OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Barbara Brooks, Danny Dunagan, Zack Thompson
VACANT POSITION: Ward 4
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 provided the invocation after which the Pledge of Allegiance was recited in unison.

ORGANIZATIONAL MEETING:

A. Business Resolution: 2024-01 Emergency Interim Successors

Motion to adopt the Resolution BR-2023-01 as presented naming the order of succession as follows: Sam Couvillon, Juli Hayes, Barbara Brooks, Danny Dunagan, Zack Thompson, Ward 4 - Vacant.

Motion made by Council Member Dunagan
Motion seconded by Council Member Hayes
Votes favoring the motion: Thompson, Brooks, Clay, Dunagan
Vacant: Ward 4

B. Appointment: Municipal Court Solicitor

Motion to reappoint Inez Grant as Municipal Court Solicitor for another two-year term as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Thompson
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

C. Appointment: Administrative Hearing Officer

Motion to reappoint G. Hammond Law, III as Administrative Hearing Officer for another one-year term as presented.

Motion made by Council Member Dunagan
Motion seconded by Council Member Thompson
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

D. Appointment: Legal Organ

Motion to reappoint The Times as the legal organ for another one-year term as presented.

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

Vacant: Ward 4

E. Appointments: Board/Committee Ex-Officio Members

Motion to appoint the following 2024 Ex-Officio Members as presented.

American Red Cross	**Mayor Couvillon**
Economic Development Council	**Mayor Couvillon**
Gainesville-Hall County Development Authority	**Mayor Couvillon**
Greater Hall Chamber of Commerce Board of Directors	**Mayor Couvillon**
HALLmark Initiative	**Mayor Couvillon**
Board of Health	**Council Member Brooks**
Gainesville Non-Profit Development Authority	**Council Member Brooks**
Gainesville-Hall County Land Bank Board	**Council Member Brooks**
Planning and Appeals Board	**Council Member Brooks**
Airport Advisory Committee	**Council Members Brooks & Hayes**
Parks & Recreation Board	**Council Member Hayes**
Parks & Recreation Foundation	**Council Member Hayes**
Historic Preservation Commission	**Council Member Dunagan**
Main Street Gainesville Advisory Board	**Council Member Dunagan**
Chattahoochee Golf Course Advisory Committee	**Council Member Thompson**
Chicopee Woods Area Park Commission	**Council Member Thompson**
Gainesville Redevelopment Authority	**Council Member Thompson**
Housing Authority	**Council Member Thompson**
Keep Hall Beautiful/Hall County Green Alliance	**Council Member Thompson**

Motion made by Council Member Dunagan
Motion seconded by Council Member Brooks
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

F. Appointment: Georgia Mountains Regional Commission

Motion to appoint Sam Couvillon to a one-year term as presented.

Motion seconded by Council Member Hayes
Motion seconded by Council Member Thompson
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

G. Appointment: Lake Lanier Olympic Park Foundation

Motion to reappoint Danny Dunagan on the Lake Lanier Olympic Park Foundation as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Brooks
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

CONSENT AGENDA:

Minutes: December 14, 2023 Work Session
Minutes: December 19, 2023 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Thompson
Motion seconded by Council Member Brooks
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Resolutions

A. AR-2024-01 Fourth Quarter Budget Adjustment for Fiscal Year 2023
B. AR-2024-02 First Quarter Budget Adjustment for Fiscal Year 2024
C. BR-2024-02 Support of the Expansion of the Municipal Option Sales Tax (MOST)
D. PR-2024-01 Approval of the Updated Hall Area Transit (HAT) Public Transportation Agency Safety Plan (PTASP)
E. PR-2024-02 FY2024 Flat Creek Water Reclamation Facility Improvements

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Brooks
Motion seconded by Council Member Thompson
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

PUBLIC HEARING:

Request from Nikul Parikh to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a 0 McEver Road, SW). Ward Number: Four. Tax Parcel Number(s): 08-042B-000-180. Request: Automated carwash facility.

- ***Proposed Zoning Amendment Ordinance 2024-02***

City Attorney Abb Hayes stated the applicant requested to withdraw the application.

Motion to approve the request to withdraw the application without prejudice.

Motion made by Council Member Hayes
Motion seconded by Council Member Dunagan
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Request from Daniel Medrea to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a 0 Ivey Road, SW) from Planned Unit Development (P-U-D) to Residential-I (R-I). Ward Number: Four. Tax Parcel Number(s): 08-020-000-096. Request: Four single-family lots.

- ***Proposed Rezoning Ordinance 2024-01***

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 two conditions:

1. An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.
2. The development shall be generally consistent with the site plan and pictures provided with this rezoning application.

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

Motion to approve Ordinance 2024-01, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 5.6± ACRES TRACT LOCATED ON THE WEST SIDE OF IVEY ROAD, SOUTH OF THE INTERSECTION OF IVEY ROAD AND LOST RIVER DRIVE (A/K/A 0 IVEY ROAD, SW) FROM PLANNED UNIT DEVELOPMENT (P-U-D) TO RESIDENTIAL-I, WITH CONDITIONS (R-I-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: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Request from Capstone Acquisitions, LLC for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a 622 White Sulphur Road), having a zoning of General Business (G-B). Ward Number: Two. Tax Parcel Number(s): 09-123-000-031. Request: Residence Inn extended stay hotel.

- ***Proposed Zoning Resolution 2024-01***

City Attorney Abb Hayes opened the public hearing and confirmed the public notice was properly advertised.

Community and Economic Development Deputy Director Matt Tate summarized the request noting the applicant wished to amend the request to reduce the hotel size from six-stories, 112 rooms to five-stories, 92 rooms. The Planning and Appeals Board and staff recommended approval with the following seven conditions:

1. The special use approval shall be limited to the operation of a Residence Inn by Marriott extended stay hotel. No other use on the subject property for “Extended Stay Lodging Services,” as that term is defined in Section 9-10-6-16 of the Gainesville Unified Land Development Code, shall be permitted.

2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application. The exterior wall materials shall include a mixture of brick or stone and EFIS per the approval of the Community & Economic Development Director.
3. 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, 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.
4. The frontage landscape areas and right-of-way areas along White Sulphur Road shall be sodded with grass. The landscape islands within the parking lot shall contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.
5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
6. The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.
7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The 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 owner/developer.

Attorney Hayes opened the floor for public comments.

Webb Young, a Gainesville resident and Capstone's lead developer on the site, commented on changing the number of rooms because another hotel is coming nearby. They will not offer underground parking. He felt this was an excellent hotel for Gainesville and the area. He was available for any questions.

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

Motion to adopt the resolution ZR-2024-01 with conditions as presented.

Motion made by Council Member Dunagan
Motion seconded by Council Member Thompson
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

ADJOURNMENT: 5:45 PM

/ag

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W. Samuel Couvillon, Mayor

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Denise O. Jordan, City Clerk