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.

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

COUNCIL ANNOUNCEMENTS:

Mayor Couvillon
Recognized Girl Scout Troup 10800 noting they were working on their Democracy in Girl Scouts Badge.

Later in the meeting, the following announcements were made:

Council Member Dunagan
Announced City Offices and some service unavailability on November 11 in observance of the Veteran's Day holiday.

Council Member Thompson
Commented on the Gainesville Chicken Festival being a successful event and thanked all the cook teams, sponsors and volunteers.

Council Member Brooks
Announced the Christmas on Green Street Parade will be on Sunday, December 4 from 4 – 7 PM. Visit the City's website or Downtown Gainesville GA on Facebook for details.

Council Member Clay
1. Announced and shared information about Jingle Mingle and the lighting of the Chicken on Saturday, November 19 on the Downtown Square from 4 – 8 PM.
2. Reported Gainesville Parks and Recreation opened its new Fitness Court at the Midland Greenway.

Council Member Wangemann
Stated the Holly Jolly Trolley will run from Thanksgiving through Christmas. The schedule along with official details will be announced soon via the City's website and Facebook page.

CONSENT AGENDA:

Minutes: October 13, 2022 Work Session
Minutes: October 18, 2022 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: Brooks, Thompson, Clay, Dunagan, Wangemann

Resolution
A. GR-2022-12 2022 Law Enforcement Training 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 Clay
Votes favoring the motion: Brooks, Thompson, Clay, Dunagan, Wangemann

ANNEXATION / ZONING:

Ordinance 2022-24 Annex Victory Street Property
(Tabled at the August 2, 2022 and October 18, 2022 Council Meeting)
AN ORDINANCE ANNEXING ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ordinance 2022-25 Zone Victory Street Property
(Tabled at the August 2, 2022 and October 18, 2022 Council Meeting)
AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET 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.

City Attorney Abb Hayes stated the proposed annexation and zoning items were previously tabled. Details continue to be worked out. He asked that both ordinances be tabled to the December 6, 2022 Mayor/Council Meeting.

Motion to table Ordinance 2022-24 and Ordinance 2022-25 to the December 6, 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

PUBLIC HEARING(S):

Annexation/Zoning Items

Request from Atlantic Leasing, LLC to annex two tracts totaling 1.0± acre located on the west side of Hudgins Street and the east side of Browns Bridge Avenue, north of Browns Bridge Road (a/k/a 1411 Hudgins Street and 1506 Browns Bridge Avenue) and to establish a zoning of General Business (G-B). Ward Number: Five. Tax Parcel Number: 00-123-008-003A and 028. Request: Combining properties.

- ***Proposed Annexation Ordinance 2022-34***
- ***Proposed Zoning Ordinance 2022-35***

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 two conditions:

1. 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, 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.
2. A staggered row of evergreen trees consisting of a mixture of Cryptomeria, Thuja Green Giant Arborvitae, Eastern Red Cedar and/or Holly trees shall be required within the buffer area adjacent to the single-family properties to the north. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.

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

Motion to approve Ordinance 2022-34, AN ORDINANCE ANNEXING TWO TRACTS TOTALING 1.0± ACRE LOCATED ON THE WEST SIDE OF HUDGINS STREET AND THE EAST SIDE OF BROWNS BRIDGE AVENUE, NORTH OF BROWNS BRIDGE ROAD (A/K/A 1411 HUDGINS STREET AND 1506 BROWNS BRIDGE AVENUE) ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE; 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 Wangemann
Votes favoring the motion: Brooks, Thompson, Clay, Dunagan, Wangemann

Motion to approve Ordinance 2022-35, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON TWO TRACTS TOTALING 1.0± ACRE LOCATED ON THE WEST SIDE OF HUDGINS STREET AND THE EAST SIDE OF BROWNS BRIDGE AVENUE, NORTH OF BROWNS BRIDGE ROAD (A/K/A 1411 HUDGINS STREET AND 1506 BROWNS BRIDGE AVENUE) 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 William B. Stark Jr. for a special use on a 1.0± acre tract located on the north side of Washington Street between West Academy Street and West Avenue

(a/k/a 614 Washington Street, NW), having a zoning of Neighborhood Business (N-B). Ward Number: Four. Tax Parcel Number(s): 01-026-001-043. Request: Five residential duplexes.

- ***Proposed Zoning Resolution ZR-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 approval with the following three conditions:

1. The development shall be generally consistent with the site plan and the architectural style of the two elevation drawings labeled “A” Elevation- Option A and “B-C Composite” Elevation submitted with this special use application. In addition, the roof shall be constructed with architectural shingles and the front and two sides of each duplex building shall be constructed with a minimum 3-foot tall watermark of brick or stone material.
2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.
3. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

City Attorney Hayes opened the floor for comments.

Bradley Dunckel, with Rochester & Associates, stated he represented the applicant. He commented on the development being rental units and not fee simple. He was available for questions and appreciated the consideration.

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

Motion to adopt resolution ZR-2022-07 with conditions as presented.

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

ADJOURNMENT: 5:46 PM

/ag

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W. Samuel Couvillon, Mayor

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Denise O. Jordan, City Clerk