

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.

Council Member George Wangemann delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Proclamation: Drinking Water Week

Mayor Couvillon read a proclamation declaring May 7-13, 2023 to be *Drinking Water Week* and presented it to Department of Water Resources Director Linda MacGregor.

Department of Water Resources Awards and Recognitions

Department of Water Resources Director Linda MacGregor commented on celebrating awards received by the Water Department noting their theme was "Water Makes it Happen". She recognized and presented The Georgia Association of Water Professionals (GAWP) awards to Jeremy Garmon - Top Operator and Tim Tench - Top Maintenance Technician. An ESRI award to Jill Graham - Special Achievement in GIS. Treatment Plant awards from GAWP were presented as follows: Platinum Award for Lakeside Water Treatment Plant – Damond Castleberry, Gold Award for Linwood Water Treatment Plant – Dewayne Cooper, and Gold Award for Riverside Water Treatment Plant – Stephen Douglas.

COUNCIL ANNOUNCEMENTS:

Council Member Brooks

Thanked everyone for their involvement in last Saturday's activities at Midland Greenway and the Skate Park noting it was a great event.

Council Member Wangemann

Commented on an outstanding ribbon cutting at the Lake Lanier Pavilion.

CONSENT AGENDA:

Appointment: Chicopee Woods Area Park Commission – Reappoint Emily "Sissy" Lawson

Appointments: Gainesville-Hall County Land Bank Authority – Reappoint Doug Carter, Appoint Ken Thompson

Motion to reappoint Emily "Sissy" Lawson to the Chicopee Woods Area Park Commission; reappoint Doug Carter to the Gainesville-Hall County Land Bank Authority and appoint Ken Thompson to the Gainesville-Hall County Land Bank Authority as presented.

Motion made by Council Member Clay

Motion seconded by Council Member Wangemann

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

Minutes: March 17, 2023 Retreat

Minutes: March 21, 2023 Mayor/Council Meeting

Minutes: April 13, 2023 Work Session

Minutes: April 18, 2023 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Clay

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

Resolution

A. BR-2023-16 Builders First Source Airport Lease Extension Agreement

B. GR-2023-03 Georgia Transit Trust Fund (TTF) Program

C. GR-2023-04 Community Development Block Grant (CDBG) 2023 Annual Action Plan

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Clay

Motion seconded by Council Member Thompson

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

PUBLIC HEARING:

Request from the City of Gainesville to annex a 1.866± acres tract located at the southeast corner of the intersection of Marler Street and Dean Street (a/k/a 1200 and 1204 Marler Street) and to establish a zoning of Heavy Industrial (H-I). Ward Number: Three. Tax Parcel: 00-031-005-001B. Request: Department of Water Resources water/sewer services.

- ***Proposed Annexation Ordinance 2023-06***
- ***Proposed Zoning Ordinance 2023-07***

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.

City Attorney Hayes opened the floor for comments.

OPPOSITION:

Barbara Hooper, County resident, stated she lives adjacent to the subject property. She expressed concern with the possible planned development of the property noting she was against any large buildings, dumping or large trucks on the property. This was a residential area and they wanted to maintain as much residential as possible next to the industrial property. She asked that the City be mindful of this when planning.

City Manager Bryan Lackey suggested she speak with Department of Water Resources Director Linda MacGregor and Assistant Director Myron Bennett about her concerns in an effort to address them when considering future plans.

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

Motion to approve Ordinance 2023-06, AN ORDINANCE ANNEXING A 1.866± ACRES TRACT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MARLER STREET AND DEAN STREET (A/K/A 1200 AND 1204 MARLER 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 as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Wangemann

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

Motion to approve Ordinance 2023-07, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING A 1.866± ACRES TRACT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MARLER STREET AND DEAN STREET (A/K/A 1200 AND 1204 MARLER STREET) AT THE TIME OF ANNEXATION AS HEAVY INDUSTRIAL (H-I); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

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

Request from Bradley Dunckel to rezone a 0.48± acre tract located at the southwest side of the intersection of Green Street Circle and Thompson Bridge Road (a/k/a 1113 and 1117 Green Street Circle) from Residential-I (R-I) to Office and Institutional (O-I). Ward Number: Two. Tax Parcel Number(s): 01-074-002-015 and 022. Request: Office uses.

- ***Proposed Rezoning Ordinance 2023-08***

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 7 conditions:

1. The proposed building shall be generally consistent with the standards depicted on the concept plan and photographs provided with this rezoning application and shall adhere to the Gateway Corridor Overlay Zone standards. Specifically, the proposed office building shall not exceed 2,000 square feet in size and constructed with a minimum 6:12 pitched roof.
2. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.

3. A mixture of evergreen and deciduous buffer trees shall be planted within the required 25-foot wide buffer area adjacent to the single-family lots located to the rear of the property. The minimum installation height of the trees shall be 8-feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
4. Vehicular access to the subject property shall be from the adjacent driveway as shown on the applicant's site plan and shall require review and approval by the Gainesville Public Works Department Director.
5. In addition to the planted buffer, a 6 foot tall opaque fence shall be required at the top of the retaining wall adjacent to the single-family homes.
6. A trash dumpster shall not be allowed on the property.
7. The hours of operation for the proposed use shall be limited from 7:00 A.M. to 8:00 P.M., Monday through Sunday.

City Attorney Hayes opened the floor for comments.

FAVOR:

Bradley Dunckel, County resident, stated he represented the applicant. He provided a brief history on the property and commented on this being a long-term investment. They agreed with the conditions as written. He was available to address any questions and reserved time for rebuttal.

OPPOSITION:

Scott Legg, 1090 Green Street Circle, stated their primary concerns related to noise, the terrain slope, the buffer and future use plans.

Molly Legg, 1090 Green Street Circle, thanked Council for all that they do for the City. She commented on concerns with their property value and enjoyment of their home. They were also concerned that there was no set tenant to know the plans for the property and no site development has been done yet to determine the drainage.

Joy Holmes, 1020 Green Street Circle, stated she works at Jacobs Media which is across the street. She expressed concerns with the traffic at the entrance/egress of Green Street Circle noting it is very dangerous. She wondered if a traffic study or resolution was warranted.

John Roberts, 1102 Green Street Circle, stated his main concern was safety in addition to the sewer lines and traffic.

Shannon Ball, 1116 Green Street Circle, stated she shared all of the previous concerns. She expressed concerns with removal of the tree buffer area which provides some tranquility and how it would open them up to Thompson Bridge Road. She also expressed concerns with future development plans for the property and traffic.

Council Member Thompson shared there was a condition limiting the size of the building to 2,000 square feet. It was also confirmed that any future changes to the site plan and use would have to come back before Council for approval.

Upon inquiry from Council Member Clay, Mrs. Ball stated they were aware of all the conditions. City Attorney Hayes addressed her concern by confirming the zoning for Office and Industrial (O-I) which prohibits a restaurant.

REBUTTAL:

Mr. Dunckel addressed the noise issue as it relates to dumpsters and traffic; the clearing of the lot; details as it relates to the sewer lines and drainage; traffic concerns at the intersection noting GDOT indicated no significant impact with no further study needed; the shared driveway with no negative impact; the tree buffer and their commitment to add large fast-growing plants to re-establish a vegetation buffer.

Upon inquiry from Council Member Thompson, Mr. Dunckel confirmed the number of parking spaces was 10 including handicapped spaces and that consideration would be given to the size of the buffer if the opportunity exists.

Council Member Clay confirmed there would not be an additional entrance/exit on the site.

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

Motion to approve Ordinance 2023-08, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.48± ACRE TRACT LOCATED AT THE SOUTHWEST SIDE OF THE INTERSECTION OF GREEN STREET CIRCLE AND THOMPSON BRIDGE ROAD (A/K/A 1113 AND 1117 GREEN STREET CIRCLE) FROM RESIDENTIAL-I (R-I) TO OFFICE AND INSTITUTIONAL (O-I), WITH CONDITIONS (O-I-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions.

Motion made by Council Member Dunagan
Motion seconded by Council Member Wangemann

Before calling for the vote, Mayor Couvillon commented on the difficult decisions made by Council which are mostly those that affect people's property. He shared the dilemma in the decision with this request.

Council Member Dunagan commented on a past request for this property that was double the size of this project. That request was denied. He felt this was a good fit for the property.

Council Member Thompson stated he agreed with the Mayors comments. He requested to add a condition to not allow parking to exceed 10 spaces.

Motion to approve Ordinance 2023-08, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.48± ACRE TRACT LOCATED AT THE SOUTHWEST SIDE OF THE INTERSECTION OF GREEN STREET CIRCLE AND THOMPSON BRIDGE ROAD (A/K/A 1113 AND 1117 GREEN STREET CIRCLE) FROM RESIDENTIAL-I (R-I) TO OFFICE AND INSTITUTIONAL (O-I), WITH CONDITIONS (O-I-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented and adding a condition 8 with the following language: "Parking shall be limited to 10 spaces."

Motion made by Council Member Dunagan
Motion seconded by Council Member Wangemann

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

ADJOURNMENT: 6:10 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk