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

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

Pastor Daniel, Central Christian Baptist Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

COUNCIL ANNOUNCEMENTS:

Council Member Dunagan
Shared information about the upcoming Main Street Gainesville 2022 First Friday concert series events scheduled on August 5 and September 2.

Council Member Thompson
Announced a ribbon cutting was held last week for the Gainesville North Parking Deck.

Council Member Wangemann
Announced Gainesville-Hall County will debut a new and improved active adult center slated to open on August 1.

Council Member Clay
Announced and shared information about Gainesville's new community resource "Underground Fit Zone" located at the Frances Meadows Aquatic and Community Center.

Council Member Brooks
Announced the unveiling of the Athens Street Highway 129 South Corridor Master Plan at 6 PM on Wednesday, July 20 at the Fair Street Neighborhood Center. The public is invited to attend.

PUBLIC COMMENTS:

Jennie Clayton, 637 Bradford Street, commented her love of the small town feel of Gainesville and expressed her concern about possible changes surrounding the Farmer's Market on the Square. She hoped the farmers would be included in any decisions regarding it. Mayor Couvillon stated some alternatives have been discussed but nothing has been confirmed.

CONSENT AGENDA:

Minutes: June 16, 2022 Work Session
Minutes: June 21, 2022 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

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

Resolutions

A. BR-2022-37 Acceptance of Easement From Fox Hollow Property Owners Association, Inc.
B. BR-2022-38 Authorization to Execute and Record First Amendment and Supplement to Declaration of Covenants, Restrictions and Easements for Gainesville 85 Business Park
C. BR-2022-39 Retirement Plan A Contracts for Certain Alternative Investments

Motion to adopt the resolutions as presented.

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

PUBLIC HEARING:

Request from Brand Properties to rezone a 69.18± acres tract located on the east and west side of Lakeview Drive, and on the northeast side of the intersection of Jesse Jewell Parkway and Victory Street (a/k/a 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway, NE) from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D). Ward Number: Two and Three. Tax Parcel Number: 00-082-003-001(Part); 00-082-004-001. Request: Mixed-use development.

- ***Proposed Ordinance 2022-23***

City Attorney Tom Fitzgerald opened the public hearing.

Community and Economic Development Deputy Director Matt Tate reviewed the request. The Planning and Appeals Board and staff recommended approval with the following 15 conditions:

Development Standards

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 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. 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, tobacco or vaping 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. A gas station shall be prohibited except for the proposed outparcel lot at the corner of Jesse Jewell Parkway and Limestone Parkway.
3. The multi-family residential portion of the 57.44± acres (Tract 1) shall be limited to a maximum of 316 apartment, townhome or condominium units. The 11.74± acres (Tract 2) shall be limited to maximum of 76 townhomes, condominiums or single-family homes. Residential development within (Tract 1) and (Tract 2) shall require design review and approval by the Community and Economic Development Department Director.
4. In addition to the proposed buffers stated as part of this proposal, a minimum 25-foot wide buffer shall be required along Lakeview Drive for the entire development. The buffer shall contain a mixture of evergreen and deciduous trees. The Community

Development Director shall have the final determination on the number, location and type of trees to be planted.

5. The proposed erosion control and water quality measures for the development shall at minimum meet the Georgia Storm Water Management Manual requirements. The developer shall also construct additional bioretention facilities within the development strategically designed and located to minimize sedimentation and to filter runoff from yards, pavement, and buildings, with the goal of minimizing the amount of unfiltered runoff, fertilizer, and other contaminants entering Lake Lanier from the development. The City of Gainesville shall approve the final design of all water quality measures.
6. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent residential uses, public and private roads.
7. All of the front yards of the proposed new single-family residential dwellings shall be sodded with grass. In addition, the rear of the proposed single-family homes fronting Lakeview Drive and Highland Street shall be designed with exterior architectural features to resemble a front facade.

Transportation / Traffic

8. All required access/traffic/sidewalk improvements associated with the proposed development shall be reviewed and approved by the Georgia Department of Transportation and the Gainesville Public Works Director and any additional improvements shall be at the full expense of the Developer.
9. The Developer shall meet all requirements of the Georgia Department of Transportation, but at a minimum shall construct the following roadway improvements identified in the Traffic Impact Study dated March 29, 2018:
    a) Limestone Parkway at Beverly Road – Construction of a separate eastbound exclusive right turn lane on Beverly Road. A protected/permissive left turn phasing for the northbound left turn volume on Limestone Parkway will need to be evaluated and submitted for review and approval by the Georgia Department of Transportation.
    b) Limestone Parkway at Kroger Access – An addition of the fourth approach for the Limestone Greenway site will need to be approved and permitted by the Georgia Department of Transportation. The existing northbound U-turn lane on Limestone Parkway will be restriped as a left turn lane. The signal at the intersection will need to be upgraded for the addition of the fourth approach. The existing southbound right turn lane and northbound left turn lane should be lengthened to satisfy Georgia Department of Transportation auxiliary lane length standards. A protected/permissive left turn phasing for the northbound left turn lane will need to be evaluated and submitted for review and approval by the Georgia Department of Transportation.
    c) Limestone Parkway at Jesse Jewell Parkway – An addition of a southbound right turn lane on Limestone Parkway in order to accommodate a shared through/right plus a new exclusive right turn lane. Overlap phasing of the intersection will need to be evaluated and submitted for review and approval by the Georgia Department of Transportation.
10. In addition to the identified roadway improvements, the newly constructed Limestone Greenway roadway should include either a center turn lane or a raised median with left turn lanes into the retail access.
11. The roundabout shown on the proposed concept plan shall be required per the approval of the Gainesville Public Works Director.
12. Improvements at the signalized intersections should include video detection and fiber connection to the City's ITS facility.

13. All new streets, alleys, driveways and sidewalks shall meet the standards within Article 9-13-10 of the City's Unified Land Development Code, but shall be privately maintained. Pervious paving, not including gravel, may be allowed for the single-family homes per the approval of the Gainesville Public Works Director.
14. All new streets shall include a minimum 5' sidewalk along both sides of the street, in accordance with Section 9-13-9-26 of the City's Unified Land Development Code. In addition, a minimum 5' wide sidewalk shall be constructed along Lakeview Drive for the entire length of the subject property. A crosswalk shall be provided from the subject property across Lakeview Drive to the existing side/rear entrance to the Gainesville Middle School and Frances Meadows Aquatic Center. The Gainesville Public Works Director shall have the final determination on the exact design and location of the new sidewalk and crosswalk.
15. There shall be no access allowed from the subject property onto Lakeview Drive except for the 11.74± acres tract known as Tract 2.

City Attorney Tom Fitzgerald confirmed the public notice was properly advertised and outlined the public hearing process then opened the floor for comments.

Anna Forgey, Atlanta resident, represented the applicant noting they were in full support of the project. She was happy to address any comments.

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

Motion to approve the Ordinance 2022-23, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 69.18± ACRES TRACT LOCATED ON THE EAST AND WEST SIDE OF LAKEVIEW DRIVE, AND ON THE NORTHEAST SIDE OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND VICTORY STREET (A/K/A 515 LAKEVIEW DRIVE, NE; 2065 LIMESTONE PARKWAY AND 1881 JESSE JEWELL PARKWAY, NE) FROM PLANNED UNIT DEVELOPMENT (P-U-D) AND RESIDENTIAL-II (R-II) 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 **with conditions as presented.**

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

Request from Olga B. Villarreal for a special use on a 13.34± acres tract located on the south side of Browns Bridge Road, across from its intersection with Skelton Road, having road frontage on Westhaven Drive (a/k/a 2285 and 2287 Browns Bridge Road, SW), having a zoning of General Business (G-B). Ward Number: Five. Tax Parcel Number: 01-127-003-060. Request: Special event center.

- ***Proposed Zoning Request ZR-2022-05***

City Attorney Tom Fitzgerald 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 two (2) conditions:

1. All special events shall be confined to the interior of the building occupied by the special event facility.
2. No outside amplification shall be permitted as part of the special event facility.

Attorney Fitzgerald opened the floor for comments.

Olga B. Villarreal, 4365 Willow Oak Drive, commented on having the business for the past 12 years with no issues. There is security detail in place.

Upon inquiry, Ms. Villarreal confirmed the current hours were Monday - Thursday 9 AM - 5 PM and Friday – Sunday 3 PM - 3 AM.

Council Member Brooks asked if she was willing to reduce the hours to 2 AM on the weekend.

OPPOSITION:

Griselda Hernandez, 2200 Brandywine Court, stated she lives near the property and disagreed with the request. She expressed concerns about noise noting there were other members of the community who also disagreed with the request.

REBUTTAL:

Ms. Villarreal stated they've never had any complaints at the Shallowford Road event hall. She stated there would be special walls for sound proofing the new facility. It is a smaller space and they will not use the same groups and allowing music will be inside only.

After some discussion, Ms. Villarreal confirmed there would be no music or entertainment after 2 AM.

Council Member Dunagan suggested changing the time to have no music after 1 AM at which time Ms. Villarreal commented on having existing contracts to fulfilled through the end of this year. She summarized some discussions with clients . Council Member Dunagan suggested additional conditions to allow the existing contracts to be honored through the end of this year and to change the hours to end at 1 AM beginning January 2023.

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

Motion to adopt the resolution ZR-2022-05 with conditions as presented and with two additional conditions noted as follows:

3. **The hours of operation shall be limited to no later than 2:00 a.m., Monday through Sunday.**
4. **As of January 1, 2023, the hours of operation shall be limited to no later than 1:00 a.m., Monday through Sunday.**

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

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

CITY MANAGER ISSUES:

Business Resolution 2022-40 Authorization to Execute and Record Declaration of Covenants and Grant of Easement Regarding The National Project
City Manager Bryan Lackey presented the information regarding the need for temporary easements and permanent easements that extend into the City's right-of-way during project construction.

Motion to adopt the resolution BR-2022-40 as presented.

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

ADJOURNMENT: 6:08 PM

/ag

_____
W. Samuel Couvillon, Mayor

_____
Denise O. Jordan, City Clerk