

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

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

Pastor Rodney A. Lackey, Jr. Antioch Baptist Church, provided the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Proclamation: 2025 Georgia Cities Week

Council Member Juli Hayes read a proclamation declaring April 21 – 27, 2025 to be “*Georgia Cities Week*”.

Proclamation: Gainesville Safe Digging Month

Mayor Pro Tem Zack Thompson read a proclamation declaring April 2025 to be “*Gainesville Safe Digging Month*” and presented it to Public Works Engineering Project Manager Brian Wiley.

SPECIAL PRESENTATIONS:

City Clerk Denise Jordan received the following accolades and awards during her final Council Meeting as City Clerk ahead of her retirement this month.

Georgia Municipal Association (GMA) Lifetime Service Award

GMA Representatives Pete Pyrzenski and Pam Helton recognized and presented City Clerk Denise Jordan with the GMA Lifetime Service Award for her years of service.

Senate Resolution Recognizing City Clerk Denise Jordan

Council Member Dunagan read Senate Resolution 364 by Senators Drew Echols of the 49th district, Bo Hatchett of the 50th, Clint Dixon of the 45th, Shawn Still of the 48th and Russ Goodman of the 8th, among others, recognizing and commending City Clerk Denise Jordan for her exemplary and dedicated service to the City of Gainesville.

Years of Service Recognition

Mayor Pro Tem Thompson recognized City Clerk Denise Jordan for her dedication and service to the City of Gainesville and presented her with a token of appreciation. Council extended heartfelt appreciation and well-wishes to Mrs. Jordan.

CONSENT AGENDA:

Minutes: March 13, 2025 Work Session

Minutes: March 18, 2025 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: Brooks, Hayes, Guzman, Dunagan

Absent: Couvillon

Mayor Pro Tem Thompson presided with rights and privileges of the Mayor in accordance with the Charter Section 2.30

Resolutions

- A. BR-2025-13 Authorization for Intergovernmental Agreement between the City and Redevelopment Authority Regarding Property Near Monroe Drive for New Fire Station
- B. BR-2025-14 Bonds Issuance for the Benefit of Brenau University, Inc.

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: Brooks, Hayes, Guzman, Dunagan

Absent: Couvillon

Mayor Pro Tem Thompson presided with rights and privileges of the Mayor in accordance with the Charter Section 2.30

PUBLIC HEARING:

Request from Aneesh Patel for a special use on a 1.92± acres tract located northwest of the intersection of Dawsonville Highway and Beechwood Boulevard, at the terminus of a private cul-de-sac (a/k/a 1181 Dawsonville Highway, NW), having a zoning of General Business (G-B). Ward Number: One. Tax Parcel Number(s): 00-115-002-085. Request: Extended stay hotel.

- ***Proposed Zoning Resolution 2025-01***

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 seven conditions:

1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application to include a mixture of brick masonry and cementitious siding material. In addition, the roof materials shall consist of architectural shingles and accent metal roof materials as depicted on the architectural drawing.
2. The use of the property shall be limited to a maximum of 8 residential condominium units.
3. The owner/developer shall plant a mixture of evergreen trees along the northerly and easterly property lines adjacent to the single-family properties. 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 Department Director.

4. The frontage landscape areas and right-of-way areas fronting Riverside Drive, Riverside Terrace and Oak Tree Drive shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community and Economic Development Director.
5. Individual garbage containers shall be stored at the rear of each condominium unit and screened in a manner so as not to be visible from the adjacent roads and residential properties. A trash dumpster shall not be allowed on the property.
6. Vehicular access shall be limited to Riverside Terrace. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. 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.
7. 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.

City 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 resolution ZR-2025-01 with conditions as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Guzman

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

Absent: Couvillon

Mayor Pro Tem Thompson presided with rights and privileges of the Mayor in accordance with the Charter Section 2.30.

CITY MANAGER ISSUES:

City Manager Bryan Lackey expressed his appreciation for City Clerk Denise Jordan and all she has done for the city.

CITY CLERK ISSUES:

City Clerk Denise Jordan extended words of appreciation to Council and the community for allowing her the opportunity to serve as a servant leader.

ADJOURNMENT: 6:14 PM

/ag

W. Samuel Couvillon, Mayor

Alisa Grayson, City Clerk