and Appeals Board meeting.

Request from City of Gainesville to rezone a 1.716± acres tract located between Jesse Jewell Parkway, West Academy Street, Broad Street and Maple Street (a/k/a 312 Jesse Jewell Parkway, SW; 315 and 323 Broad Street, SW; 0 and 320 Maple Street, SW) from General Business (G-B) to Central Business (C-B) with a special use. Ward Number: Four. Tax Parcel Number(s): 01-012-004-001; 01-006-004-002, 004, 005 & 006. Request: Restaurant and special event center.

- Proposed Rezoning Ordinance 2021-21
- Proposed Resolution ZR-2021-02

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 reviewed the request. The Planning and Appeals Board and staff recommended approval with the following three conditions:

1. A proposed site plan and architectural plan shall be subject to the Community & Economic Development Director approval.
2. The proposed number, location, type, size and lighting requirements of all signage for the development shall be subject to the Community & Economic Development Director approval.
3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All

required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.

Mr. Tate stated concerns were raised following the Planning & Appeals Board meeting which resulted in revisions to the conditions. The revised conditions to include an additional condition were noted as follows:

1. The project shall substantially conform with the site plan presented to City Council on August 3, 2021. The architectural plan shall be subject to the Community & Economic Development Director approval.
2. The proposed number, location, type, size and lighting requirements of all signage for the development shall be subject to the Community & Economic Development Director approval.
3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
4. Upon a minimum of 8 weeks written notice from The Arts Council, Bourbon Brothers will not permit any amplified sound on the exterior patio of their campus up to a maximum of 5 Fridays and 10 Saturdays per calendar year.

City Attorney Hayes opened the floor for comments.

FAVOR:

Robert Mudd, 1247 Lakestone Court, shared information surrounding the Bourbon Brothers business and project noting the intent was to create a world class hospitality experience. He used a power point to supplement his presentation. The design is tailored to a southern-style home and is a 15,000 square foot music and event venue serving as a premier venue to host small corporate events, conventions and supports local businesses. He also commented on the design vision, initial site plan and adjusted site plan noting significant changes, at a substantial expense, were made to 1) address the 40 parking spots, 2) relocate the patio, 3) move the venue to the farthest position away from the Arts Council, and 4) offered, with 8 weeks prior notice, to abate any amplified sound from the patio 5 Fridays and 10 Saturdays per year in an effort to meet the expectations expressed by the Arts Council. Mr. Mudd reviewed the project highlights. In closing, he stated their desire is to be an asset to the City and a good neighbor.

Brian Rochester with Rochester & Associates, shared his experience about his visit to a Bourbon Brothers concert in Colorado noting the facility was world class and the atmosphere incredible. He felt this was a great addition to the vision for the City of Gainesville and set the community apart. He requested Council's consideration for approval of the project.

Upon inquiry, Mr. Rochester clarified the rooftop component and the patio component of the project.

OPPOSITION:

Matt Reeves, Duluth resident, spoke on behalf of the Arts Council. He began by commenting on the changes to the site plan that were presented noting things have come a long way in a short time since today's hearing and they were appreciative of the time spent in reviewing it. He referred to the Arts Council as a very involved civic organization of supportive citizens since 1972 and recognized the members in attendance. Mr. Reeves commented on the Arts Council's

newly built outdoor performing arts venue which he indicated as the point of contention surrounding this zoning. He reviewed the pending concerns of the Arts Council noting there was more work to be done to clear up any outstanding issues. The issues were related to: rights in regards to the .04 acres property and there being no agreement to the 2018 parking agreement; having a noise ordinance with the same applicable standards for other commercial properties apply to the Bourbon Brothers properties; the Poultry Park parking; Broad Street traffic; curb cut and parking issues; signage and other issues effecting the Arts Council's pre-existing outdoor performing arts venue. After sharing the concerns, Mr. Reeves stated the Arts Council was ready to continue working with the City to address the pending issues and requested the zoning be tabled. He confirmed concerns had not been satisfied with the tax abatement and bond funding between the Development Authority and Bourbon Brothers. In addition, the Arts Council has filed constitutional objections of which a copy is on file with the City along with a packet of information that was presented to the Planning and Appeals Board and staff. After further discussion surrounding the concerns to be addressed, he asked that Council would recognize there is more work to be done to clear up the concerns and honor the Arts Council's pre-existing private property rights and the City's obligations, tabling the zoning request or making sure the follow through is complete to ensure the Arts Council outdoor performing arts venue is protected.

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

Motion to approve the Ordinance 2021-21, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.716± ACRES TRACT LOCATED BETWEEN JESSE JEWELL PARKWAY, WEST ACADEMY STREET, BROAD STREET AND MAPLE STREET (A/K/A 312 JESSE JEWELL PARKWAY, SW; 315 AND 323 BROAD STREET, SW; 0 AND 320 MAPLE STREET, SW) FROM GENERAL BUSINESS (G-B) TO CENTRAL BUSINESS, WITH CONDITIONS (C-B-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with the four (4) revised conditions as presented.**

Motion made by Council Member Brooks
Motion seconded by Council Member Thompson
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Motion to adopt the resolution ZR-2021-02 with the four (4) revised conditions as presented.

Motion made by Council Member Thompson
Motion seconded by Council Member Brooks
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Request from McNeal Development, LLC to rezone a 4.86± acres tract located between Queen City Parkway, Banks Street and Gordon Avenue, having road frontage on Saint Thomas Drive and Longstreet Avenue (a/k/a 504, 512, 514, 520 and 528 Banks Street, SW; 510 East Avenue, SW; 535, 548, 549, 604, 608, 620 and 628 Gordon Avenue, SW; 0, 602, 611 and 612 Longstreet Avenue, SW; 436 and 442 Parker Street, SW; 627 and 635 Queen City Parkway; 507 and 513 Saint Thomas Drive) from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-012-002-006; 01-

013-001-001, 002, 003, 004, 005 and 006; 01-013-002-001, 002, 003, 004, 005, 006, 007, 007A, 008, 009 and 010. Request: 214 Multi-family apartments.

- Proposed Rezoning Ordinance 2021-22

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 application request. The Planning and Appeals Board and staff recommended approval with the following seven conditions:

1. The proposed development shall not exceed 214 residential apartment units.
2. The development shall be consistent with the concept plan and architectural renderings provided with this rezoning application.
3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. The proposed on-street parking spaces along Banks Street, Gordon Avenue, Parker Street, East Avenue and Saint Thomas Drive shall be required to maintain two, 12-foot wide lanes and adhere to other State and Local requirements subject to the approval of the Gainesville Public Works Director. Any required road and striping improvements shall be at the expense of the developer.
5. Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required if determined necessary by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT).
6. 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 or any additional improvements identified within the Traffic Impact Study, if determined necessary, shall be at the full expense of the developer/property owner.
7. 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 last occupied residential unit.

City Attorney Hayes opened the floor for comments.

FAVOR:

William Norris, Marietta resident, provided some background on his history with projects and presented information surrounding the proposed project. He indicated the architect was the same architect used for the Solis development. He was happy to answer any questions.

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

Motion to approve the Ordinance 2021-22, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 4.86± ACRES TRACT LOCATED BETWEEN QUEEN CITY PARKWAY, BANKS STREET AND GORDON AVENUE, HAVING ROAD FRONTAGE ON SAINT THOMAS DRIVE AND LONGSTREET AVENUE (A/K/A 504, 512, 514, 520 AND 528 BANKS STREET, SW; 510 EAST AVENUE, SW; 535, 548, 549, 604, 608, 620 AND 628 GORDON AVENUE, SW; 0,

602, 611 AND 612 LONGSTREET AVENUE, SW; 436 AND 442 PARKER STREET, SW; 627 AND 635 QUEEN CITY PARKWAY; 507 AND 513 SAINT THOMAS DRIVE) FROM RESIDENTIAL-II (R-II), OFFICE AND INSTITUTIONAL (O-I), GENERAL BUSINESS (G-B) AND HEAVY INDUSTRIAL (H-I) 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 Clay
Motion seconded by Council Member Wangemann
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

Request from Carl Volle to annex a 1.69± acres tract located on the south and west side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two. Tax Parcel Number(s): 00-084-006-001 (Part). Request: Six single-family homes.

- Proposed Annexation Ordinance 2021-23
- Proposed Zoning Ordinance 2021-24

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

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

1. The development shall be limited to single-family homes.
2. The development shall be generally consistent with the site plan and pictures provided with this annexation application. In addition, all roofs shall be constructed with architectural shingles and the front and sides of the homes shall be constructed with a minimum 3-foot tall watermark of brick or stone material.
3. The front and side yards of all of the homes shall be sodded with grass.

City Attorney Hayes opened the floor for comments.

Carle Volle, 4529 Montclair Circle, stated he wished to annex into the City to connect to sewer for the purpose of providing affordable housing. He commented on the architectural design of the homes. Upon inquiry he noted the price range would be between $230,000 and $250,000.

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

Motion to approve the Ordinance 2021-23, AN ORDINANCE ANNEXING A 1.69± ACRES TRACT LOCATED ON THE SOUTH AND WEST SIDE OF MEADOWLARK LANE, EAST OF THE INTERSECTION OF CLEVELAND HIGHWAY AND MEADOWLARK LANE (A/K/A 1646 MEADOWLARK LANE); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSE; **and Ordinance 2021-24**, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY

ESTABLISHING THE ZONING ON A 1.69± ACRES TRACT LOCATED ON THE SOUTH AND WEST SIDE OF MEADOWLARK LANE, EAST OF THE INTERSECTION OF CLEVELAND HIGHWAY AND MEADOWLARK LANE (A/K/A 1646 MEADOWLARK LANE) AT THE TIME OF ANNEXATION AS 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 Clay
Motion seconded by Council Member Wangemann
Votes favoring the motion: Thompson, Wangemann, Couvillon, Brooks, Clay

CITY MANAGER ISSUES:

GMA Convention
City Manager Bryan Lackey reminded Council and staff about the Georgia Municipal Association (GMA) Convention in Savannah (August 6 - 10).

CITY CLERK ISSUES:

Municipal Election Qualifying Period
City Clerk Denise Jordan announced the qualifying period for the upcoming election will be held on Monday, August 16 through Wednesday, August 18 in the City Clerk's Office. Qualifying packets are available for release to anyone interested. More information can be found via the City's website. For questions or to schedule an appointment, please contact the City Clerk's Office via email to cityclerk@gainesvillega.gov.

ADJOURNMENT: 6:23 PM

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C. Danny Dunagan, Jr., Mayor

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Denise O. Jordan, City Clerk