

OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Barbara Brooks, Danny Dunagan, Zack Thompson, Abigail Guzman
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 Scott Smith, Lakewood Baptist Church, provided the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Junior Golfers Special Recognition

Mayor Couvillon recognized local Junior Golfers Addison Peeples and Hudson Justus for their accomplishments in the game of golf. He briefly shared the history behind junior golfers in Gainesville after which he read and presented each with a letter of recognition on behalf of the Mayor/City Council.

Main Street Gainesville GEMS Designation

Melissa Elliott, Downtown Preservation Planner with the Department of Community Affairs, shared the history of the Main Street Program and the accreditation standards. She recognized and thanked Main Street Manager Nicole Parham, the Main Street Gainesville Board, volunteers, community members and City leadership for the success of downtown Gainesville and for receiving the Georgia Exceptional Main Street (GEMS) designation. She presented Mrs. Parham with a plaque acknowledging this achievement.

COUNCIL ANNOUNCEMENT:

Council Member Thompson

Congratulated Susannah Frost for being named President of Chick-fil-A.

Mayor Couvillon

Commented on the Gainesville hosted HUB Cities meeting last week and the great remarks received by participants which shined a light on downtown.

CONSENT AGENDA:

Minutes: October 10, 2024 Work Session

Minutes: October 15, 2024 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Hayes

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

Resolution

A. GR-2024-12 Apply for and Accept Land & Water Conservation Fund (LWCF) Grant

City Manager Bryan Lackey summarized the resolution.

Motion to adopt the resolution as presented.

Motion made by Council Member Hayes

Motion seconded by Council Member Guzman

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

PUBLIC HEARING:

Request from HadjPadj Technologies, LLC to amend a zoning condition 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: Five. Tax Parcel Number(s): 15-035-000-015. Request: Data center.

• ***Proposed Zoning Amendment Ordinance 2024-27***

City Attorney Abb Hayes stated the item was previously tabled. He 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 denial. Upon receipt of a revised site plan from the applicant, staff recommended the following amended zoning conditions for Council's consideration noting the applicant was in agreement:

1. The subject property shall be limited to four 10' x 45' data center huts as shown on the attached revised site/landscape plan prepared by J. Dan Syfan, Landscape Architect dated July 22, 2024, and shall be oriented in the same manner.
2. Upon completion of two 10' x 45' data center huts and commencement of operations, Applicant shall begin measuring the decibel levels of noise emitting from the data center huts once a week between the hours of 12:00PM and 4:00PM at a distance of 100 feet from the data center huts in the direction of Palmour Drive. Applicant will provide the findings to the Community and Economic Development Director. If the decibel level does not exceed 65 decibels, the Community and Economic Development Director is authorized to administratively approve the construction of two additional data center huts, as shown on the revised site/landscape plan which shall be oriented in the same manner and shall not exceed 65 decibels. The Community and Economic Development Director reserves the right to take his or her own measurements.
3. If at any time the decibel level exceeds 65 decibels, when measured at 100 feet from any data center hut, the City shall have the authority to take whatever means are necessary to cause the operator/user of said data hut to cease operations until such time as the decibel level is brought below 65 decibels, only after the City has provided the operator/user written notice of the excessive decibel level and has allowed operator/user 30 days to implement a decibel reduction plan, provided that the City's notice and opportunity to cure shall only be required no more than once every 12 months.
4. The proposed data huts shall be sufficiently screened with existing and new vegetation and trees as depicted on the attached revised site/landscape plan, subject to the approval of the Community and Economic Development Director.
5. All new fencing shall be chain-link coated with black color vinyl and shall be limited to 6ft.
6. 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 the 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.

7. All improvements on the subject property shall be 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 a location as approved by the Community and Economic Development Director.

Attorney Hayes opened the floor for public comments.

FAVOR:

Attorney Steve Gilliam, Smith, Gilliam, Williams & Miles law firm, represented the applicant. He presented information related to the economic changes to the project noting the reason for the reduction in the number of data huts. He reviewed the revised site plan, unit descriptions, and City/County tax revenue for a total investment of approximately \$6 million. All of the conditions were acceptable to the applicant. They requested approval.

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

Motion to approve Ordinance 2024-27, AN ORDINANCE AMENDING THE ZONING CONDITIONS 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); 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 Hayes

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

Council Member Thompson thanked staff and the Planning & Appeals Board for working with the applicant.

CITY MANAGER ISSUES:

Municipal Court Room Renovations

City Manager Bryan Lackey reported renovations to the space is scheduled to begin Thursday, November 8th. The next Mayor/Council Meeting (November 19th) will be held in the Administration Building.

ADJOURNMENT: 6:04 PM

/ag

W. Samuel Couvillon, Mayor

Denise O. Jordan, City Clerk