

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

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

Pastor Jose De Leon Viera, Refuge of Salvation Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

COUNCIL ANNOUNCEMENTS:

Council Member Dunagan

1. Thanked City staff, Georgia Power and Jackson Electric for all their hard work during the winter weather storm.
2. Shared information about the leaf pick-up service noting the last day is January 28.

Council Member Thompson

1. Thanked all City staff who participated with the cleanup from the winter storm.
2. Announced the 2040 Comprehensive Plan Open House will be held on the 1st floor of the Administration Building from 1 PM – 7 PM on Thursday, February 10. A survey is also available on www.gainesville.org. Public and citizen participation is needed.

Council Member Brooks

Commented on employment with the City of Gainesville. Available opportunities can be explored via the City's website.

Council Member Clay

1. Happy Birthday to City Clerk Denise Jordan.
2. Announced registration is now open for the 2022 Georgia Police & Fire Games to be held June 20 – 25. Visit www.gapoliceandfiregames.com to learn more.

Mayor Wangemann

1. Thanked the Public Works and Public Safety departments for all the hard work during the winter storm.
2. Looked forward to the Georgia Municipal Association (Cities United Summit) meetings this weekend.

PRESENTATION:

Mayor Couvillon recognized Council Member Danny Dunagan for all his hard work as the first elected Mayor for the City of Gainesville and presented him with a token of appreciation commemorating his years of service as the first Elected Mayor. Council Member Dunagan expressed his appreciation noting he was proud to serve as the Mayor and as a Council Member for a City that is second to none in the nation.

CONSENT AGENDA:

Minutes: December 16, 2021 Work Session
Minutes: December 21, 2021 Mayor/Council Meeting

Minutes: January 4, 2022 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: Brooks, Thompson, Clay, Dunagan, Wangemann

Resolutions:

- A. BR-2022-02 Authorization To Accept Georgia Department of Transportation Contract for The American Rescue Act (ARPA) Funding
- B. BR-2022-03 Tax Allocation District (TAD) Funding for Bourbon Brothers and Poultry Park
- C. BR-2022-04 Tax Allocation District (TAD) Funding for Gainesville Midland
- D. BR-2022-05 Abandon and Convey Property on Sherwood Park Drive and South Enota Drive
- E. GR-2022-01 2022 Law Enforcement Training Grant
- F. GR-2022-02 Comprehensive Opioid, Stimulant, and Substance Abuse Program (COSSAP) Grant

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

Motion to adopt the resolution as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Thompson

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

PUBLIC HEARING:

(Tabled at the October 5, 2021 and December 7, 2021 Council Meetings)

Request from Easto Construction to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 4.847± acres located southeast of the intersection of Thompson Bridge Road and High Vista Point (a/k/a 2702 High Vista Point, NE). Ward Number: One. Tax Parcel Number(s): 01-100-002-032. Request: 44 residential townhomes.

- ***Proposed Zoning Amendment Ordinance 2021-27***

City Attorney Abb Hayes stated a request was received today from the applicant, with a consent of the neighborhood group, to table the request to the February 15, 2022 Council Meeting.

Motion to table the request to the February 15, 2022 Mayor/Council Meeting.

Motion made by Council Member Dunagan

Motion seconded by Council Member Clay

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

Request from Caballero Holdings, LLC to annex a total of 140.77± acres to include a 44.91± acres tract located at the northeast side of the terminus of Floyd Road; a 80.8± acres tract located on the north side of Eberhart Cemetery Road; a 9.467± acres tract, 4.397± acres tract and a 1.996± acres tract located southwest of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway) and to establish zoning as Planned

Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 15-022-000-001B, 003 (Part); 15-033B-000-022, 024 and 026A. Request: Master planned mixed-use development.

- ***Proposed Annexation Ordinance 2022-01***
- ***Proposed Zoning Ordinance 2022-02***

Request from Caballero Holdings, LLC to amend an existing Planned Unit Development (P-U-D) zoning totaling 981.661± acres located east of Lanier Parkway (I-985), south of the intersection of Old Cornelia Highway and Dana Drive, south of Floyd Road and east of its terminus, having road frontage on the east side of Lenox Drive (a/k/a 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE). Ward Number: Three. Tax Parcel Number(s):15-021-000-164; 15-022-000-003M, 004, 034 and 086; 15-033-000-001. Request: Master planned mixed-use development.

- ***Proposed Zoning Amendment Ordinance 2022-03***

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 stated the proposal consisted of two requests totaling 1122± acres for a master planned mixed-use development to be called "Gainesville Township". He reviewed the request and shared the current plan compared to the proposed plan. The Planning and Appeals Board and staff recommended approval with the following 21 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. The maximum number of single-family detached homes/lots shall be 1,414. The maximum number of single-family attached homes shall be 311. The maximum number of multi-family units shall be 640. The total number of residential units shall not exceed 2,365 units.
3. No more than 300 single-family units (detached and/or attached) and 640 multi-family units shall be rental units for a total of 940 rental units. The multi-family units may be any combination of traditional garden-style apartments, townhomes, manor houses, cottages, and/or carriage houses built within the confines of the multi-family areas.
4. Prior to permits being issued for the residential uses, each contractor/developer shall provide architectural renderings of the proposed single-family detached homes, attached townhomes and multi-family apartments for the review and approval of the Community and Economic Development Department Director.
5. The minimum heated floor space for single-family detached homes shall be as presented in the below table associated with zoning condition number 8. The minimum heated floor space for the attached townhomes shall be 1,100 square feet and 640 square feet for the multi-family units. The single-family detached homes and attached townhomes shall not exceed 3 stories in height. The multi-family apartment buildings shall not exceed 3 stories, although 3 / 4 splits shall be allowed.

6. All exterior wall front, sides, and rear of the single-family detached homes, townhomes, and multi-family units shall consist of a variety of building materials consistent with architectural themes and styles determined by the applicant. Foundation water tables of matching brick or stone material, that also covers all exposed foundation walls, will be used where architecturally compatible. Vinyl siding shall only be permitted on soffit areas.

Other architectural requirements will include:

- Carriage style garage doors with decorative hardware or other embellishments shall be used on all single-family detached homes and townhomes;
- The roofing material used on all single-family detached homes and townhomes shall be 3-tab architectural/dimensional style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder.
- All overhangs including gables and side gables will have a minimum of a 12-inch overhang on all sides;
- The developer shall use a variety of techniques to avoid the monotonous appearance of identical single-family detached homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no single-family detached house is the same as any house directly in front of a single-family detached home or on either adjacent side of a single-family detached home;
- All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows, and third floor retreats;
- The exterior materials for all homes shall consist of brick, stone, fiber cement siding, cedar shake or wood siding;
- All roof vents, pipes, and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
- No above-ground swimming pools shall be permitted;
- No window air conditioning unit may be installed;
- No exterior blank, windowless walls will be constructed;
- If dormers are included, they will not be taller than the main roof;
- All single-family detached house plans will have front or side loaded garages;
- All townhomes will have front or rear entry garages;
- Street lighting will be provided throughout the development;
- All front porches of single-family detached homes shall have a minimum depth of 5';
- Windows are restricted to single hung or double hung windows.

These requirements shall be included in the Covenants to be recorded against the property.

7. Each detached single-family home and townhome shall have, at a minimum, an attached two car garage.
8. Specific development standards for the single-family detached homes shall include the following:

Lot Width	*40'	50'	60'	75'	95'
Minimum Lot Size	4,000 SF	5,000 SF	6,000 SF	7,500 SF	9,000 SF
Minimum Front Yard Setback	25'	25'	25'	25'	25'
Minimum Side Yard Setback	5'	5'	5'	5'	5'
Minimum Rear Yard Setback	10'	10'	10'	10'	10'

Minimum Building Separation	10'	10'	10'	10'	10'
Maximum Height (Number of Stories)	3	3	3	3	3
Minimum Heated Square Feet per Home	1,400 SF	1,800 SF	1,800 SF	2,000 SF	2,200 SF
**Maximum % of SF Detached Lot Type	15%	35%	35%	No Max	No Max

*40' lots are restricted to age-restricted neighborhoods only.

**Any lot allocation from a smaller category may move to a larger category.

9. The front yard of each lot shall be sodded and planted with at least one 3" caliper in size hardwood tree.
10. The proposed amenities shall be required as shown on the site plan and the pictures shown on pages 10, 14, 15, 16, 17 28, 29, 34, 75, 76, 77, 87, 88 and 89 of the applicant's revised narrative submitted with this application per the approval of the Community and Economic Development Department Director. The amenity area must be started in the first phase of construction. No more than 250 single-family detached homes shall receive a certificate of occupancy (CO) prior to the Central Amenity Center being substantially completed as described on page 37 of the applicant's revised narrative. This shall include at minimum the clubhouse, swim center with lap pool with children's play area, tennis center with lighted courts, pickle ball courts, great lawn with pavilion for outdoor functions, and mail kiosk. Certain elements, such as additional courts may be phased in as demand dictates. Additional CO's may be granted at the discretion of the Community and Economic Development Director, if sufficient progress is being made on the amenity.
11. Covenants shall be put in place by the developer restricting against the parking of boats, trailers, and campers within driveways or streets. In addition, no on street parking shall be permitted for vehicles.
12. No more than 10% of the units within the proposed community storage facility may be leased to non-residents of the proposed development. There are no restrictions for non-resident use of any commercially operated storage facility that is located within the Commercial District.
13. A Uniform Sign Plan as identified within Section 9-18-7-4 of the Unified Land Development Code shall be required from the developer and is subject to approval by the Gainesville Community and Economic Development Director. All signs associated with residential uses shall be limited to indirect lighting. All signs shall be located outside of utility areas and shall not block visibility of vehicular traffic.
14. All proposed detention ponds shall be fenced and landscaped in order to mitigate the view from all roads and adjacent properties. All fencing and landscaping materials shall be approved by the Community and Economic Development Department Director.
15. A site shall be made available within the boundaries of the proposed development to the City of Gainesville for a school consisting of twenty (20) acres of land which meets the criteria established by the Georgia State School Board for such a public school. This site shall be made available by the developer without charge for the land, at any time within seven (7) years after the developer has provided paved access to the site. Alternatively, the School Board may elect to receive an amount equal to the Developer's per acre purchase price for 20 acres paid in two installments within 7 years of a land development permit being issued. The School Board shall identify a potential site no later than 180 days from closing, excluding any portions of the property that have been presented as Phase 1 of the community.
16. The developer agrees to make available an additional twenty (20) acres, for a total of

forty (40) acres, if the City of Gainesville has a need for a second school site. The Gainesville School Board would be required to pay fair market value for this last twenty (20) acres. The School Board shall identify a potential site no later than 180 days from closing, excluding any portions of the property that have been presented as Phase 1 of the community.

17. A site shall be made available within the boundaries of the proposed development to the City of Gainesville for a fire station and a precinct for the police department consisting of not more than two (2) acres of land which will be designated by the developer and reasonably approved by the Gainesville City Council for such public services. This site shall be made available by the developer without charge for the land, at any time within seven (7) years after the developer has provided paved access to the site. This site has been identified on the Concept Plan and the City of Gainesville shall have 180 days from closing to determine if the site meets their requirements or if another site is preferred, however any portions of the property that have been presented as Phase 1 of the community shall be excluded.
18. The plan shall include a fifty (50') foot perimeter buffer separating all portions of the development from the existing single-family communities to the south of the project site. The specific parcels are shown on the buffer exhibit attached. The composition of this buffer, including any fencing deemed necessary, shall be subject to final approval by the Community and Economic Development Department Director.
19. Minimum five foot (5') wide sidewalks with a two foot (2') grass beauty strip shall be required as shown on the Pedestrian Access Plan filed with this request. Applicant, at his sole discretion, shall substitute a five foot (5') sidewalk with a ten foot (10') multi-use trail (asphalt or concrete) where indicated on the Pedestrian Access Plan to be maintained by the Homeowners Association (HOA).
20. All new streets shall meet the standards within the current Gainesville Unified Land Development Code, unless varied herein. All proposed residential uses, commercial uses and amenities shall provide for pedestrian connectivity throughout the development. All costs associated with the improvements shall be at the full expense of the developer.
21. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director, Hall County and/or the Georgia Department of Transportation. The main access road, from Old Cornelia Highway to Applicant's property shall be constructed by the City of Gainesville at its expense. Applicant shall be responsible for access beyond this point and any other access points to the property.

Attorney Hayes opened the floor for comments.

Brian Rochester, Rochester and Associates, 425 Oak Street, distributed a handout with the proffered conditions and noted the owners of the company were present. He summarized the project using a power point presentation and commented on the efforts made to get everything right. He shared details about the plan to include location, design, price points, amenities, and emphasized the 645 acres of open space. He reviewed the two additional proposed conditions noting the purpose was to assure the project was developed in a very quality manner. The intent of the project was to develop all price points simultaneously keeping in mind this is a 10-14 year build-out. He felt this project was a great opportunity to improve the existing zoning and to bring a phenomenal neighborhood community into the City of Gainesville.

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

Council Member Brooks extended appreciation for all the cooperation and efforts put forth in working with the Planning Department on this project.

Motion to approve Ordinance 2022-01, AN ORDINANCE ANNEXING A TOTAL OF 140.77± ACRES TO INCLUDE A 44.91± ACRES TRACT LOCATED AT THE NORTHEAST SIDE OF THE TERMINUS OF FLOYD ROAD; A 80.8± ACRES TRACT LOCATED ON THE NORTH SIDE OF EBERHART CEMETERY ROAD; A 9.467± ACRES TRACT, 4.397± ACRES TRACT AND A 1.996± ACRES TRACT LOCATED SOUTHWEST OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND OLD CORNELIA HIGHWAY (A/K/A 0 EBERHART CEMETERY ROAD; 2465 FLOYD ROAD, SE; 2166, 2170 AND 2210 OLD CORNELIA HIGHWAY) 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 PURPOSES.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

Motion to approve Ordinance 2022-02, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A TOTAL OF 140.77± ACRES TO INCLUDE A 44.91± ACRES TRACT LOCATED AT THE NORTHEAST SIDE OF THE TERMINUS OF FLOYD ROAD; A 80.8± ACRES TRACT LOCATED ON THE NORTH SIDE OF EBERHART CEMETERY ROAD; A 9.467± ACRES TRACT, 4.397± ACRES TRACT AND A 1.996± ACRES TRACT LOCATED SOUTHWEST OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND OLD CORNELIA HIGHWAY (A/K/A 0 EBERHART CEMETERY ROAD; 2465 FLOYD ROAD, SE; 2166, 2170 AND 2210 OLD CORNELIA HIGHWAY) AT THE TIME OF ANNEXATION AS 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 and two additional conditions noted as follows:**

22. The developer shall pay to Hall County up to the sum of \$100,000 for roadway design/studies and improvements to that portion of Old Cornelia Highway, between Interstate 985 and the project entrance. Said improvements shall not include those associated with the entrance to the project. All payments shall be made to Hall County within 30 days of receiving written notification that Hall County has entered into a contract to begin design/studies and/or constructing improvements. The payments, not exceeding \$100,000, may be made in multiple requests from Hall County. However, the requested payment shall not exceed the County's contract for those services associated with the roadway.
23. The developer shall not receive Certificates of Occupancy for more than 320 multi-family units prior to the recordation of plats containing at least 320 single family units.

Motion made by Council Member Clay

Motion seconded by Council Member Dunagan

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

Motion to approve Ordinance 2022-03, AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING TOTALING 981.661± ACRES LOCATED EAST OF LANIER PARKWAY (I-985), SOUTH OF THE INTERSECTION OF OLD CORNELIA HIGHWAY AND DANA DRIVE, SOUTH OF FLOYD ROAD AND EAST OF ITS TERMINUS, HAVING ROAD FRONTAGE ON THE EAST SIDE OF LENOX DRIVE (A/K/A 0, 2490 AND 2544 FLOYD ROAD, SE; 0 LENOX DRIVE, SE; 0 OLD CORNELIA HIGHWAY, SE); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented and two additional conditions noted as follows:

- 22. The developer shall pay to Hall County up to the sum of \$100,000 for roadway design/studies and improvements to that portion of Old Cornelia Highway, between Interstate 985 and the project entrance. Said improvements shall not include those associated with the entrance to the project. All payments shall be made to Hall County within 30 days of receiving written notification that Hall County has entered into a contract to begin design/studies and/or constructing improvements. The payments, not exceeding \$100,000, may be made in multiple requests from Hall County. However, the requested payment shall not exceed the County's contract for those services associated with the roadway.**
- 23. The developer shall not receive Certificates of Occupancy for more than 320 multi-family units prior to the recordation of plats containing at least 320 single family units.**

Motion made by Council Member Thompson

Motion seconded by Council Member Dunagan

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

Request from Moez Hasni to annex a 5.503± acres tract located on the northeast corner of Jesse Jewell Parkway and Crescent Drive, having frontage on Exit 24/ I-985 (a/k/a 374 and 400 Crescent Drive) and to establish zoning as General Business (G-B). Ward Number: Two. Tax Parcel Number(s): 15-033C-000-077. Request: Retail shopping center.

- Proposed Annexation Ordinance 2022-04**
- Proposed Zoning Ordinance 2022-05**

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 seven conditions:

1. The proposed development shall be generally consistent depicted on the concept plan and architectural renderings provided with this application.
2. Prohibited uses for the subject property shall include 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, tire stores, auto parts 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. The proposed buildings shall meet the Limestone Parkway Overlay Zone and Gateway Corridor Overlay Zone standards.
4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.
5. The subject property shall be limited to one (1) multi-tenant sign not to exceed 15-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.
6. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use shall be required.
7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.
 - a) Crescent Drive shall be improved to City standards along both sides of the roadway for the length of the proposed site. This includes roadway, curb and gutter, sidewalk, etc.
 - b) Jesse Jewell Parkway frontage shall be improved to City standards along the front roadway side for the length of the proposed site. This includes curb and gutter, sidewalk, etc. There is currently an existing right turn lane at this location.
 - c) The proposed RCUT at Crescent Drive and Jesse Jewell Parkway to allow left turns onto Crescent Drive shall be reviewed by the Georgia Department of Transportation (GDOT). This will require coordination between the development and GDOT for permitting approval/denial. Any correspondence from the GDOT shall be forwarded to the Gainesville Public Works Department.
 - d) The westbound left turn lane on Jesse Jewell Parkway at Textile Way and the Jesse Jewell Parkway at East Crescent Drive intersection shall be reviewed by GDOT for improvements to accompany any U-Turn movements. This will require coordination between the development and GDOT for permitting approval/denial. Any correspondence from the GDOT shall be forwarded to the Gainesville Public Works Department.
 - e) Southern site access on Crescent Drive is proposed to be a full access side street STOP. With the increased development in the area and the projected peak hour/daily trips for the development, it is recommended that the driveway also include a right turn deceleration lane into the development with sufficient spacing for the deceleration lane from the intersection of Jesse Jewell Parkway at no cost to the City. The deceleration lane should be a full width storage of 100 feet with a 50-foot taper.
 - f) Northern site access on Crescent Drive is proposed to be a full access side street STOP. Should this access be built, site distance shall be evaluated to determine the type of access permitted and it shall meet all City of Gainesville requirements.

Attorney Hayes opened the floor for comments. There being none, the matter was returned to Council for consideration.

Motion to approve Ordinance 2022-04, AN ORDINANCE ANNEXING A 5.503± ACRES TRACT LOCATED ON THE NORTHEAST CORNER OF JESSE JEWELL PARKWAY AND CRESCENT DRIVE, HAVING FRONTAGE ON EXIT 24/ I-985 (A/K/A 374 AND 400 CRESCENT DRIVE) 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 PURPOSES.

Motion made by Council Member Dunagan
Motion seconded by Council Member Brooks

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

Motion to approve Ordinance 2022-05, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 5.503± ACRES TRACT LOCATED ON THE NORTHEAST CORNER OF JESSE JEWELL PARKWAY AND CRESCENT DRIVE, HAVING FRONTAGE ON EXIT 24/ I-985 (A/K/A 374 AND 400 CRESCENT DRIVE) AT THE TIME OF ANNEXATION AS GENERAL BUSINESS, WITH CONDITIONS (G-B-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 Thompson
Motion seconded by Council Member Clay

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

Request from Fred and Olivia Skey to rezone a 0.65± acre tract located on the east side of Northside Drive, southeast of its intersection with Ivey Terrace (a/k/a 352 Northside Drive, NW) from Office and Institutional (O-I) and General Business (G-B) to Office and Institutional (O-I) with a special use. Ward Number: Four. Tax Parcel Number(s): 01-025-005-010. Request: Single-family residence.

- ***Proposed Rezoning Ordinance 2022-06***
- ***Proposed Resolution ZR-2022-01***

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 condition:

1. The proposed single-family home shall be generally consistent with the standards depicted on the concept plan and architectural picture provided with this application.

Attorney Hayes opened the floor for comments. There being none, the matter was returned to Council for consideration.

Upon inquiry from Council Member Clay, Mr. Tate confirmed the picture depicted represents the quality and style of the final product. No final elevation was available.

Motion to approve Ordinance 2022-06, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.65± ACRE TRACT LOCATED ON THE EAST SIDE OF NORTHSIDE DRIVE, SOUTHEAST OF

ITS INTERSECTION WITH IVEY TERRACE (A/K/A 352 NORTHSIDE DRIVE, NW) FROM OFFICE AND INSTITUTIONAL (O-I) AND GENERAL BUSINESS (G-B) TO OFFICE AND INSTITUTIONAL, WITH CONDITIONS (O-I-c) WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with the condition as presented.**

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

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

Motion to adopt resolution ZR-2022-01 with the condition as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

Request from Two Capital Partners to rezone a 24.857± acres tract located on the southwest side of Shallowford Road and southeast side of the intersection of Skelton Road and Hudgins Street (a/k/a 600, 610 and 622 Shallowford Road, SW; 1515 Skelton Road, SW; 1448 and 1450 Hudgins Street, SW) from Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Five. Tax Parcel Number(s): 01-119C-001-001, 001A, 029, 029A, 029D and 031. Request: Master planned mixed-use rental community.

- ***Proposed Rezoning Ordinance 2022-07***

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 denial of the request noting it was based on the proposed density.

Attorney Hayes opened the floor for comments.

Brian Rochester, 425 Oak Street, distributed a handout of proffered conditions and began the presentation by stating this was one of the most desired redevelopment areas in the City of Gainesville, in his opinion. He shared some history regarding the prospect for development which was to revitalize and change the neighborhood with something very high-end. He provided information about the project and shared the proffered conditions which were created in an effort to address the objections made by the Planning and Appeals Board and staff to provide assurance in aligning the project for staff support. He reviewed the proffered conditions that included limiting the total number of units from 385 to 295 units, increasing the retail space, submission of a phasing schedule, retail to be consistent with neighborhood business, allow for a pop-up retail, and submission of access point design to the Public Works Director for review.

Wes Taubel, Atlanta resident and Two Capital Partners representative, thanked the Council for their time and interest in this proposed project. He stated they were developers of high level, luxury rental communities to service specific needs of specific renters for specific services. He commented on the proposed project noting they felt it was a blueprint for the future for community development.

Council Member Brooks inquired if the pop-up retail and remaining retail area was available for access by the public at which time Mr. Taubel confirmed it was a full-service retail available to the public.

Upon inquiry from Council Member Thompson, Mr. Taubel stated their target market for this development is upper income renters. He explained the reasoning and indicated the premise to what they offer is to provide a place for those that desire community, flexibility, quality service and amenities without home ownership.

After commenting on the phenomenal amenities in the package, Mr. Thompson inquired about the amount to be spent on them. Mr. Taubel stated, typically, it ranges between \$2 and \$3 million dependent upon the community.

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

Motion to approve Ordinance 2022-07, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 24.857± ACRES TRACT LOCATED ON THE SOUTHWEST SIDE OF SHALLOWFORD ROAD AND SOUTHEAST SIDE OF THE INTERSECTION OF SKELTON ROAD AND HUDGINS STREET (A/K/A 600, 610 AND 622 SHALLOWFORD ROAD, SW; 1515 SKELTON ROAD, SW; 1448 AND 1450 HUDGINS STREET, SW) FROM NEIGHBORHOOD BUSINESS (N-B) AND GENERAL BUSINESS (G-B) TO PLANNED UNIT DEVELOPMENT (P-U-D), WITH CONDITIONS (P-U-D-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES as presented and with the seven conditions noted as follows:

- 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. Applicant shall establish the following maximum residential unit caps:**
 - Total Units – 295**
 - Multi-Family Apartments – 165 (limited to Studio, 1 and 2 bedroom)**
 - 35- Four Bedroom Units (allowable in Single Family and Townhomes only)**
 - The overall distribution of unit types shall remain flexible subject to final approval by the Community and Economic Development Director.**
- 3. Applicant shall increase the proposed amount of retail space to 14,000 SF. The retail shall be constructed in phases in response to market demand.**
- 4. Applicant shall provide a proposed phasing schedule, subject to approval by the Community and Economic Development Director, at the submission of the first LDP permit for the project. In general, it is understood that the project will begin on the west side of the property with the multi-family and retail being the final phase.**
- 5. Applicant shall restrict commercial uses to those allowed in the City's Neighborhood Business (N-B) zoning district with the exclusion of adult novelty stores, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping store, gas station/convenience stores with or without pumps, tire stores, auto parts stores, Coin-operated laundromats, full-service laundries, dry cleaners, shoe repair and shoeshine shops, museum, utility substation, bed &**

breakfast Inn, broadcasting studio, exterminator, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.

6. Applicant shall have the right to use “pop up retail” space for vendors that will operate no more than 30 consecutive days. Pop up retail may also include food truck vendors operating day to day.
7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

Motion made by Council Member Dunagan

Motion seconded by Council Member Clay

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

Request from Mark D. Thebaut, D.D.S. to amend an existing Planned Unit Development (P-U-D) zoning totaling 0.67± acre located on the southeast side of the intersection of Thompson Bridge Road and Lanier Avenue (a/k/a 1398 Thompson Bridge Road, NE). Ward Number: Two. Tax Parcel Number(s): 01-087-003-001. Request: Medical/Dental office / restaurant with drive-thru.

- ***Proposed Zoning Amendment Ordinance 2022-08***

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

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

1. The proposed development shall be generally consistent with the standards depicted on the concept plan and architectural renderings provided with this application.
2. The existing pole sign shall be removed prior to the issuance of a building permit for medical or dental office use. The subject property shall be limited to one (1) monument sign fronting Thompson Bridge Road, not to exceed 10-feet in height, 64 square feet in size, with internal or indirect lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board / changeable copy sign shall not be permitted for the subject property.
3. The developer/property owner shall be required to repair or replace the existing privacy fence located to the rear of the building.
4. All access point design for the subject property shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

Attorney Hayes opened the floor for comments. There being none, the matter was returned to Council for consideration.

Motion to approve Ordinance 2022-08, AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING TOTALING 0.67± ACRE LOCATED ON THE SOUTHEAST SIDE OF THE INTERSECTION OF THOMPSON BRIDGE ROAD AND LANIER AVENUE (A/K/A 1398 THOMPSON BRIDGE

ROAD, NE); 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 Brooks

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

CITY MANAGER ISSUES:

Staff Appreciation during Inclement Weather

City Manager Bryan Lackey echoed Council's comments in expressing appreciation for staff, specifically mentioning Public Works, Police, Fire, Parks & Recreation and Water Resources, for all their efforts this weekend. He was pleased with the level of service provided to the citizens and businesses. He also thanked Council for their support in purchasing of specific equipment and supplies needed for the weather conditions in times like this. Mayor Couvillon agreed with Mr. Lackey noting he received numerous comments related to the snow brined that was distributed and the snow plow.

ADJOURNMENT: 6:33 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk