

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

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

Pastor James Morales, The Light of the World Church, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATION / RECOGNITION:

Public Works Director Appointment to the Georgia Public Service Commission Advisory Committee

Mayor Couvillon read a letter signed by the Mayor and Council commending Public Works Director Chris Rotalsky for his appointment, by Governor Kemp, to the Georgia Public Service Commission Advisory Committee.

Council extended words of appreciation to Mr. Rotalsky for his leadership, support and for all he does for the City of Gainesville.

Public Works Director Chris Rotalsky stated it was an honor and privilege to be appointed to the board by Governor Kemp. He also expressed appreciation for support from his family, Council, and the Public Works staff.

PUBLIC COMMENTS:

Kaela Cornett Smith, 3739 Happy Valley Drive, expressed concern regarding the removal of the historic granite steps that once led to the homesite of General James Longstreet located at 992 Longstreet Circle. She commented on a request to have them returned but was disappointed to see they had not been. She stated the citizens would like to know why the historical monument for the City of Gainesville had not been returned and replaced back where they were. Mayor Couvillon stated he would provide a follow up.

CONSENT AGENDA:

Appointments: Convention & Visitors Bureau Authority - Reappoint Jay Singh and Jeff Pruitt; Appoint Rand Carswell

Motion to reappoint Jay Singh and Jeff Pruitt and appoint Rand Carswell to the Convention & Visitors Bureau Authority as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Clay

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

Minutes: August 10, 2023 Work Session

Minutes: August 15, 2023 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Clay

Motion seconded by Council Member Thompson

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

Resolutions

A. BR-2023-36 Property Acquisition from CSX Transportation, Inc. (East/West Spur)

B. GR-2023-08 FY2025 Section 5307 Grant Application & Contract

Assistant City Manager Angela Sheppard provided a brief overview of each resolution.

Motion to adopt the resolution as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Brooks

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

PUBLIC HEARING:

Request from Jose Carrillo to rezone a 1.42± acres tract located on the northeast side of the intersection of Atlanta Highway and Hospital Drive, and the southeast side of the intersection of Atlanta Highway and Hilltop Street (a/k/a 805 Hospital Drive, SW) from General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Five. Tax Parcel Number(s): 00-132-005-003. Request: Mixed-use.

• Proposed Rezoning Ordinance 2023-22

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 summarized the request. The Planning and Appeals Board and staff recommended approval with the following six (6) conditions:

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director. Any development standards not addressed within the P-U-D zoning application shall adhere to the Neighborhood Business (N-B) zoning requirements.
2. A mixture of evergreen trees and deciduous trees shall be planted between the proposed residential units and the existing commercial retail shopping center, auto repair shop and roads so as not to interfere with the existing sewer easement. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Director.
3. The existing dumpster(s) shall be enclosed and screened from view from the proposed residential units, adjoining properties, roads and parking areas. Any structural buffer shall consist of weather resistant materials.
4. The existing gravel areas and damaged concrete behind the retail shopping center shall be replaced with new asphalt or concrete.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All

required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

6. Outdoor lighting shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.

Attorney Hayes opened the floor for public comments.

James Irvin, Foothills Land Design, represented the applicant. He stated the purpose of the development is primarily for the applicant's employees. He stated the site plan will have a positive impact on the property and surrounding properties. The applicant agreed with the conditions.

Council Member Thompson asked if sidewalk improvements were included in the plan. Mr. Irvin stated they were not included for this concept. They would comply if required during the permitting process.

Council Member Thompson also asked how trash would be handled and if the plans included an area to store roll-off garbage containers.

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

Motion to approve the Ordinance 2023-22, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.42± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF ATLANTA HIGHWAY AND HOSPITAL DRIVE, AND THE SOUTHEAST SIDE OF THE INTERSECTION OF ATLANTA HIGHWAY AND HILLTOP STREET (A/K/A 805 HOSPITAL DRIVE, SW) FROM GENERAL BUSINESS (G-B) TO 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.

Motion made by Council Member Dunagan

Motion seconded by Council Member Wangemann

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

CITY CLERK ISSUES:

November 7, 2023 Election Update

City Clerk Denise Jordan stated the qualifying process was complete. All candidates were unopposed. The steps to cancel the election were underway.

ADJOURNMENT: 5:53 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk