

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.

Pastor Shon Peppers, Gainesville First Presbyterian Church, provided the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Proclamation: Georgia Cities Week – April 21-27, 2024

Mayor Couvillon shared upcoming city-hosted activities for Georgia Cities Week after which he read a proclamation declaring April 21-27, 2024 to be *Georgia Cities Week*.

Gainesville Parks & Recreation 100th Anniversary

Mayor Couvillon recognized former Parks & Recreation Director Melvin Cooper and his 47 years of service noting “The Coop” Youth Sports Complex, named in his honor, will open later this year.

Mayor Couvillon read a letter acknowledging the Parks & Recreation Agency’s 100th Anniversary. He commented on its intricate role and importance. Pastor Robert Washington, Board Member, expressed appreciation to everyone and the part they play in growing the department. Parks & Recreation Director Kate Mattison shared some fun facts about the agency.

Parks & Recreation Employee Appreciation Awards 2024

Parks & Recreation Director Kate Mattison recognized and presented awards to the following staff members:

Brian Peters – Mountain Mover Award
Freddy Hernandez – Go Getter Award
Aaron Barnett – Steadfast Award
Daniel Ramirez – Overachiever Award
Kenesha Cooper – Rookie of the Year
Maury McKinney – Mr. Resolute Award
Jada Johnson – Suzy Sunshine Award
Justin Latoni – Chaos Coordinator

Council Member Thompson expressed appreciation for the Parks & Recreation staff.

Council Member Hayes recognized other Parks & Recreation staff, Board Members and Parks & Recreation Foundation Board Members in attendance.

COUNCIL ANNOUNCEMENTS:

Mayor Couvillon

Reported he witnessed the Sunshine Seniors serving meals at the St. John Baptist Church today noting they serve over 500 meals in the community. They are another example of the greatness in our community.

CONSENT AGENDA:

Appointment: Gainesville-Hall County Development Authority – Appoint Jimmy Adams

Motion to appoint Jimmy Adams to the Gainesville-Hall County Development Authority 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

Minutes: February 29, 2024 Work Session

Minutes: March 1, 2024 Retreat

Minutes: March 5, 2024 Mayor/Council Meeting

Minutes: March 19, 2024 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Hayes

Motion seconded by Council Member Dunagan

Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson

Vacant: Ward 4

Resolutions

- A. BR-2024-11 448 West Highland Drive Annexation Waiver
- B. BR-2024-12 Abandonment and Conveyance of City of Gainesville Owned Property on Broad Street
- C. BR-2024-13 Selection of Benefits Broker and Consultant
- D. GR-2024-02 Authorization to Apply for and Accept a U.S. Department of Energy (DOE) Energy Efficiency and Conservation Block Grant

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

Motion to adopt the resolutions as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Hayes

Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson

Vacant: Ward 4

PUBLIC HEARINGS:

(Tabled at the February 6, 2024 Council Meeting)

Request from Simpatico Communities to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a 839 and 853 Jesse Jewell

Parkway, SW) from General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Three. Tax Parcel Number(s): 01-029-001-005 and 007. Request: Mixed-use building.

- ***Proposed Rezoning Ordinance 2024-03***

City Attorney Abb Hayes stated the applicant requested to withdraw the request without prejudice.

Motion to accept the request for withdrawal without prejudice as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Hayes

Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson

Vacant: Ward 4

Request from Raven Residential Group for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a 521 Washington Street, SW), having a zoning of Neighborhood Business (N-B). Ward Number(s): Two. Tax Parcel Number(s): 01-027-001-003. Request: Residential condominium community.

- ***Proposed Zoning Resolution ZR-2024-03***

City Attorney Hayes stated the applicant requested to table the request to the May 7, 2024 Mayor/Council Meeting.

Motion to table the request to the May 7, 2024 Mayor/Council Meeting.

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 HadyPadj Technologies, LLC for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a 1176 Palmour Drive, SW), having a zoning of Heavy Industrial (H-I). Ward Number(s): Five. Tax Parcel Number(s): 15-035-000-015. Request: Data mining facility.

- ***Proposed Zoning Resolution ZR-2024-04***

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 summarized the request. The Planning and Appeals Board and staff recommended approval with the following four (4) conditions:

1. The subject property shall be limited to the two 10' x 18' data center huts as shown on the revised site/landscape plan and shall be oriented in the same manner.

2. The proposed data huts shall be sufficiently screened with existing and new vegetation and trees as depicted on the site/landscape plan, subject to the approval of the Community and Economic Development Director.
3. All new fencing shall be chain-link coated with black color vinyl.
4. 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.

Attorney Hayes opened the floor for public comments.

FAVOR:

Viral Chhadua, 2313 Crystal Court, stated this is their first project and the first of its kind in the City of Gainesville. He commented on the project and the noise level noting this is the perfect location for it. He requested condition 1 be removed to allow for future expansion to include more data huts and a shipping container for storage use.

Council Member Thompson inquired about avenues for expansion if condition 1 was not removed at which time Mr. Tate stated the applicant would be required to come back before the Planning and Appeals Board and Council to amend the conditions.

Upon inquiry from Council Member Hayes, Mr. Tate stated the language to include the storage unit could be added to condition 1 for clarification purposes. After further discussion, Mr. Chhadua confirmed the use of a shipping container for storage is sufficient.

Mayor Couvillon inquired about the landscaping and if the storage unit will be hidden. Mr. Chhadua confirmed everything (data huts and the storage unit) would be hidden and screened off.

Upon inquiry, Mr. Chhadua confirmed he understood the process for future expansion.

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-2024-04 with conditions as presented and adding a condition 5 with the following language: "All improvements on the subject property shall limited to a maximum height of 12-feet. Furthermore, a storage facility limited in size to a typical shipping container shall be allowed to be placed on the property in such location as approved by the Community and Economic Development Director."

Motion made by Council Member Dunagan

Motion seconded by Council Member Hayes

Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson

Vacant: Ward 4

Request from Constantino Gutierrez to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a 934 Etta Vesta Circle, NE) from Neighborhood Business (N-B) to Residential-I (R-I). Ward Number: One. Tax Parcel Number(s): 01-097-001-024. Request: Single-family home.

- ***Proposed Rezoning Ordinance 2024-07***

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

Community and Economic Development Deputy Director Matt Tate summarized the request. The Planning and Appeals Board and staff recommended approval with the following condition:

1. The proposed single-family home shall be generally consistent with the architectural elevation and floor plan submitted with the rezoning application, subject to the approval of the Community and Economic Development Director.

Attorney Hayes opened the floor for public comments.

FAVOR:

Glyn Crowe, Clermont resident, shared some family history with the property noting he and the surrounding residents would be pleased if the property was rezoned back to R-I.

Constantino, 2542 Paula Drive, stated he was the property owner and they wished to rezone the property to residential.

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

Motion to approve the Ordinance 2024-07, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.38± ACRE TRACT LOCATED ON THE SOUTH SIDE OF ETTA VESTA CIRCLE, EAST OF THOMPSON BRIDGE ROAD (A/K/A 934 ETTA VESTA CIRCLE, NE) FROM NEIGHBORHOOD BUSINESS (N-B) TO RESIDENTIAL-I, WITH CONDITION (R-I-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with the condition 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

Request from Mayra Valentin for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a 787 Hospital Drive, SW), having a zoning of General Business (G-B). Ward Number: Five. Tax Parcel Number(s): 01-132-005-015. Request: Special event center.

- ***Proposed Zoning Resolution ZR-2024-05***

City Attorney Abb Hayes opened the public hearing.

Community and Economic Development Deputy Director Matt Tate summarized the request. The Planning and Appeals Board and staff recommended approval with the following three conditions:

1. All special events shall be confined to the interior of the building and the existing outdoor patio area occupied by the special event facility.
2. No outside amplification shall be permitted as part of the special event facility.
3. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.

Attorney Hayes opened the floor for public comments.

Mayra Valentin, 3018 Rose Petal Street, requested permission to use the outside area of the property.

Council Member Brooks asked for clarification regarding the additional request.

Angel Retana, 606 Atlanta Highway, property owner, stated Ms. Valentin was the lease agent and commented on her request surrounding the property use and amplification.

After further inquiries, there was some discussion regarding use of the outdoor existing patio area, the residential distance from it, and limits to the hours as it relates to amplification.

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-2024-05 with conditions to include an amended Condition 2 to read as follows: “No outside amplification shall be permitted as part of the special event facility past 10 p.m., and shall be limited to the existing outdoor patio area.”.

Motion made by Council Member Dunagan

Motion seconded by Council Member Hayes

Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson

Vacant: Ward 4

CITY MANAGER ISSUES:

Golf Cart Crossing Signs

City Manager Bryan Lackey reported GDOT has begun installing golf cart crossing signs at various locations for mote entry.

CITY ATTORNEY ISSUES:

Business Resolution 2024-14

Ratification and Approval of the Housing Authority Multifamily Note (Governmental) Harrison Village Apartments)

City Attorney Abb Hayes stated this was a last-minute item to accommodate a closing on an expansion project. The proposed resolution allows the Housing Authority to issue a note not to exceed \$28,000,000 to assist in the financing of the Harrison Village Apartment development. A TEFRA hearing was held, as a requirement of the IRS code, with no opposition. The request authorizes the Mayor to execute the approval which allows them to proceed with the closing scheduled to occur prior to the next Council Meeting.

Motion to adopt the resolution BR-2024-14 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

ADJOURNMENT: 6:22 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk