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.

Council Member Barbara Brooks provided the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Lakeview Academy Boys and Girls Basketball Teams Letter of Recognition
Mayor Couvillon commented on the boys' and girls' teams GIAA State Class AAA Championship win. He read a letter recognizing and congratulating the teams on their success.

Gainesville CVB - Al Burress Creative Marketing Recognition
Tourism Director Robyn Lynch stated the Georgia CVB awarded the Gainesville CVB with the Al Burress Award for Creative Expression noting it recognizes an individual/entity that develops a creative community public initiative. She recognized the Tourism team and shared information about the "From Gainesville With Love" postcard campaign for which the award was received. The postcards went out to 45 states and over 14 countries. Lake Lanier Olympic Park Facility Manager James Watson and CVB Manager Regina Ingebrigtsen were the creators of the postcard initiative.

Council Member Dunagan extended appreciation to the staff on all their hard work.

Proclamation: National Drinking Water Week
Mayor Couvillon read a proclamation declaring May 5 - 8, 2024 to be *National Drinking Water Week* and presented it to Water Resources Director Linda MacGregor. He commented on 1) how prioritizing the importance of water allowed the city to be more advanced; and 2) how conservation planning has sustained the water use over the years even with the growth in the community. Council Member Dunagan commented on growth since joining the Council (30,000 water customers compared to over 60,000 customers today) and the water usage is still the same.

Department of Water Resources Awards and Recognitions
Water Resources Director Linda MacGregor stated this year's Drinking Water Week is the 50th Anniversary of the signing of the Safe Water Drinking Act before announcing receipt of the following awards:

Linwood Water Reclamation Facility – Plant of the Year
Riverside Water Treatment Plant – Platinum Award (for 5 years of full compliance)
Lakeside Water Treatment Plant – Platinum Award (for 20 years of full compliance)
Public Education Excellence Award

Ms. MacGregor thanked Council for their support.

Council Member Thompson thanked the Water Resources staff for all they do for the city.

COUNCIL ANNOUNCEMENTS:

Council Member Hayes
Announced the Vision 2030 Art Block Party on Thursday, May 9 and encouraged everyone to purchase tickets noting proceeds go towards the increase of public art in the community.

PUBLIC COMMENTS:

Brian and Alana Rochester commented on the new boathouse being the finest facility in the universe noting their daughter's wedding was held there. He thanked Council and staff for their vision and execution of the facility. He also expressed appreciation for Tourism staff members Deb Gravitt, James Watson and Aaron Mullican for the excellent service they provided. Mayor Couvillon extended appreciation to the Rochester's and the Tourism staff.

CONSENT AGENDA:

Appointment: Parks & Recreation Board – Appoint Anna Hester
Appointment: Parks & Recreation Foundation – Appoint Tina Roberts

Motion to appoint Anna Hester to the Parks & Recreation Board and to appoint Tina Roberts to the Parks & Recreation Foundation 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

Minutes: March 22, 2024 Retreat
Minutes: March 25, 2024 Joint Municipal Association Meeting
Minutes: April 11, 2024 Work Session
Minutes: April 16, 2024 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

Resolution

A. BR-2024-15 Declaration of Surplus Property

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

Motion to adopt the resolution 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

PUBLIC HEARINGS:

(Tabled at the April 16, 2024 Council Meeting)
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 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 five (5) conditions:

1. The proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.
2. 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.
3. 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 for the last condominium unit.
4. The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.
5. Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.

Attorney Hayes opened the floor for public comments.

FAVOR:

Bradley Dunckel represented the applicant and recognized Dave Odom, a partner, also present. Mr. Dunckel commented on the new housing concept noting the industry has termed these as “micro-homes”. They are larger than a tiny home, smaller than a traditional home and comparable to the size of an apartment. He provided an overview of the project development supplemented with a PowerPoint presentation addressing the following: site location; concept plan; 1-2-bedroom units; exterior images; interior images; amenities; case study; 2040 comprehensive plan; project concerns; Washington Street views and uses; uses by right; and reasons for this concept. He requested consideration and reserved time for rebuttal.

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

Motion to approve the resolution ZR-2024-03 with conditions 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

City Attorney Abb Hayes clarified the motion with the 5 conditions to include an amended condition 1.

Upon inquiry from Council Member Hayes, Mr. Dunckel confirmed they were agreeable with the plans as noted in the amended condition.

Mayor Couvillon inquired about the project start timeline at which time Mr. Dunckel stated they had plans to start soon as possible/early summer.

Council Member Thompson commented on the importance of these type projects for the city due to land becoming scarce. He expressed appreciation for developers providing these type projects, working with staff and addressing concerns.

Motion to approve the resolution ZR-2024-03 with conditions as presented to include an amended condition 1 to read as follows: "The proposed residential condominiums shall not exceed eleven (11) units. The exterior facade of each unit shall closely reflect the architectural style of the revised renderings provided by the applicant to include the locations of the exterior brick or stone materials, the number, size and the general location of the windows and doors, but in no case shall the front facade have less than 60% of glass windows and no-opaque doors. The final location and architecture of each condominium unit shall be subject to the approval of the Community & 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 Monica Duran Pizano to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a 3608 Whiting Road) and to establish a zoning of Residential-I (R-I). Ward Number: Four. Tax Parcel Number(s): 08-024-001-002A. Request: Sewer for an existing single-family home and detached guest house.

- ***Proposed Annexation Ordinance 2024-08***
- ***Proposed Zoning Ordinance 2024-09***

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.

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 2024-08, AN ORDINANCE ANNEXING A 0.6± ACRE TRACT LOCATED ON THE NORTHWEST CORNER OF MOUNTAIN VIEW ROAD AND WHITING ROAD (A/K/A 3608 WHITING ROAD) AND TO ESTABLISH A ZONING OF RESIDENTIAL-I (R-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 Brooks
Motion seconded by Council Member Hayes
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Motion to approve Ordinance 2024-09, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.6± ACRE TRACT LOCATED ON THE NORTHWEST CORNER OF MOUNTAIN VIEW ROAD AND WHITING ROAD (A/K/A 3608 WHITING ROAD) AND TO ESTABLISH A ZONING OF RESIDENTIAL-I (R-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 Thompson
Motion seconded by Council Member Hayes
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Request from Michael G. Sheets (Gold Creek Acquisitions II, LLC) to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a 2093 Industrial Drive) and to establish a zoning of Light Industrial (L-I). Ward Number: Four. Tax Parcel Number(s): 08-007-003-034. Request: Sewer for an existing office building.

- ***Proposed Annexation Ordinance 2024-10***
- ***Proposed Zoning Ordinance 2024-11***

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.

Attorney Hayes opened the floor for public comments.

FAVOR:

Brad Trotter, Foothills Land Design, project site civil engineers, briefly commented on the project noting the applicant wished to connect to sewer. He was available to answer 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 2024-10, AN ORDINANCE ANNEXING A 2.13± ACRES TRACT LOCATED AT THE TERMINUS OF INDUSTRIAL DRIVE, EAST OF MEMORIAL PARK DRIVE (A/K/A 2093 INDUSTRIAL DRIVE) AND TO ESTABLISH A ZONING OF LIGHT INDUSTRIAL (L-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 Thompson
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Motion to approve Ordinance 2024-11, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 2.13± ACRES TRACT LOCATED AT THE TERMINUS OF INDUSTRIAL DRIVE, EAST OF MEMORIAL PARK DRIVE (A/K/A 2093 INDUSTRIAL DRIVE) AND TO ESTABLISH A ZONING OF LIGHT INDUSTRIAL (L-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 Hayes
Motion seconded by Council Member Thompson
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Request from the City of Gainesville to annex 2.81± acres consisting of 11 parcels located on the northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a 3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street) and to establish a zoning of Residential and Office (R-O). Ward Number: Two. Tax Parcel Number(s): 00-063-006-005, 006; 00-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018. Request: Existing uses.

- ***Proposed Annexation Ordinance 2024-12***
- ***Proposed Zoning Ordinance 2024-13***

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.

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 the Ordinance 2024-12, AN ORDINANCE ANNEXING 2.81± ACRES CONSISTING OF 11 PARCELS LOCATED ON THE NORTHWEST SIDE OF JESSE JEWELL PARKWAY WITHIN THE NEW HOLLAND MILL SUBDIVISION (A/K/A 3 AND 4 CAROLINA STREET, 0 SPRING STREET, 10 MYRTLE DRIVE, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 AND 20 VICTORY STREET) AND TO ESTABLISH A ZONING OF RESIDENTIAL AND OFFICE (R-O); 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 Dunagan
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

Motion to approve the Ordinance 2024-13, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON 2.81± ACRES CONSISTING OF 11 PARCELS LOCATED ON THE NORTHWEST SIDE OF JESSE JEWELL PARKWAY WITHIN THE NEW HOLLAND MILL SUBDIVISION (A/K/A 3 AND 4 CAROLINA STREET, 0 SPRING STREET, 10 MYRTLE DRIVE, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 AND 20 VICTORY STREET) AND TO ESTABLISH A ZONING OF RESIDENTIAL AND OFFICE (R-O); 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 Hayes
Votes favoring the motion: Hayes, Brooks, Dunagan, Thompson
Vacant: Ward 4

ADJOURNMENT: 6:18 PM

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W. Samuel Couvillon, Mayor

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Denise O. Jordan, City Clerk