

OFFICIALS PRESENT: Sam Couvillon, Zack Thompson, Barbara Brooks, 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 Gerardo Aguilar, Iglesia Tabernaculo del Rapto, delivered the invocation after which the Pledge of Allegiance was recited in unison.

COUNCIL ANNOUNCEMENTS:

Council Member Wangemann

1. Provided a brief update on the construction of the Lake Lanier Boathouse noting it is on schedule for completion in March 2024.
2. Commented on this being a great community and extended appreciation for all the prayers received. Council extended heartfelt appreciation to and for Council Member Wangemann.

Council Member Dunagan

Provided a Main Street ex-officio report noting a lot of events are planned for this spring.

CONSENT AGENDA:

Minutes: January 12, 2023 Work Session

Minutes: January 17, 2023 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Clay

Motion seconded by Council Member Dunagan

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

Resolution

A. BR-2023-05 General Banking Resolution

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

Motion to adopt the resolution as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

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

PUBLIC HEARING(S):

Request from Jaime Torres to annex a 0.35± acre tract located on the north side of Mountain View Road, between Atlanta Highway and Memorial Park Place (a/k/a 1930 and 1942 Mountain View Road) and to establish a zoning of Residential-II (R-II). Ward Number: Five. Tax Parcel Number(s): 08-009-007-002 and 002A. Request: Four townhomes.

- ***Proposed Annexation Ordinance 2023-01***
- ***Proposed Zoning Ordinance 2023-02***

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 four conditions:

1. The development shall be generally consistent with the site plan and the architectural style of the elevation drawings submitted with this annexation application to include a mixture of cementitious siding and brick or stone materials on the front and two sides of the building. In addition, each townhome unit shall be constructed with architectural roof shingles and provide for a side-by-side or tandem two car garage.
2. All outdoor equipment and items such as trash receptacles, grills, recreational equipment and such shall be screened from view from Mountain View Road and Memorial Park Place.
3. All access point design for the subject property shall be submitted for review by Hall County Public Works, 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.
4. 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. There being none, the hearing was closed and the matter was returned to the governing body for consideration.

Motion to approve Ordinance 2023-01, AN ORDINANCE ANNEXING A TOTAL OF 0.35± ACRE LOCATED ON THE NORTH SIDE OF MOUNTAIN VIEW ROAD, BETWEEN ATLANTA HIGHWAY AND MEMORIAL PARK PLACE (A/K/A 1930 AND 1942 MOUNTAIN VIEW ROAD) 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 Brooks

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

Absent: Thompson

Motion to approve Ordinance 2023-02, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING A TOTAL OF 0.35± ACRE LOCATED ON THE NORTH SIDE OF MOUNTAIN VIEW ROAD, BETWEEN ATLANTA HIGHWAY AND MEMORIAL PARK PLACE (A/K/A 1930 AND 1942 MOUNTAIN VIEW ROAD) 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 Thompson

Motion seconded by Council Member Clay

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

Request from Rochester & Associates, LLC to annex a 3.674± acres tract located on the north side of Aviation Boulevard, between Queen City Parkway and Dorsey Street (a/k/a 1010 Aviation Boulevard) and to establish a zoning of Heavy Industrial (H-I). Ward Number: Four. Tax Parcel Number(s): 00-051-002-011 (Part). Request: Expansion of poultry freezer and processing.

- ***Proposed Annexation Ordinance 2023-03***
- ***Proposed Zoning Ordinance 2023-04***

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. Prior to a certificate of occupancy being issued for the subject property, a Traffic Impact Study shall be required if determined necessary by the Gainesville Public Works Department Director.
2. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development along Aviation Boulevard or any additional improvements identified within the Traffic Impact Study, if determined necessary, shall be at the full expense of the developer/property owner.
3. An updated as-built survey/plat shall be required combining the subject property with the adjacent property owned by Mar-Jac Poultry, Inc.

City Attorney Hayes opened the floor for comments.

Bradley Dunckel, Rochester & Associates, stated he represented the applicant. He noted the facts presented were accurate and was happy to address any additional questions.

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

Motion to approve Ordinance 2023-03, AN ORDINANCE ANNEXING A TOTAL OF 3.674± ACRES LOCATED ON THE NORTH SIDE OF AVIATION BOULEVARD, BETWEEN QUEEN CITY PARKWAY AND DORSEY STREET (A/K/A 1010 AVIATION BOULEVARD) 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 Clay

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

Motion to approve Ordinance 2023-04, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING A TOTAL OF 3.674± ACRES LOCATED ON THE NORTH SIDE OF AVIATION BOULEVARD,

BETWEEN QUEEN CITY PARKWAY AND DORSEY STREET (A/K/A 1010 AVIATION BOULEVARD) AT THE TIME OF ANNEXATION AS HEAVY INDUSTRIAL, WITH CONDITIONS (H-I-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Motion made by Council Member Clay

Motion seconded by Council Member Thompson

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

ADJOURNMENT: 5:45 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk