



INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS / RECOGNITIONS:

- A. Proclamation: Constitution Week

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

- A. Gainesville Non-Profit Development Foundation
- Reappoint Maria Calkins, Audrey Simmons and Joy Griffin
- B. Historic Preservation Commission
- Reappoint Dick Bachman and Cathy Day
- C. Parks & Recreation Board
- Appoint Carolyn Kearns

Minutes

- A. August 14, 2025 Work Session
- B. August 19, 2025 Mayor/Council Meeting

Resolutions

- A. BR-2025-37 Accepting a Portion of Private Property as Victory Street Right-of-Way
- B. BR-2025-38 Chattahoochee Golf Course Additional Personnel
- C. BR-2025-39 CWT Farms International, Inc. Airport Lease Extension
- D. BR-2025-40 Intergovernmental Agreement For Maintenance of Old Cornelia Hwy
- E. BR-2025-41 Quit Claim Easement Release to Janet G. Boone
- F. GR-2025-05 FY2026 Legacy Link Grant Application and Contract
- G. GR-2025-06 FY2027 Section 5307 Grant Application and Contract

GENERAL LEGISLATION:

A. Ordinance 2025-11

Fiscal Year 2026 General Government Ad Valorem Tax Rate

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA, EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION, EXCLUSIVE OF PARKS AND RECREATION OPERATIONS, EXCLUSIVE OF POLICE SERVICES OPERATIONS, AND EXCLUSIVE OF FIRE SERVICES OPERATIONS FOR THE FISCAL YEAR 2026; AND FOR OTHER PURPOSES.

B. Ordinance 2025-12

Fiscal Year 2026 Fire Services Ad Valorem Tax Rate

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF FIRE SERVICES; AND FOR OTHER PURPOSES.

C. Ordinance 2025-13

Fiscal Year 2026 Police Services Ad Valorem Tax Rate

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF POLICE SERVICES; AND FOR OTHER PURPOSES.

D. Ordinance 2025-14

Fiscal Year 2026 Parks and Recreation Ad Valorem Tax Rate

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF PARKS AND RECREATION SERVICES; AND FOR OTHER PURPOSES.

E. Ordinance 2025-15

Fiscal Year 2026 Board of Education Ad Valorem Tax Rate

AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2026; AND OTHER PURPOSES.

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. Request from **Conde Properties, LLC** to annex a 1.4± acres tract located on the northeast corner of the intersection of Atlanta Highway and Mimosa Street (a/k/a **915 and 925 Atlanta Highway**), and to establish a zoning of General Business (G-B), with a special use. **Ward Number: Five**. Tax Parcel Number(s): 00-132-007-004 and 006. **Request: Special event facility and retail space.**

- Proposed Annexation Ordinance 2025-16
- Proposed Zoning Ordinance 2025-17
- Proposed Zoning Resolution 2025-04

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday, September 12, 2025, 3:25 PM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: July 24, 2025
Date Submitted: July 25, 2025
Final Approval Date: September 16, 2025
Presenter: Mayor Sam Couvillon
Item of Business: Proclamation: Constitution Week
Meeting Date: September 16, 2025

Purpose of Request:

To present a proclamation in celebration of the 238th Anniversary of the Constitution.

Facts & Issues / History & Background:

Representatives of the Colonel William Candler Chapter of the National Daughters of the American Revolution will be present to receive the proclamation.

Attendees are as follows:

Terry Hughes, Regent
Sid Hughes
Anne Stimson, Co-Chair
Jacquie Waldron
Julie Hawk
Kay Beaver
Pat Calmes
Tina Chopin
Ted Chopin
Terri Myer
Kris Steakley
Sandy Blaikie

Department Recommendation:

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Constitution Week - 2025



PROCLAMATION

- WHEREAS,** *in 1955 the President General of the Daughters of the American Revolution, Gertrude S. Carraway, adopted a project to promote the observance of the U.S. Constitution with a memorial week beginning on the anniversary of the signing of this document, September 17th; and*
- WHEREAS,** *Constitution Week was officially declared by President Eisenhower on August 2, 1956, the culmination of a proposal the Daughters of the American Revolution sent through Senator William F. Knowland of California; and*
- WHEREAS,** *locally, the Colonel William Candler Chapter of the National Daughters of the American Revolution will proudly celebrate and promote the two hundred and thirty eighth Anniversary of the signing of the Constitution of the United States; and*
- WHEREAS,** *this 238th Anniversary of the Constitution provides a historic opportunity for all Americans to reflect on the rights and privileges of citizenship incorporated within its framework, and to learn about and celebrate the achievements of our founding forefathers and foremothers throughout the year.*

NOW, THEREFORE, BE IT RESOLVED, *that I, W. Samuel Couvillon, Mayor and the Gainesville City Council, do hereby proclaim September 17th – 23rd, 2025 to be*

“Constitution Week”

rededicating ourselves to our country and the support and defense of our Constitution and to a greater involvement in responsible citizenship.

Presented this 16th day of September, 2025

W. Samuel Couvillon, Mayor
City of Gainesville



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Sam Couvillon
Item of Business: Gainesville Non-Profit Development Foundation

- Reappoint Maria Calkins, Audrey Simmons and Joy Griffin

Meeting Date: September 16, 2025

Purpose of Request:

The purpose of this request is to address the upcoming expiring terms for positions currently held by Maria Calkins, Audrey Simmons and Joy Griffin.

Facts & Issues / History & Background:

The GNPDF follows the guidelines as set forth by the Charter, Code of Ordinances, Resolution BR-2014-16, BR-1997-48 and the By-Laws of the foundation. Members serve two-year terms. Maria Calkins, Audrey Simmons and Joy Griffin have confirmed a willingness to serve another term. The outstanding debt verification process has been completed with no concerns.

Department Recommendation:

To consider the nominations as submitted by the Mayor during the September 11, 2025 Work Session.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. 2025 GNPDF Members List - Local Appointments List_08292025102101
2. 2025 GNPDF Attendance Report

Gainesville Non-Profit Development Foundation (GNPDF)

Overview

In 1970, the City of Gainesville established the Gainesville Nonprofit Development Foundation Inc. (GNDF) to oversee land purchases and housing development. A seven-member board appointed by the Gainesville City Council and staffed by the Housing & Special Projects manager governs the GNDF. The mission of the GNDF is "to eliminate slums, combat community deterioration, secure adequate housing, purchase land and/or develop the land, improve living conditions in the City of Gainesville and engage in all lawful activities directly or indirectly related thereto." The term of office is for two years. Articles of Incorporation are on file with the State of Georgia.

Loans

The Gainesville Nonprofit Development Foundation grants loans to applicants that are unable to obtain a loan from a private lender. The loan is used solely to help pay for repairs under the Rehabilitation Program.

	Name:	Date Appointed:	Current Term Expiration Date:	
Post - Ward 1 Vice President	Maria Calkins	10/08/2023	10/07/2025	FILLED
Post - Ward 2	Pamela Hayes	10/08/2024	10/07/2026	FILLED
Post - Ward 3	Theresa Puryear	10/08/2024	10/07/2026	FILLED
Post - Ward 4 President	Audrey Simmons	10/08/2023	10/07/2025	FILLED
Post - Ward 5	Ruth Bruner	10/08/2024	10/07/2026	FILLED
Post 6 (At-Large) Secretary	Carlyle Cox	10/08/2024	10/07/2026	FILLED
Post 7 (At-Large)	Joy Griffin	10/08/2023	10/07/2025	FILLED
Ex-Officio	Barbara Brooks	01/08/2025	01/05/2026	FILLED

**GAINESVILLE NON-PROFIT DEVELOPMENT FOUNDATION
ATTENDANCE REPORT**

MEETING			BOARD MEMBER							
	DATE	TYPE	Ruth Bruner	Carlyle Cox	Theresa A. Puryear	Joy Griffin	Maria Calkins	Audrey Simmons	Pamela Hayes	Barbara Brooks
1	8/16/2023	R	1	1	1	0	1	0	0	0
2	2/21/2024	R	1	1	1	1	1	1	0	1
3	5/15/2024	R	1	1	1	0	1	1	1	1
4	8/21/2024	R	1	1	1	1	0	0	1	1
5	11/20/2024	R	1	1	0	1	0	1	0	1
6	2/19/2025	R	1	1	1	1	1	1	1	1
7	5/21/2025	R	1	1	0	1	0	0	0	0
8	8/20/2025	R	1	1	1	1	0	1	0	1
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20										
21										
22										
23										
24										
	TOTAL	8	8	8	6	6	4	5	3	6
	ATTENDANCE %		100%	100%	75%	75%	50%	63%	38%	75%

TYPE MEETING: R = Regular Scheduled Meeting
ATTENDANCE: 0 = Absent

C = Called Meeting
1 = Attended

NOTES:

Submitted By: _____ Gwen Fleming
Recording Secretary

Date: _____ 8/28/2025



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Sam Couvillon
Item of Business: Historic Preservation Commission

- Reappoint Dick Bachman and Cathy Day

Meeting Date: September 16, 2025

Purpose of Request:

The purpose of this request is to address the expired term positions.

Facts & Issues / History & Background:

The HPC follows the guidelines set forth in the City Charter, Code of Ordinances and the Unified Land Development Code. Members serve a three-year term. Dick Bachman and Cathy Day have confirmed a willingness to serve another term on the board. The debt verification process was completed with no concerns.

Department Recommendation:

To consider the nominations as submitted by the Mayor during the September 11, 2025 Work Session.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. HPC Members - Local Appointments List_06052025085628
2. HPC Attendance Report 2025

Historic Preservation Commission (HPC)

Overview

The Historic Preservation Commission (HPC) was created when the Gainesville City Council adopted a historic preservation ordinance in October 2001 and implemented it in June 2002. The HPC consists of five voting members who are residents of the City; demonstrated special interest, experience or education in history, architecture or the preservation of historic resources or professionals in such fields; and are appointed by the City Council for staggered three-year terms. One Council Member is appointed each year to serve as an ex-officio. All terms expire on June 30 of their respective year. Additional information about the HPC, including its duties and responsibilities, is outlined in Chapter 9-21-2 of the [Unified Land Development Code](#). The HPC makes recommendations to the City Council on requests for [local designation](#). The HPC has final action on all requests for [Certificates of Appropriateness](#). The primary contact is the Housing and Special Projects Manager

Term of Office: 3 years

Contact Information

For additional information on how to submit an [application for designation or a certificate of appropriateness](#), or to obtain a copy of the design guidelines, [contact Housing & Special Projects Manager Jessica Tullar](#) or call 770-531-6574. View HPC page [here](#).

	Name:	Date Appointed:	Current Term Expiration Date:	
Post - Ward 1	Dick Bachman	08/16/2022	06/30/2025	FILLED
Post - Ward 2	Brad Abernathy	10/18/2023	06/30/2026	FILLED
Post - Ward 3	Ruth Bruner	07/01/2023	06/30/2026	FILLED
Post - Ward 4	Cathy Day	08/16/2022	06/30/2025	FILLED
Post - Ward 5	Elizabeth Horton	09/18/2024	06/30/2027	FILLED
Ex-Officio	C. Danny Dunagan, Jr.	01/08/2025	01/05/2026	FILLED

HISTORIC PRESERVATION COMMISSION BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER					
	DATE	TYPE	Bachman	Abernathy	Bruner	Day	Horton	Dunagan
1	7/1/2024	R	1	1	0	1		1
2	8/5/2024	R	1	1	1	1		1
3	9/9/2024	R	1	1	1	1		1
4	12/2/2024	R	1	1	0	1	1	1
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22								
23								
24								
25								
26								
TOTAL		4	4	4	2	4	1	4
ATTENDANCE %			100%	100%	50%	100%	100%	100%

TYPE MEETING: R = Regular Scheduled Meeting C = Called Meeting
 ATTENDANCE: 0 = Absent 1 = Attended

NOTES: Elizabeth Horton joined the Board in December 2024. There have been no other Major Work Projects. All meetings since 06/23 were cancelled with exception of those listed.

Submitted By: Gwen Fleming Date: 6/17/2025
 Recording Secretary



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Sam Couvillon
Item of Business: Parks & Recreation Board

- Appoint Carolyn Kearns

Meeting Date: September 16, 2025

Purpose of Request:

To address the unexpired vacant seat on the P&R Board previously held by Trey McPhaul.

Facts & Issues / History & Background:

The Parks & Recreation board follows the guidelines as set forth in the City Charter, Code of Ordinances and Bylaws of the Gainesville Parks & Recreation Board. Members serve five-year terms or until a successor is appointed. Trey McPhaul resigned from his position on the board. Carolyn Kearns' name was submitted as a recommendation from the P&R Director. Ms. Kearns has confirmed a willingness to serve on the P&R Board. An outstanding debt verification was conducted with no concerns.

Department Recommendation:

To consider the nomination as submitted by the Mayor during the September 11, 2025 Work Session.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. P&R Board Members List - Local Appointments List_08282025032611
2. T. McPhaul - Resignation from Gainesville Park & Recreation Board

Parks & Recreation Board

Overview

The Gainesville Parks & Recreation Board was established as a legally separate entity through a special election in 1924, held pursuant to the Georgia Code of 1922, 69-6 et seq., now codified as O.C.G.A. 36-64-1. The board operates pursuant to this code. The board consists of nine members appointed by the Mayor subject to approval by the Gainesville City Council. The term of office is five years. The primary contact is the Director of the Parks and Recreation Agency.

	Name:	Date Appointed:	Current Term Expiration Date:	
Director	Kate Mattison		N/A	FILLED
Ward 1 Secretary/Treasurer	Anna Hester	05/07/2024	12/31/2028	FILLED
Ward 1	Kingsley Peebles	01/01/2025	12/31/2029	FILLED
Ward 2	Blythe Hammons	01/01/2025	12/31/2029	FILLED
Ward 2	Alex Murray	01/19/2021	12/31/2025	FILLED
Ward 3	Robert Washington	01/01/2024	12/31/2028	FILLED
Ward 3	Jerry Castleberry	01/01/2025	12/31/2029	FILLED
Ward 4 Chair	Brent Loggins	01/01/2022	12/31/2026	FILLED
Ward 4 Vice Chair	Chris Morgan	01/01/2022	12/31/2026	FILLED
Ward 5	Vacant Seat	08/20/2025	12/31/2028	FILLED
Ex-Officio	Juli Hayes	01/08/2025	12/31/2025	FILLED

From: [Trey McPhaul](#)
To: [Kate Mattison](#); [Alisa Grayson](#)
Subject: [EXTERNAL] Resignation from Gainesville Park & Recreation Board
Date: Wednesday, August 20, 2025 2:57:16 PM

CAUTION:*This email originated from outside the City of Gainesville networks. Be aware of phishing, and remember CoG DoIT will never ask for your password or other personal information in email. Do not open up attachments or click on links unless you are absolutely sure it is legit and safe.. When in doubt, click the Phish Alert button or contact the CoG DoIT Help Desk*****

Dear Kate,

I hope this message finds you well. I am writing to formally resign from my position on the Gainesville Park and Rec Board effective 8/19/25.

This decision was not made lightly, as I have genuinely enjoyed my time serving on the board and working alongside such dedicated individuals.

I am grateful for the opportunities I've had to contribute to our community, and I have learned so much during my tenure. I appreciate the support and collaboration of my fellow board members and staff.

Please let me know how I can assist in making this transition as smooth as possible. I am happy to help with any outstanding projects or to provide any necessary information to my successor.

Thank you once again for the experience. I look forward to staying connected and supporting the board in any way I can in the future.

Warm regards,

Trey McPhaul



Board Member



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: June 10, 2025
Date Submitted: September 15, 2025
Final Approval Date: September 16, 2025
Presenter: Alisa Grayson, City Clerk
Item of Business: August 14, 2025 Work Session
Meeting Date: September 16, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: June 10, 2025
Date Submitted: September 16, 2025
Final Approval Date: September 16, 2025
Presenter: Alisa Grayson, City Clerk
Item of Business: August 19, 2025 Mayor/Council Meeting
Meeting Date: September 16, 2025

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Angela Sheppard, Deputy City Manager
Item of Business: BR-2025-37 Accepting a Portion of Private Property as Victory Street Right-of-Way
Meeting Date: September 16, 2025

Purpose of Request:

The purpose of this request is to accept a portion of private property as Victory Street right-of-way.

Facts & Issues / History & Background:

Improvements were made to private property, as part of a private development, to widen and improve Victory Street.

Department Recommendation:

Adopt the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-37 Accepting a Portion of Private Property as Victory Street Right-of-Way
2. Attachment: Deed Victory Street Gainesville Branch Limestone

RESOLUTION BR-2025-37

**ACCEPTING A PORTION OF PRIVATE PROPERTY
AS VICTORY STREET RIGHT-OF-WAY**

WHEREAS, Ordinance No. 2022-24 annexed all of Victory Street right-of-way, having a width of 32 feet and consisting of 0.66 acres, into the existing corporate limits of the City of Gainesville; and

WHEREAS, the developer of the adjacent development made improvements to, and widened, Victory Street; and

WHEREAS, a portion of the improvements were made on 0.578 acres of private property; and

WHEREAS, the developer has petitioned the City of Gainesville to accept the aforementioned improvements and desires to quitclaim the 0.578 acres to the City of Gainesville as Victory Street right-of-way; and

WHEREAS, the Gainesville Public Works Department has determined the improvements made to Victory Street were constructed in accordance with the approved plans; and

WHEREAS, the new right-of-limits of Victory Street total 1.238 acres and a width of 60 feet as shown on the Quitclaim Deed and Final Plat.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby accepts the aforementioned property as City of Gainesville right-of-way.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville authorizes the Mayor, City Manager, and City Attorney to sign, and staff to record, the Deed accepting the associated right-of-way and any other such documents as necessary to effectuate the terms of this Resolution.

Adopted this ____ day of _____, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

After recording, return to:

Brian P. Cain, Esq.
Holt Ney Zatzoff & Wasserman, LLP
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339

Portion of Tax parcel #00082 003001

WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, 2025, between **BRANCH LIMESTONE ASSOCIATES, L.P.**, a Georgia limited partnership (“Grantor”), and **CITY OF GAINESVILLE, GEORGIA**, a Georgia municipal corporation (“Grantee”), (the words “Grantor” and “Grantee” to include their respective heirs, successors, and assigns).

WITNESSETH that, in consideration of Ten and No/100 Dollars (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby bargain, sell, remise, release and forever convey unto Grantee all Grantor's right, title and interest in and to the land or any real property interests described in **Exhibit “A”** attached hereto and made a part hereof, together with all buildings and other improvements located thereon, and together with all rights, members and appurtenances in any manner appertaining or belonging to said property, but subject to all matters disclosed on **Exhibit “B”** attached hereto.

TO HAVE AND TO HOLD said property unto Grantee in fee simple absolute forever so that neither Grantor nor any other person or persons shall at any time claim or demand any right, title or interest in said property or its appurtenances. Grantor warrants the title to the said property against all lawful claims of all persons whomever.

[SEE NEXT PAGE FOR SIGNATURES]

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date above written.

Signed, sealed and delivered in
the presence of:

BRANCH LIMESTONE ASSOCIATES, L.P.,
a Georgia limited partnership

By: Branch Limestone GP, LLC, a Georgia
limited liability company, its Sole General Partner

Unofficial Witness

By: _____

Notary Public

Name: _____

Title: _____

[NOTARY SEAL]

My Commission Expires:

APPROVED AS TO FORM

CITY OF GAINESVILLE

Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

By: _____

W. Samuel Couvillon
Mayor

Executed before me this ____ day
of _____, 20__.

Attest: _____

Alisa Grayson, City Clerk

Notary Public
My Commission Expires:

CITY SEAL

AFFIX NOTARY SEAL

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 133, 9th Land District, City of Gainesville, Hall County, Georgia as identified as Tract A on an ALTA/NSPS Land Title survey prepared by Patton Land Surveying, LLC, for Branch Limestone Associates, L.P., dated October 18th, 2024, and revised on August 4, 2025, and being more particularly described as follows:

Commencing at the Centerline Intersection of State Route 365 (Business) (Jesse Jewell Parkway) (varying width right-of-way) and U.S. Highway 11 (State Route 129) (Limestone Parkway) (varying width right-of-way); Thence North 88 degrees 13 minutes 47 seconds West for a distance of 171.82 feet to a 1/2" rebar pin found & cap stamped "LSF 1029" on the Southwesterly right-of-way line of said Limestone Parkway (having a coordinate value of Northing: 1568814.80 Easting: 2408104.01 based on the Georgia State Plane Coordinate System, North American Datum of 1983/1990 adjustment, Georgia West Zone);

Thence following the Southwesterly right-of-way line of said Limestone Parkway the following course:

Thence along a curve to the right having a radius of 1220.91 feet and an arc length of 357.60 feet, being subtended by a chord of North 53 degrees 57 minutes 30 seconds West for a distance of 356.33 feet to a 1/2" rebar pin found & cap stamped "LSF 1029" at the intersection of said Southwesterly right-of-way line of said Limestone Parkway with the Northwestern line of that certain parcel of land as described in Deed Book 9166, Pages 21-25, Hall County Georgia deed records and as shown on Plat Book 882, Pages 99-101, Hall County, Georgia plat records;

Thence leaving the Southwesterly right-of-way line of said Limestone Parkway and following said Northwestern parcel line and the Southwesterly line of said parcel the following courses:

Thence South 41 degrees 04 minutes 20 seconds West for a distance of 210.72 feet to a 1/2" rebar pin found & cap stamped "LSF 1029"; Thence South 51 degrees 02 minutes 55 seconds East for a distance of 102.62 feet to a 1/2" rebar pin found; Thence South 40 degrees 53 minutes 36 seconds West for a distance of 40.56 feet to a 1/2" rebar pin set; Thence South 29 degrees 13 minutes 40 seconds East for a distance of 364.73 feet to a 1/2" rebar pin set on the Northwestern right-of-way line of said Jesse Jewell Parkway;

Thence leaving said Southwesterly parcel line and following the Northwestern right-of-way line of said Jesse Jewell Parkway the following courses:

Thence South 27 degrees 39 minutes 03 seconds West for a distance of 60.64 feet to a concrete right-of-way monument found; Thence South 31 degrees 18 minutes 28 seconds East for a distance of 98.41 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 1468.71 feet and an arc length of 191.36 feet, being subtended by a chord of South 33 degrees 52 minutes 51 seconds West for a distance of 191.23 feet to a 1/2" rebar pin set at the mitered right-of-way corner at the Northeasterly corner of the intersection of said Jesse Jewell Parkway & Victory Street and said point being the TRUE POINT OF BEGINNING.

Thence leaving the Northwesterly right-of-way line of said Jesse Jewell Parkway and following said mitered right-of-way corner the following courses:

Thence North 75 degrees 42 minutes 17 seconds West for a distance of 41.99 feet to a PK Nail set; Thence North 37 degrees 30 minutes 24 seconds West for a distance of 47.70 feet to a PK Nail set on the Easterly right-of-way line of Victory Street (32' wide right-of-way);

Thence following the Easterly right-of-way line of said Victory Street the following courses:

Thence North 20 degrees 54 minutes 06 seconds West for a distance of 226.23 feet to a PK Nail set; Thence along a curve to the left having a radius of 1489.31 feet and an arc length of 127.37 feet, being subtended by a chord of North 23 degrees 21 minutes 06 seconds West for a distance of 127.33 feet to a PK Nail set; Thence along a curve to the left having a radius of 23780.55 feet and an arc length of 232.69 feet, being subtended by a chord of North 26 degrees 04 minutes 55 seconds West for a distance of 232.69 feet to a PK Nail set; Thence North 26 degrees 21 minutes 44 seconds West for a distance of 177.99 feet to a PK Nail set; Thence along a curve to the left having a radius of 63.31 feet and an arc length of 93.16 feet, being subtended by a chord of North 68 degrees 27 minutes 55 seconds West for a distance of 84.98 feet to a PK Nail set on the Northerly right-of-way line of Spring Street (32' wide right-of-way);

Thence following the Northerly right-of-way line of said Spring Street the following courses:

Thence along a curve to the left having a radius of 87.08 feet and an arc length of 36.06 feet, being subtended by a chord of South 57 degrees 30 minutes 56 seconds West for a distance of 35.81 feet to a 1/2" rebar pin set;

Thence leaving the Northerly right-of-way line of said Spring Street the following courses:

Thence North 45 degrees 58 minutes 44 seconds East for a distance of 89.73 feet to a 1/2" rebar pin set; Thence South 44 degrees 14 minutes 11 seconds East for a distance of 71.02 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 276.50 feet and an arc length of 79.92 feet, being subtended by a chord of South 35 degrees 57 minutes 20 seconds East for a distance of 79.64 feet to a 1/2" rebar pin set; Thence South 26 degrees 21 minutes 44 seconds East for a distance of 115.93 feet to a 1/2" rebar pin set; Thence North 63 degrees 38 minutes 39 seconds East for a distance of 5.00 feet to a point; Thence South 26 degrees 21 minutes 21 seconds East for a distance of 10.00 feet to a point; Thence South 63 degrees 38 minutes 39 seconds West for a distance of 5.00 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 23808.37 feet and an arc length of 225.24 feet, being subtended by a chord of South 26 degrees 04 minutes 22 seconds East for a distance of 225.24 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 1517.31 feet and an arc length of 129.88 feet, being subtended by a chord of South 23 degrees 21 minutes 14 seconds East for a distance of 129.84 feet to a 1/2" rebar pin set; Thence South 20 degrees 54 minutes 06 seconds East for a distance of 269.14 feet to a 1/2" rebar pin set; Thence North 69 degrees 05 minutes 54 seconds East for a distance of 19.94 feet to a 1/2" rebar pin set; Thence South 20 degrees 54 minutes 06 seconds East for a distance of 27.00 feet to a 1/2" rebar pin set and said point being the POINT OF BEGINNING.

Said property contains 0.578 acres more or less.

EXHIBIT “B”

Permitted Exceptions

1. All taxes subsequent to the year 2024.
2. All matters shown on recorded plat in [Plat Book 882, page 496, Plat Book 882, Page 479,](#) and [Plat Book 883, page 406](#) (Less & Except parcel), Hall County, Georgia records.
3. Quitclaim Deed (Abandonment of Easement) dated March 31, 2022, filed April 6, 2022, recorded in [Deed Book 9098, page 403](#), aforesaid records.
4. Perpetual Easement/Facilities Dedication Sanitary Sewer from Lane and Block, LLC to The City of Gainesville, Georgia, dated July 19, 2022, filed July 20, 2022, recorded in [Deed Book 9166, page 19](#), aforesaid records.
5. Temporary Construction Easement Agreement between Lane & Block, LLC and IFG Restaurant Real Estate, LLC, dated July 19, 2022, filed July 20, 2022, recorded in [Deed Book 9166, page 26](#), aforesaid records.
6. Declaration of Easements and Covenants by Lane & Block, LLC, a Georgia limited liability company, dated and filed December 21, 2022, recorded in [Deed Book 9242, page 316](#), aforesaid records.
7. Memorandum of Lease between Branch Limestone Associates, L.P., a Georgia limited partnership, and Publix Super Market, Inc., a Florida corporation, dated November 4, 2022, filed January 5, 2023, recorded in Deed Book 9248, page 186, as amended by First Amendment dated July 21, 2023, filed July 26, 2023, recorded in [Deed Book 9342, page 373](#); as further amended by Second Amendment dated August 12, 2024, filed September 26, 2024, recorded in [Deed Book 9543, page 525](#); as amended by Third Amendment to Memorandum of Lease, dated March 25, 2025, filed April 2, 2025, recorded in [Deed Book 9632, page 219](#), aforesaid records.
8. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions between Branch Limestone Associates, L.P., a Georgia limited partnership and Water Oak Gainesville, LLC, a Georgia limited liability company, dated and filed August 29, 2023, recorded in [Deed Book 9360, page 92](#), aforesaid records.
9. Easement from Branch Limestone Associates, L.P., to Georgia Power Company, dated April 8, 2024, filed April 30, 2024, recorded in [Deed Book 9468, page 288](#), aforesaid records.
10. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions between Branch Limestone Associates, L.P. and Limestone Hotel Group LLC, dated September 26, 2024, filed September 26, 2024, recorded in [Deed Book 9543, page 511](#), aforesaid records.

11. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions between Branch Limestone Associates, L.P. and Fifth Third Bank, National Association, dated January 28, 2025, filed January 30, 2025, recorded in [Deed Book 9602, page 8](#), aforesaid records.



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Angela Sheppard, Deputy City Manager
Item of Business: BR-2025-38 Chattahoochee Golf Course Additional Personnel
Meeting Date: September 16, 2025

Purpose of Request:

To approve the hiring of 2 additional Laborers at the Chattahoochee Golf Course.

Facts & Issues / History & Background:

We normally utilize college students as part-time laborers but they are having difficulty in meeting the number of hours needed to maintain course conditions. These two full-time laborers will assist in achieving the same excellent course conditions that are currently in place.

Department Recommendation:

Approve the Resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? Yes

No.

Administrative Comments:

Attachments:

1. BR-2025-38Chattahoochee Golf Course Additional Personnel

RESOLUTION BR-2025-38

**CHATTAHOOCHEE GOLF COURSE
ADDITIONAL PERSONNEL**

WHEREAS, the City of Gainesville owns and operates the Chattahoochee Golf Course; and

WHEREAS, it is the mission of the Chattahoochee Golf Course to enhance the quality of life for our citizens by providing affordable golf through first class customer service and quality golf course conditions; and

WHEREAS, as the Golf Course continues to be more and more successful, increased staffing is necessary to ensure the same level of good management and quality golf course conditions; and

WHEREAS, it is necessary to add two full-time Laborers in an effort to meet current and future goals for our golf course conditions, to achieve the same excellent course conditions that are currently in place in an effort to meet goals and enhance customer satisfaction.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body hereby authorizes the addition of two staff members to the current FY26 budget.

Adopted this _____ **day of** _____, **2025.**

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Angela Sheppard, Deputy City Manager
Item of Business: BR-2025-39 CWT Farms International, Inc. Airport Lease Extension
Meeting Date: September 16, 2025

Purpose of Request:

To authorize a lease extension related to CWT Farms International, Inc. airport lease.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Chris Rotalsky

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-39 CWT Farms International Inc. Lease Extension Airport
2. Attachment: Gainesville Airport CWT Farms Land Lease Amendment

RESOLUTION BR-2025-39

CWT Farms International, Inc. Airport Lease Extension

WHEREAS, the City of Gainesville owns and operates the Lee Gilmer Memorial Airport for the public interest; and

WHEREAS, CWT Farms International, Inc. currently leases property at the airport as described in the attached 2025 Lease Amendment; and

WHEREAS, the City desires to extend the term of the Lease, as set forth in the attached 2025 Lease Amendment.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the attached 2025 Lease Amendment and hereby authorizes the Mayor, City Manager, and the City Attorney to sign the attached 2025 Lease Amendment and such documents as necessary to effectuate the provisions set forth in the attached Lease Extension Agreement.

Adopted this ____ day of September, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

ASH/ble/11401/4921-6564-1822

2025 LEASE AMENDMENT

CWT FARMS INTERNATIONAL, INC. ("CWT") and THE CITY OF GAINESVILLE, GEORGIA (the "City") (collectively, the "Parties") enter into this 2025 Lease Amendment as of the 7th day of August, 2025 (the "Effective Date").

On or about May 30, 2003, Richard S. Andert, LLC and the City entered into a Lease Agreement relating to Airport Industrial Park Lots A-13, A-14, and a portion of Lot A-12. Said Lease Agreement, as previously amended as set forth herein, is hereinafter referred to as "the Lease." The Lease was subsequently assigned to GA I SPE, LLC and then to CWT via the Landlord Consent to Lease Assignment dated November 19, 2012, and via the Assignment and Assumption of Ground Lease dated December 28, 2012. On February 27, 2013, the City approved CWT's exercise of CWT's option to extend the term of the Lease through May 31, 2023.

CWT has the full power and authority to further amend the Lease. The Parties hereby agree that CWT has properly exercised its option to extend the Lease through May 31, 2033. The City hereby grants to CWT the option to extend the Lease for one additional ten-year period, subsequent to May 31, 2033, the Parties agree that CWT hereby exercises its option to extend the Lease through May 31, 2043, and the Parties hereby agree that the Lease shall be extended through May 31, 2043.

The Parties hereby agree that the real property leased from the City to CWT pursuant to the Lease shall consist of that real property as described in Exhibit "A" of the Lease, LESS AND EXCEPT that real property described in Exhibit "B," attached hereto and incorporated herein. The Parties hereby agree the rent due under the Lease shall decrease, as of the Effective Date, to \$729.46 per month.

This 2025 Lease Amendment shall be binding when executed by all of the Parties and may be executed in any number of counterparts, each of which shall be deemed an original, but each such counterpart shall constitute one and the same instrument. A signed copy shall be deemed effective as an original. This 2025 Lease Amendment may be executed by signatures provided by electronic facsimile transmission or e-mail, which facsimile or e-mail signatures shall be as binding and effective as original signatures.

Except as set forth herein, all terms and conditions of the Lease shall remain unchanged.

The Parties execute this **2025 LEASE AMENDMENT** as of the Effective Date.

CWT FARMS INTERNATIONAL, INC.

By: [Signature]
Print Name: Brandon King
Title: VP Finance/Accounting

Attest: [Signature]
Print Name: Jay Daniels
Title: President

CORPORATE SEAL

APPROVED AS TO FORM

CITY OF GAINESVILLE

Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

By: _____
Bryan Lackey
City Manager

Attest: _____
Alisa Grayson, City Clerk

CITY SEAL





CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Angela Sheppard, Deputy City Manager
Item of Business: BR-2025-40 Intergovernmental Agreement For Maintenance of Old Cornelia Hwy
Meeting Date: September 16, 2025

Purpose of Request:

To authorize an IGA between Gainesville and Hall County regarding maintaining a section of Old Cornelia Hwy by the City.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-40 Intergovernmental Agreement For Maintenance of Old Cornelia Hwy
2. Exhibit A: Old Cornelia IGA with Map

RESOLUTION BR-2025-40

INTERGOVERNMENTAL AGREEMENT FOR MAINTENANCE OF OLD CORNELIA HWY

WHEREAS, the City of Gainesville and Hall County believe that it is in the best interest of the Community to coordinate efforts towards the maintenance of certain roadways; and

WHEREAS, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia authorizes and empowers municipalities and counties to cooperate with each other and to that end enter into agreements with each other for up to fifty (50) years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; and

WHEREAS, the City of Gainesville, Georgia (hereinafter "Gainesville") and Hall County, Georgia (hereinafter "Hall") desire to enter into an Intergovernmental Agreement (hereinafter "Agreement") whereby Gainesville will undertake the expense of maintaining a section of Old Cornelia Hwy, a public road that runs intermittently through the incorporated area of Gainesville and intermittently through the unincorporated area of Hall, beginning at the end of Georgia Department of Transportation maintenance of Old Cornelia Highway, and continuing to the intersection of Old Cornelia Hwy and Dana Drive, where the section to be maintained will end; and

WHEREAS, Gainesville and Hall desire to enter into this Agreement to work cooperatively for the benefit, safety, and welfare of the citizens of Gainesville and Hall; and

WHEREAS, the parties hereto are authorized by law to undertake or provide the activities, services, or facilities governed by this Agreement.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the attached Intergovernmental Agreement between Hall County and the City of Gainesville to authorize the City to undertake the expense of maintaining a section of Old Cornelia Hwy, which is as attached hereto as Exhibit "A," and authorizes the Mayor, City Manager, and City Attorney to execute said Agreement on behalf of the City of Gainesville, Georgia, as well as any and all such other documents as may be necessary to effectuate the provisions of said Agreement.

Adopted this ____ day of _____, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

STATE OF GEORGIA
COUNTY OF HALL

HALL COUNTY, GEORGIA AND
CITY OF GAINESVILLE, GEORGIA
INTERGOVERNMENTAL AGREEMENT
FOR MAINTENANCE OF OLD CORNELIA HWY

WHEREAS, Article IX, Section III, Paragraph I of the Constitution of the State of Georgia authorizes and empowers municipalities and counties to cooperate with each other and to that end enter into agreements with each other for up to fifty (50) years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; and

WHEREAS, the City of Gainesville, Georgia (hereinafter "Gainesville") and Hall County, Georgia (hereinafter "Hall") desire to enter into an Intergovernmental Agreement (hereinafter "Agreement") whereby Gainesville will undertake the expense of maintaining a section of Old Cornelia Hwy, a public road that runs intermittently through the incorporated area of Gainesville and intermittently through the unincorporated area of Hall, beginning at the end of Georgia Department of Transportation maintenance of Old Cornelia Highway, and continuing to the intersection of Old Cornelia Hwy and Dana Drive, where the section to be maintained will end; and

WHEREAS, Gainesville and Hall desire to enter into this Agreement to work cooperatively for the benefit, safety, and welfare of the citizens of Gainesville and Hall; and

WHEREAS, the parties hereto are authorized by law to undertake or provide the activities, services, or facilities governed by this Agreement;

NOW THEREFORE, the City of Gainesville, Georgia and Hall County, Georgia hereby mutually agree and contract with each other as follows:

I.

CITY OF GAINESVILLE, GEORGIA'S RESPONSIBILITIES

Gainesville agrees to accept into its road system for maintenance a section of Old Cornelia Hwy beginning at a point that Georgia Department of Transportation maintenance responsibility ends (east of I-985) and continuing through the intersection of Old Cornelia Hwy and Dana Drive where the section to be maintained will end. Gainesville shall undertake the responsibility and expense of all associated costs of maintaining the road and grounds maintenance, including, but not limited to, paving, surfacing, patching, repairing, repaving, resurfacing, clearing debris, inclement weather maintenance and vegetation trimming in the right of way, as necessary, for the useful life of the road.

II.

DEVELOPER COST PARTICIPATION

The parties acknowledge that, pursuant to Zoning Condition #22 (Zoning amendment ordinance 2022-03; approved by the City of Gainesville on January 18, 2022), the developer of adjacent properties (Tax Parcel Number(s):15-021-000-164; 15-022-000-003M, 004, 034 and 086; 15-033-000-001) is obligated in the following manner:

"The developer shall pay to Hall County up to the sum of \$100,000 for roadway design/studies and improvements to that portion of Old Cornelia Highway, between Interstate 985 and the project entrance. Said improvements shall not include those associated with the entrance to the project. All payments shall be made to Hall County within 30 days of receiving written notification that Hall County has entered into a contract to begin design/studies and/or constructing improvements. The payments, not exceeding \$100,000, may be made in multiple requests from Hall County. However, the requested payment shall not exceed the County's contract for those services associated with the roadway."

The parties agree that in exchange for maintenance of the said road during the term of this agreement, Gainesville will be granted and shall retain the right to receive all developer cost participation payments described above and shall also retain all responsibility for applying any such developer cost participation payments to the cost of maintenance of the road at issue as described herein.

In the event that the developer pays the \$100,000 contemplated in this Section of this Agreement and in Zoning Condition #22 directly to Hall County, then Hall County agrees to remit the payment to Gainesville within ten (10) days of Hall's receipt of said payment."

III.

ASSIGNMENT

The parties may not assign this Agreement or their responsibilities hereunder to any third party without prior written permission of the other party.

IV.

BREACH

In the event of a breach, the non-breaching party shall provide written notice of the nature and extent of the breach to the other party as prescribed herein and shall allow thirty (30) days from the date of receipt of that notice to cure the alleged breach. If the alleged breach is not cured within the thirty (30) day notice period, then the non-breaching party may serve a subsequent written notice of termination of the Agreement, and the Agreement will automatically terminate as of the date of the receipt of the subsequent (second) notice. In the event of notice of termination, the parties shall continue to perform their duties and obligations under this Agreement during the applicable notice period(s) in the manner prescribed herein. In the event of a breach, the parties shall have all rights and remedies provided by law.

V.

TERM OF AGREEMENT

This Agreement will become effective on the date of the last fully executed signature to the Agreement and will remain in effect until the earlier of (1) fifty (50) years from the date of execution or (2) the date upon which every Hall County tax parcel that adjoins, abuts, or has road frontage on Old Cornelia Hwy (as described in Section 1 of this Agreement) is fully annexed into Gainesville and Old Cornelia Hwy is thus permanently made a part of Gainesville's road system by operation of law.

VI.

NOTICE

All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail or overnight delivery, return receipt requested, addressed as follows (or any other addresses as designated by the parties by properly delivered notice):

Hall County, Georgia:

County Administrator

Hall County Government Center

2875 Browns Bridge Road

Gainesville, Georgia 30504

City of Gainesville, Georgia:

City Manager

300 Henry Ward Way

Suite 300

Gainesville, GA 30501

VII.

COMPLETE AGREEMENT

This Agreement and any attached exhibits constitute the entire agreement between Gainesville and Hall as to the matters covered herein, and no prior written or prior contemporaneous or subsequent oral promises or representations shall be binding upon the parties.

VIII.

AMENDMENTS

Except as may otherwise be provided herein, this Agreement shall not be amended or changed except by written instrument signed by both parties.

IX.

EXECUTED IN COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute but one instrument.

X.

GOVERNING LAW

This Agreement shall be governed by the laws of the State of Georgia. If any term or provision of this Agreement, or application thereof, shall to any extent be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, but shall be valid and enforced to the fullest extent permitted by law.

XI.

BINDING ON SUCCESSORS

This Agreement shall be binding upon and inure to the benefit of the successors of the parties.

XII.

STRICT PERFORMANCE

The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement shall not constitute a waiver thereof.

XIII.

IMMUNITIES

No provision of this Agreement is intended to nor shall it be construed to in any way waive any immunities, protections, or defenses to liability provided to either of the parties hereto by the laws of the State of Georgia or by federal law.

XIV.

AUTHORIZATION

The parties hereto specifically represent and certify that they have the power and authority under law to enter into this Agreement, and that the signatories below are authorized to sign this Agreement on behalf of each party hereto.

In witness whereof, the parties hereto have set their hands and affixed their seals the day and year indicated below.

[Signatures on Following Page]

HALL COUNTY, GEORGIA

By: _____
David Gibbs, Chairman
Hall County Board of Commissioners

ATTEST:

_____(SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:


Justin R Lawhon, Interim County Attorney

THE CITY OF GAINESVILLE, GEORGIA

By: _____
Name: _____
Title: _____

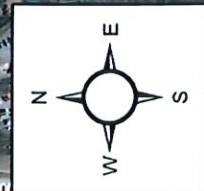
Sworn to and subscribed before me this
_____ day of _____, 20____.

Notary Public
My commission expires:

HALL COUNTY GEORGIA

Date: 07/02/2015

To Be Maintained by the City of
Gainesville





CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 12, 2025
Presenter: Angela Sheppard, Deputy City Manager
Item of Business: BR-2025-41 Quit Claim Easement Release to Janet G. Boone
Meeting Date: September 16, 2025

Purpose of Request:

To authorize a quit claim deed for release of an easement (property known as 576 Tommy Aaron Drive) to the homeowner.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Linda MacGregor

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. BR-2025-41 Quit Claim Easement Release to Janet G. Boone
2. Attachment: Boone Quit-Claim Deed Easement Release
3. Perpetual Easement E002561

RESOLUTION BR-2025-41

QUIT CLAIM EASEMENT RELEASE TO JANET G. BOONE

WHEREAS, a property owner and the City identified a perpetual easement across property, in favor of the City of Gainesville, which easement was granted in 1988; and

WHEREAS, the City no longer utilizes the easement; and

WHEREAS, the property owner has consented to the City's release of the easement.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the attached Quit-Claim Deed and hereby authorizes the Mayor, City Manager, and City Attorney to sign the attached Quit-Claim Deed and such documents as necessary to effectuate the provisions set forth in the attached Quit-Claim Deed and in this Resolution.

Adopted this _____ **day of** _____, **2025.**

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

4898-7745-9550

After recording, return to:
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
PO Box 1457
Gainesville, GA 30503

RE: Deed Book 1275, Page 177
Hall County, Georgia Deed Records

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made the ____ day of _____ in the year Two Thousand and Twenty-Five, between the **CITY OF GAINESVILLE, a municipal corporation of the State of Georgia**, as party of the first part, hereinafter called Grantor, and **Janet G. Boone**, as party of the second part, hereinafter called Grantee (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 113 of the 10th Land District, City of Gainesville, Hall County, Georgia, and being all of Lot 5 of Town and Country Estates Subdivision as more fully shown on a plat of said subdivision prepared by Patton, Pless and Jarrard, dated April 1965, a copy of said plat being recorded in Plat Book 34, page 34, Hall County, Georgia Plat Records, said plat being incorporated herein by this reference and made a part of this description. This being part of the same property described in the Quit Claim Deed from Ernest P. Wallace to Vera Bailey Wallace, dated November 30, 1993, and recorded in Deed Book 2090, Page 194, Hall County, Georgia Deed Records. This property is known as **576 Tommy Aaron Drive and Tax Parcel 01-106A-000-005** according to the 2024 system of numbering properties by the Hall County, Georgia Tax Assessor’s office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

The purpose of this deed is to release any and all interest Grantor has as set forth in that Perpetual Easement from Ernest P. Wallace to Grantor dated October 21, 1988, recorded in Deed Book 1275, Page 177, Hall County, Georgia Deed Records.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered
in presence of:

**CITY OF GAINESVILLE, a municipal
corporation of the State of Georgia**

Unofficial Witness

By: _____ (SEAL)
W. Samuel Couvillon, Mayor

Notary Public
My Commission Expires:
(Affix Notary Seal)

Attest: _____ (SEAL)
Alisa Grayson, City Clerk

(CITY SEAL)

APPROVED AS TO FORM:

By: _____
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

CONSENTED TO BY:

Signed, sealed and delivered
in presence of:

Unofficial Witness

Janet G. Boone (SEAL)

Notary Public
My Commission Expires:
(Affix Notary Seal)
4911-0999-5614

177

The undersigned hereby gives and grants to the City of Gainesville, Georgia, a perpetual easement of 20 feet in width (10 feet on either side of the center line of the drainage pipe and/or structure) to install and maintain a storm drainage pipe and/or drainage structure upon the property of ERNEST P. WALLACE which property is described in plat of said subdivision of property being located at 576 TOMMY AARON DRIVE on Tax Map # 106-A Block Lot 5 in the City of Gainesville, Georgia.

In witness whereof, the undersigned has affixed his/her hand and seal this 21st day of OCTOBER 19 88 .

Witness: Jenice Suranasi
10-21-88
Date

Emmett P. Wallace (Seal)

10-21-88
Date _____

Signed, sealed and delivered in
the presence of:

William L. Ferguson

Notary Public

10-21-88

Date

Georgia, Hall County, Clerk Superior Court
Filed in office, this 24 day of Oct
19 88 . . at 10:40 M. Recorded in Book 1275
Page 177. this 25 day of Oct . . . , 19 88.
..... Dwight S. Wood
DWIGHT S. WOOD, Clerk

Eng. City of Gainesville
P.O. Box 2496
Gainesville, Ga.
32603



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 15, 2025
Presenter: Angela Sheppard, Deputy City Manager
Item of Business: GR-2025-05 FY2026 Legacy Link Grant Application and Contract
Meeting Date: September 16, 2025

Purpose of Request:

To approve the FY2026 Legacy Link Grant application and contract.

Facts & Issues / History & Background:

Each year, Gainesville-Hall County Community Services (CSC) applies for state and federal funding via Legacy Link, inc. for senior services such as Meals on Wheels and the Senior Life Center. Legacy Link, Inc. has awarded an FY2026 contract to the CSC for senior activities and nutrition services.

Department Recommendation:

Adopt the resolution.

Department Director:

Phillippa Moss

If funding is involved, are funds approved within the current budget? Yes

Amount Requested: \$69,000 local match

Sources of Funds: The required local match is a part of the approved CSC FY26 budget.

Finance Comments:

Administrative Comments:

Attachments:

1. GR-2025-05 FY2026 Legacy Link Grant Application and Contract

RESOLUTION GR-2025-05

Accept FY2026 Legacy Link Grant Application and Contract

WHEREAS, the Gainesville-Hall County Community Service Center (CSC) is charged with providing a variety of services for aging persons in Hall County; and

WHEREAS, the CSC has for three decades applied for and been awarded a grant through Legacy Link for aging services to include senior transportation, home delivered meals, and congregate meals.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves of the FY2026 Legacy Link grant application, subsequent contract and addendums and authorizes the City Manager and/or Mayor to sign all associated documents.

Adopted this _____ **day of** _____, **2025.**

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 12, 2025
Final Approval Date: September 15, 2025
Presenter: Angela Sheppard, Deputy City Manager
Item of Business: GR-2025-06 FY2027 Section 5307 Grant Application and Contract
Meeting Date: September 16, 2025

Purpose of Request:

To request council's approval of the FY2027 application for the FY2027 FTA Section 5307 Grant Application, Award Contract and subsequent documents.

Facts & Issues / History & Background:

Hall Area Transit submits an application to FTA via GDOT for 50% of the system's annual operating expenses and 80% of its capital expenses.

Department Recommendation:

Approve the resolution.

Department Director:

Phillippa Moss

If funding is involved, are funds approved within the current budget? Yes

Amount Requested: \$1,695,712

Sources of Funds: General Funds via FY27 CSC Budget

Finance Comments:

Administrative Comments:

Attachments:

1. GR-2025-06 FY2027 Section 5307 Grant Application and Contract

RESOLUTION GR-2025-06

FY2027 SECTION 5307 GRANT APPLICATION & CONTRACT

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5307

WHEREAS, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

WHEREAS, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY Hall Area Transit (City of Gainesville) hereinafter referred to as the "Applicant",

1. That the Designated Official Bryan Lackey, hereinafter referred to as the "Official, is authorized to execute and file an application on behalf of Hall Area Transit (City of Gainesville) with the Georgia Department of Transportation, to aid in the purchase of bus transit vehicles and/or the planning, development, and construction of bus transit-related facilities pursuant to Section 5307 of the Federal Transit Act.
2. That the Official is authorized to execute and file such application and assurances, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.
3. That the Official is authorized to execute and file all other standard assurances, or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.
4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.
5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.

RESOLUTION GR-2025-06

FY2027 SECTION 5307 GRANT APPLICATION & CONTRACT

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5307

6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9030.1E, FTA Certifications and Assurances for Federal Assistance 2025 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.
7. That the applicant has or will have available in the General Fund the required non-federal funds to meet local share requirements for this grant application.

BE IT FURTHER RESOLVED THAT the governing body of the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to execute all documents necessary to (1) apply for this grant, (2) accept awarded funds, and (3) effectuate the contract/agreement.

Adopted this _____ day of _____, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 15, 2025
Final Approval Date: September 15, 2025
Presenter: Jeremy Perry, Chief Financial Officer

Item of Business: **Ordinance 2025-11**
Fiscal Year 2026 General Government Ad Valorem Tax Rate
AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA, EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION, EXCLUSIVE OF PARKS AND RECREATION OPERATIONS, EXCLUSIVE OF POLICE SERVICES OPERATIONS, AND EXCLUSIVE OF FIRE SERVICES OPERATIONS FOR THE FISCAL YEAR 2026; AND FOR OTHER PURPOSES.

Meeting Date: September 16, 2025

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the City of Gainesville General Government. The ad valorem taxation by the City will be fixed at \$0.740 on each \$1,000 of property subject to ad valorem taxation by the City. Of the 0.740 millage rate, 0.230 mills will be used for General Government purposes and 0.510 mills will be used for the retirement of outstanding governmental fund type debt and related interest.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance 2025-11 Fiscal Year 2026 General Government Ad Valorem Tax Rate
2. Millage Rate Ad GainesvilleTimes_20250905_A04

Passed: _____

AN ORDINANCE

No. 2025-11

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA, EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION, EXCLUSIVE OF PARKS AND RECREATION OPERATIONS, EXCLUSIVE OF POLICE SERVICES OPERATIONS, AND EXCLUSIVE OF FIRE SERVICES OPERATIONS FOR THE FISCAL YEAR 2026; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2026; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property, with the exceptions that the ad valorem tax rate for Gainesville School Board activities, parks and recreation operations, police services operations, and fire services operations shall be set by separate ordinances.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.740 on each \$1,000.00 of property subject to ad valorem taxation by the City. Said rate is exclusive of activities of the Gainesville Board of Education, parks and recreation operations, police services operations, and fire services operations, and an ad valorem tax rate for said activities and operation shall be set by separate ordinances.

SECTION II.

Said rate of \$0.740 on each \$1,000.00 of taxable property is hereby levied as follows:

- (a) For General Government purposes, \$0.230 on each \$1,000.00 of taxable property.
- (b) For the purpose of retiring outstanding governmental fund type debt and related interest, \$0.510 on each \$1,000.00 of taxable property.

ORDINANCE NO. 2025-11

SECTION III.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the Governing Body as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION IV.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION V.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before January 12, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Duluth man killed in fiery crash on Poplar Springs Road

BY NICK WATSON
nwatson@gainesvilletimes.com

A Duluth man was killed in a fiery wreck Sunday, Aug. 31, after his car hit a tree on Poplar Springs Road, according to authorities.

Adrian D. Rodriguez Gil, 28, was pronounced dead at the scene around 3 a.m. Sunday near Pine Vale Road.

The Hall County Sher-

iff's Office said Rodriguez Gil lost control of his Honda Civic in a curve, leading to the collision with the tree.

Firefighters extinguished the fire and pulled Gil, who was riding alone, from the Honda.

Rodriguez Gil's body was sent for an autopsy.

The roadway was blocked for roughly 90 minutes during the investigation.

Mom charged after 4-year-old found walking road at midnight

BY NICK WATSON
nwatson@gainesvilletimes.com

A Gainesville woman was charged with child cruelty after authorities found her 4-year-old son walking alone along Myrtle Street just before midnight Monday, Aug. 25, according to authorities.

Magdalena Carmelo-Gomez, 24, was charged with felony second-degree child cruelty. She was booked Tuesday, Aug. 26, in to the Hall County Jail, where she remained Thursday, Aug. 28.

Carmelo-Gomez has a \$5,700 bond for the charge, though she also has an immigration hold. The Hall County Sheriff's Office said she is from Guatemala.

Gainesville Police said Carmelo-Gomez was accused of leaving her son at home "unsupervised and uncared for" while she left for work overnight.

"The child was found by an officer walking along the roadway just before midnight," Capt. Justin Martin wrote in an email.

Martin said the family lives a few doors down from where he was found. The boy had been alone "roughly an hour before we found him," the captain said.



Carmelo-Gomez



Rendering from Hall County planning documents

A 266-unit apartment complex is proposed off Friendship Road/Ga. 347 in South Hall.

Two housing proposals delayed due to county pause on high-density housing

BY JEFF GILL
jgill@gainesvilletimes.com

Two proposed housing developments were removed from Hall County Planning Commission's agenda Tuesday, Sept. 2, in response to a countywide moratorium on high-density development.

The commission put off hearing a proposal for 266 apartments at 1661 Friendship Road in South Hall and a proposal for an 80-home subdivision at 6450 Ben Parks Road near Murrayville.

"We've had a request that one or both of those items be added back to the agenda, but unfortunately, we cannot do that," Chairman Chris Braswell said. "Our hands are basically tied because of the official action of the (Board of Commissioners)."

"We cannot hear either one of those agenda items, nor can we have any public comment on them."

The Board of Commissioners voted last week to suspend accepting applications until midnight on Feb. 25, 2026.

A resolution passed by the board says the moratorium is to give the county time to review and consider making potential changes to the county's current high-density residential zoning districts.

The decision does not apply to high-density residential rezoning applications that have already been accepted and heard by the planning commission with the recommendation of approval or denial.

Applications that have not been heard or decided by the planning commission with a recommendation — such as the ones that came up Tuesday night — will be considered withdrawn as of the effective date of the suspension and all application fees be refunded.

Data center proposal tabled to Sept. 15

A proposed \$1.2 billion, 119-acre data center in southeast Hall County was tabled to the commission's Sept. 15 meeting.

The development would feature two or more buildings at 2400 O'Kelly Road, according to Hall County planning documents. A map of the project shows three 300,000-square-foot buildings and a substation.

Gainesville-based Project Turbo LLC is seeking to build the center, with requests before Hall County to rezone the property from planned industrial development to light industrial, as well as a conditional use permit for the project.

Winery request tabled due to pending lawsuit

A South Hall farm-based winery's request to add a venue for weddings and other celebratory events was tabled to a date to be determined.

"This is due to ongoing litigation against the county," said Katie Greenway, planning and zoning administrator.

Mark Faul of Mulberry Springs Vineyard & Winery is one of several people appealing the Hall County Board of Commissioners' Oct. 10 decision to allow 198 detached single-family homes and 58 attached townhomes on the 114-acre site south of Hall County's Mulberry Creek Park & Community Center.

FROM 1A Defender

for their support and for the values of excellence, integrity, and professionalism they have instilled in me," Alexander said. "I hope to carry these values forward as I serve in this important role."

Alexander is also a former president of the Gainesville-Northeastern Bar Association.

Morris told The Times in August that he planned to step down later this year, having led the public defender office since its inception in 2004. Morris spent roughly 50 years in the legal arena.

"I am deeply honored to

accept the position of Circuit Public Defender. This office has a proud tradition of dedicated service, and I recognize that I am standing on the shoulders of a giant who has come before me," Alexander said in the statement. "Brad Morris' commitment to justice and devotion to this office has set a high standard, and I am grateful for the opportunity to build upon his legacy."

Alexander told The Times he felt that this presented an opportunity to "to use my talents as a trial lawyer and my leadership abilities to come in and help this office continue the legacy that Brad has begun."

Alexander and his wife, Michelle, have two sons.

NOTICE TO THE CITY OF GAINESVILLE TAXPAYERS							
The Gainesville City governing authority does hereby announce that the millage rate will be set at a meeting to be held at the Gainesville Justice Center, Municipal Court Room, on Tuesday, September 16, 2025 at 5:30p.m., and pursuant to the requirements of O.C.G.A. 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.							
CITY OF GAINESVILLE CURRENT 2025 TAX DIGEST AND 5-YEAR HISTORY							
CITY OF GAINESVILLE	2020	2021	2022	2023	2024	2025	
Real and Personal Property	7,383,639,921	7,737,572,181	9,004,898,115	11,294,513,388	12,627,123,385	12,920,470,021	
Motor Vehicles	41,339,925	32,620,625	46,115,375	47,750,650	49,387,875	43,687,125	
Mobile Homes	22,755	21,398	34,498	25,893	25,365	26,108	
Heavy Duty Equipment	126,450	88,200	92,180	48,013	0	347,185	
GROSS DIGEST	7,425,129,051	7,770,302,404	9,051,140,168	11,342,337,944	12,676,536,625	12,964,530,439	
Less: Exempt Properties	1,284,893,675	1,323,154,138	1,543,627,971	2,007,515,575	2,561,518,870	2,351,336,138	
NET DIGEST	6,140,235,376	6,447,148,266	7,507,512,197	9,334,822,369	10,115,017,755	10,613,194,301	
Less: M & O Exemptions	439,046,845	427,864,565	588,878,498	723,601,488	619,431,190	617,615,430	
NET M & O DIGEST	5,701,188,531	6,019,283,701	6,918,633,699	8,611,220,881	9,495,586,565	9,995,578,871	
Gross M & O Millage	2.280	2.111	2.010	1.811	1.910	1.883	
Less: Rollbacks	1.040	1.101	1.103	1.062	1.161	1.143	
NET M & O MILLAGE	1.240	1.010	0.907	0.749	0.749	0.740	
General Government	0.730	0.500	0.397	0.239	0.239	0.230	
Debt Service	0.510	0.510	0.510	0.510	0.510	0.510	
NET M & O MILLAGE BY ENTITY	1.240	1.010	0.907	0.749	0.749	0.740	
Net Taxes Levied	7,069,474	6,079,477	6,275,201	6,449,804	7,112,194	7,396,728	
Net Taxes \$ Increase	168,617	(989,997)	195,724	174,604	662,390	284,534	
Net Taxes % Increase	2.44%	-14.00%	3.22%	2.78%	10.27%	4.00%	
Parks & Recreation	0.750	0.896	0.896	0.896	0.896	0.896	
Fire Services	1.250	1.250	1.259	1.299	1.299	1.299	
Police Services	0.000	0.500	0.594	0.712	0.712	0.712	
SPECIAL DISTRICTS	2.000	2.646	2.749	2.907	2.907	2.907	
Note: As with prior years, the millage rate for the School System, including school related debt service, is established by the Gainesville Board of Education.							

NOTICE TO HALL COUNTY TAXPAYERS								
The Hall County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Hall County Government Center, Commission Meeting Room located at 2875 Browns Bridge Rd, Gainesville, GA on Thursday, September 11, 2025 at 6:00 PM and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.								
CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY								
C o u n t y w i d e A r e a	COUNTY WIDE		2020	2021	2022	2023	2024	2025
	V A L U E	Real & Personal	9,889,002,783	10,665,632,961	12,669,143,835	15,926,106,825	17,232,688,616	18,928,552,781
		Motor Vehicles	100,550,510	85,178,090	88,546,030	91,344,790	88,818,650	81,524,090
		Mobile Homes	24,031,636	24,457,153	29,124,735	26,855,123	27,050,470	27,672,668
		Timber - 100%	564,708	325,953	332,071	154,855	46,516	133,966
		Heavy Duty Equipment	496,407	310,742	948,031	503,050	607,213	1,093,717
		Gross Digest	10,014,646,044	10,775,904,899	12,788,094,702	16,044,964,643	17,349,211,465	19,038,977,222
		Less Exemptions	695,122,941	727,175,693	863,729,451	1,064,846,436	1,063,624,444	2,165,869,840
		NET DIGEST VALUE	9,319,523,103	10,048,729,206	11,924,365,251	14,980,118,207	16,285,587,021	16,873,107,382
	R A T E	Gross Maintenance & Operation Millage	7.7620	7.6200	7.0720	6.0090	5.5730	5.5470
		Less Rollback (Local Option Sales Tax)	2.9090	2.9840	2.9310	2.5690	2.3390	2.3200
		NET M&O MILLAGE RATE	4.8530	4.6360	4.1410	3.4400	3.2340	3.2270
	TAX	TOTAL M&O TAXES LEVIED	\$45,227,646	\$46,585,909	\$49,378,797	\$51,531,607	\$52,667,588	\$54,449,518
		Net Tax \$ Increase	\$1,140,242	\$1,358,263	\$2,792,888	\$2,152,810	\$1,135,982	\$1,781,929
		Net Tax % Increase	2.59%	3.00%	6.00%	4.36%	2.20%	3.38%



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 15, 2025
Final Approval Date: September 15, 2025
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: **Ordinance 2025-12**
Fiscal Year 2026 Fire Services Ad Valorem Tax Rate
AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF FIRE SERVICES; AND FOR OTHER PURPOSES.

Meeting Date: September 16, 2025

Purpose of Request:

To set the ad valorem tax rate on property for the provision of Fire Services. The ad valorem taxation by the City will be fixed at \$1.299 on each \$1,000 of property subject to ad valorem taxation by the City.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance 2025-12 Fiscal Year 2026 Fire Services Ad Valorem Tax Rate
2. Millage Rate Ad GainesvilleTimes_20250905_A04

Passed: _____

AN ORDINANCE

No. 2025-12

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF FIRE SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2026; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Fire services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Fire services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$1.299 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Fire services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION IV.

ORDIDNANCE NO. 2025-12

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before January 12, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Duluth man killed in fiery crash on Poplar Springs Road

BY NICK WATSON
nwatson@gainesvilletimes.com

A Duluth man was killed in a fiery wreck Sunday, Aug. 31, after his car hit a tree on Poplar Springs Road, according to authorities.

Adrian D. Rodriguez Gil, 28, was pronounced dead at the scene around 3 a.m. Sunday near Pine Vale Road.

The Hall County Sher-

iff's Office said Rodriguez Gil lost control of his Honda Civic in a curve, leading to the collision with the tree.

Firefighters extinguished the fire and pulled Gil, who was riding alone, from the Honda.

Rodriguez Gil's body was sent for an autopsy.

The roadway was blocked for roughly 90 minutes during the investigation.



Rendering from Hall County planning documents

A 266-unit apartment complex is proposed off Friendship Road/Ga. 347 in South Hall.

Two housing proposals delayed due to county pause on high-density housing

BY JEFF GILL
jgill@gainesvilletimes.com

Two proposed housing developments were removed from Hall County Planning Commission's agenda Tuesday, Sept. 2, in response to a countywide moratorium on high-density development.

The commission put off hearing a proposal for 266 apartments at 1661 Friendship Road in South Hall and a proposal for an 80-home subdivision at 6450 Ben Parks Road near Murrayville.

"We've had a request that one or both of those items be added back to the agenda, but unfortunately, we cannot do that," Chairman Chris Braswell said. "Our hands are basically tied because of the official action of the (Board of Commissioners)."

"We cannot hear either one of those agenda items, nor can we have any public comment on them."

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A resolution passed by the board says the moratorium is to give the county time to review and consider making potential changes to the county's current high-density residential zoning districts.

The decision does not apply to high-density residential rezoning applications that have already been accepted and heard by the planning commission with the recommendation of approval or denial.

Applications that have not been heard or decided by the planning commission with a recommendation — such as the ones that came up Tuesday night — will be considered withdrawn as of the effective date of the suspension and all application fees be refunded.

Data center proposal tabled to Sept. 15

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Winery request tabled due to pending lawsuit

A South Hall farm-based winery's request to add a venue for weddings and other celebratory events was tabled to a date to be determined.

"This is due to ongoing litigation against the county," said Katie Greenway, planning and zoning administrator.

Mark Faul of Mulberry Springs Vineyard & Winery is one of several people appealing the Hall County Board of Commissioners' Oct. 10 decision to allow 198 detached single-family homes and 58 attached townhomes on the 114-acre site south of Hall County's Mulberry Creek Park & Community Center.

Mom charged after 4-year-old found walking road at midnight

BY NICK WATSON
nwatson@gainesvilletimes.com

A Gainesville woman was charged with child cruelty after authorities found her 4-year-old son walking alone along Myrtle Street just before midnight Monday, Aug. 25, according to authorities.

Magdalena Carmelo-Gomez, 24, was charged with felony second-degree child cruelty. She was booked Tuesday, Aug. 26, in to the Hall County Jail, where she remained Thursday, Aug. 28.

Carmelo-Gomez has a \$5,700 bond for the charge, though she also has an immigration hold. The Hall County Sheriff's Office said she is from Guatemala.

Gainesville Police said Carmelo-Gomez was accused of leaving her son at home "unsupervised and uncared for" while she left for work overnight.

"The child was found by an officer walking along the roadway just before midnight," Capt. Justin Martin wrote in an email.

Martin said the family lives a few doors down from where he was found. The boy had been alone "roughly an hour before we found him," the captain said.



Carmelo-Gomez

FROM 1A Defender

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Alexander is also a former president of the Gainesville-Northeastern Bar Association.

Morris told The Times in August that he planned to step down later this year, having led the public defender office since its inception in 2004. Morris spent roughly 50 years in the legal arena.

"I am deeply honored to

accept the position of Circuit Public Defender. This office has a proud tradition of dedicated service, and I recognize that I am standing on the shoulders of a giant who has come before me," Alexander said in the statement. "Brad Morris' commitment to justice and devotion to this office has set a high standard, and I am grateful for the

opportunity to build upon his legacy."

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Alexander and his wife, Michelle, have two sons.

NOTICE TO THE CITY OF GAINESVILLE TAXPAYERS							
The Gainesville City governing authority does hereby announce that the millage rate will be set at a meeting to be held at the Gainesville Justice Center, Municipal Court Room, on Tuesday, September 16, 2025 at 5:30p.m., and pursuant to the requirements of O.C.G.A. 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.							
CITY OF GAINESVILLE CURRENT 2025 TAX DIGEST AND 5-YEAR HISTORY							
CITY OF GAINESVILLE	2020	2021	2022	2023	2024	2025	
Real and Personal Property	7,383,639,921	7,737,572,181	9,004,898,115	11,294,513,388	12,627,123,385	12,920,470,021	
Motor Vehicles	41,339,925	32,620,625	46,115,375	47,750,650	49,387,875	43,687,125	
Mobile Homes	22,755	21,398	34,498	25,893	25,365	26,108	
Heavy Duty Equipment	126,450	88,200	92,180	48,013	0	347,185	
GROSS DIGEST	7,425,129,051	7,770,302,404	9,051,140,168	11,342,337,944	12,676,536,625	12,964,530,439	
Less: Exempt Properties	1,284,893,675	1,323,154,138	1,543,627,971	2,007,515,575	2,561,518,870	2,351,336,138	
NET DIGEST	6,140,235,376	6,447,148,266	7,507,512,197	9,334,822,369	10,115,017,755	10,613,194,301	
Less: M & O Exemptions	439,046,845	427,864,565	588,878,498	723,601,488	619,431,190	617,615,430	
NET M & O DIGEST	5,701,188,531	6,019,283,701	6,918,633,699	8,611,220,881	9,495,586,565	9,995,578,871	
Gross M & O Millage	2.280	2.111	2.010	1.811	1.910	1.883	
Less: Rollbacks	1.040	1.101	1.103	1.062	1.161	1.143	
NET M & O MILLAGE	1.240	1.010	0.907	0.749	0.749	0.740	
General Government	0.730	0.500	0.397	0.239	0.239	0.230	
Debt Service	0.510	0.510	0.510	0.510	0.510	0.510	
NET M & O MILLAGE BY ENTITY	1.240	1.010	0.907	0.749	0.749	0.740	
Net Taxes Levied	7,069,474	6,079,477	6,275,201	6,449,804	7,112,194	7,396,728	
Net Taxes \$ Increase	168,617	(989,997)	195,724	174,604	662,390	284,534	
Net Taxes % Increase	2.44%	-14.00%	3.22%	2.78%	10.27%	4.00%	
Parks & Recreation	0.750	0.896	0.896	0.896	0.896	0.896	
Fire Services	1.250	1.250	1.259	1.299	1.299	1.299	
Police Services	0.000	0.500	0.594	0.712	0.712	0.712	
SPECIAL DISTRICTS	2.000	2.646	2.749	2.907	2.907	2.907	
Note: As with prior years, the millage rate for the School System, including school related debt service, is established by the Gainesville Board of Education.							

NOTICE TO HALL COUNTY TAXPAYERS								
The Hall County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Hall County Government Center, Commission Meeting Room located at 2875 Browns Bridge Rd, Gainesville, GA on Thursday, September 11, 2025 at 6:00 PM and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.								
CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY								
C o u n t y w i d e A r e a	COUNTY WIDE		2020	2021	2022	2023	2024	2025
	V A L U E	Real & Personal	9,889,002,783	10,665,632,961	12,669,143,835	15,926,106,825	17,232,688,616	18,928,552,781
		Motor Vehicles	100,550,510	85,178,090	88,546,030	91,344,790	88,818,650	81,524,090
		Mobile Homes	24,031,636	24,457,153	29,124,735	26,855,123	27,050,470	27,672,668
		Timber - 100%	564,708	325,953	332,071	154,855	46,516	133,966
		Heavy Duty Equipment	496,407	310,742	948,031	503,050	607,213	1,093,717
		Gross Digest	10,014,646,044	10,775,904,899	12,788,094,702	16,044,964,643	17,349,211,465	19,038,977,222
		Less Exemptions	695,122,941	727,175,693	863,729,451	1,064,846,436	1,063,624,444	2,165,869,840
		NET DIGEST VALUE	9,319,523,103	10,048,729,206	11,924,365,251	14,980,118,207	16,285,587,021	16,873,107,382
	R A T E	Gross Maintenance & Operation Millage	7.7620	7.6200	7.0720	6.0090	5.5730	5.5470
		Less Rollback (Local Option Sales Tax)	2.9090	2.9840	2.9310	2.5690	2.3390	2.3200
		NET M&O MILLAGE RATE	4.8530	4.6360	4.1410	3.4400	3.2340	3.2270
	TAX	TOTAL M&O TAXES LEVIED	\$45,227,646	\$46,585,909	\$49,378,797	\$51,531,607	\$52,667,588	\$54,449,518
		Net Tax \$ Increase	\$1,140,242	\$1,358,263	\$2,792,888	\$2,152,810	\$1,135,982	\$1,781,929
		Net Tax % Increase	2.59%	3.00%	6.00%	4.36%	2.20%	3.38%



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 15, 2025
Final Approval Date: September 15, 2025
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: **Ordinance 2025-13**
Fiscal Year 2026 Police Services Ad Valorem Tax Rate
AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF POLICE SERVICES; AND FOR OTHER PURPOSES.

Meeting Date: September 16, 2025

Purpose of Request:

To set the ad valorem tax rate on property for the provision of police services. The ad valorem taxation by the City will be fixed at \$0.712 on each \$1,000 of property subject to ad valorem taxation by the City.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance 2025-13 Fiscal Year 2026 Police Services Ad Valorem Tax Rate
2. Millage Rate Ad GainesvilleTimes_20250905_A04

Passed: _____

AN ORDINANCE

No. 2025-13

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF POLICE SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2026; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Police services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Police services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.712 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Police services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION IV.

ORDINANCE NO. 2025-13

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before January 12, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Duluth man killed in fiery crash on Poplar Springs Road

BY NICK WATSON
nwatson@gainesvilletimes.com

A Duluth man was killed in a fiery wreck Sunday, Aug. 31, after his car hit a tree on Poplar Springs Road, according to authorities.

Adrian D. Rodriguez Gil, 28, was pronounced dead at the scene around 3 a.m. Sunday near Pine Vale Road.

The Hall County Sher-

iff's Office said Rodriguez Gil lost control of his Honda Civic in a curve, leading to the collision with the tree.

Firefighters extinguished the fire and pulled Gil, who was riding alone, from the Honda.

Rodriguez Gil's body was sent for an autopsy.

The roadway was blocked for roughly 90 minutes during the investigation.

Mom charged after 4-year-old found walking road at midnight

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Carmelo-Gomez



Rendering from Hall County planning documents

A 266-unit apartment complex is proposed off Friendship Road/Ga. 347 in South Hall.

Two housing proposals delayed due to county pause on high-density housing

BY JEFF GILL
jgill@gainesvilletimes.com

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FROM 1A Defender

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Fire Services	1.250	1.250	1.259	1.299	1.299	1.299	
Police Services	0.000	0.500	0.594	0.712	0.712	0.712	
SPECIAL DISTRICTS	2.000	2.646	2.749	2.907	2.907	2.907	
Note: As with prior years, the millage rate for the School System, including school related debt service, is established by the Gainesville Board of Education.							

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		Mobile Homes	24,031,636	24,457,153	29,124,735	26,855,123	27,050,470	27,672,668
		Timber - 100%	564,708	325,953	332,071	154,855	46,516	133,966
		Heavy Duty Equipment	496,407	310,742	948,031	503,050	607,213	1,093,717
		Gross Digest	10,014,646,044	10,775,904,899	12,788,094,702	16,044,964,643	17,349,211,465	19,038,977,222
		Less Exemptions	695,122,941	727,175,693	863,729,451	1,064,846,436	1,063,624,444	2,165,869,840
		NET DIGEST VALUE	9,319,523,103	10,048,729,206	11,924,365,251	14,980,118,207	16,285,587,021	16,873,107,382
	R A T E	Gross Maintenance & Operation Millage	7.7620	7.6200	7.0720	6.0090	5.5730	5.5470
		Less Rollback (Local Option Sales Tax)	2.9090	2.9840	2.9310	2.5690	2.3390	2.3200
		NET M&O MILLAGE RATE	4.8530	4.6360	4.1410	3.4400	3.2340	3.2270
	TAX	TOTAL M&O TAXES LEVIED	\$45,227,646	\$46,585,909	\$49,378,797	\$51,531,607	\$52,667,588	\$54,449,518
		Net Tax \$ Increase	\$1,140,242	\$1,358,263	\$2,792,888	\$2,152,810	\$1,135,982	\$1,781,929
		Net Tax % Increase	2.59%	3.00%	6.00%	4.36%	2.20%	3.38%



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025

Date Submitted: September 15, 2025

Final Approval Date: September 15, 2025

Presenter: Jeremy Perry, Chief Financial Officer

Item of Business: **Ordinance 2025-14**
Fiscal Year 2026 Parks and Recreation Ad Valorem Tax Rate
AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF PARKS AND RECREATION SERVICES; AND FOR OTHER PURPOSES.

Meeting Date: September 16, 2025

Purpose of Request:

To set the ad valorem tax rate on property for the provision of Parks and Recreation services. The ad valorem taxation by the City will be fixed at \$0.896 on each \$1,000 of property subject to ad valorem taxation by the City.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance 2025-14 Fiscal Year 2026 Parks and Recreation Ad Valorem Tax Rate
2. Millage Rate Ad GainesvilleTimes_20250905_A04

Passed: _____

AN ORDINANCE

No. 2025-14

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF PARKS AND RECREATION SERVICES; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2026; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Parks and Recreation services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Parks and Recreation services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.896 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Parks and Recreation services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION IV.

ORDINANCE NO. 2025-14

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before January 12, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

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BY NICK WATSON
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FROM 1A Defender

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Alexander and his wife, Michelle, have two sons.

NOTICE TO THE CITY OF GAINESVILLE TAXPAYERS							
The Gainesville City governing authority does hereby announce that the millage rate will be set at a meeting to be held at the Gainesville Justice Center, Municipal Court Room, on Tuesday, September 16, 2025 at 5:30p.m., and pursuant to the requirements of O.C.G.A. 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.							
CITY OF GAINESVILLE CURRENT 2025 TAX DIGEST AND 5-YEAR HISTORY							
CITY OF GAINESVILLE	2020	2021	2022	2023	2024	2025	
Real and Personal Property	7,383,639,921	7,737,572,181	9,004,898,115	11,294,513,388	12,627,123,385	12,920,470,021	
Motor Vehicles	41,339,925	32,620,625	46,115,375	47,750,650	49,387,875	43,687,125	
Mobile Homes	22,755	21,398	34,498	25,893	25,365	26,108	
Heavy Duty Equipment	126,450	88,200	92,180	48,013	0	347,185	
GROSS DIGEST	7,425,129,051	7,770,302,404	9,051,140,168	11,342,337,944	12,676,536,625	12,964,530,439	
Less: Exempt Properties	1,284,893,675	1,323,154,138	1,543,627,971	2,007,515,575	2,561,518,870	2,351,336,138	
NET DIGEST	6,140,235,376	6,447,148,266	7,507,512,197	9,334,822,369	10,115,017,755	10,613,194,301	
Less: M & O Exemptions	439,046,845	427,864,565	588,878,498	723,601,488	619,431,190	617,615,430	
NET M & O DIGEST	5,701,188,531	6,019,283,701	6,918,633,699	8,611,220,881	9,495,586,565	9,995,578,871	
Gross M & O Millage	2.280	2.111	2.010	1.811	1.910	1.883	
Less: Rollbacks	1.040	1.101	1.103	1.062	1.161	1.143	
NET M & O MILLAGE	1.240	1.010	0.907	0.749	0.749	0.740	
General Government	0.730	0.500	0.397	0.239	0.239	0.230	
Debt Service	0.510	0.510	0.510	0.510	0.510	0.510	
NET M & O MILLAGE BY ENTITY	1.240	1.010	0.907	0.749	0.749	0.740	
Net Taxes Levied	7,069,474	6,079,477	6,275,201	6,449,804	7,112,194	7,396,728	
Net Taxes \$ Increase	168,617	(989,997)	195,724	174,604	662,390	284,534	
Net Taxes % Increase	2.44%	-14.00%	3.22%	2.78%	10.27%	4.00%	
Parks & Recreation	0.750	0.896	0.896	0.896	0.896	0.896	
Fire Services	1.250	1.250	1.259	1.299	1.299	1.299	
Police Services	0.000	0.500	0.594	0.712	0.712	0.712	
SPECIAL DISTRICTS	2.000	2.646	2.749	2.907	2.907	2.907	
Note: As with prior years, the millage rate for the School System, including school related debt service, is established by the Gainesville Board of Education.							

NOTICE TO HALL COUNTY TAXPAYERS								
The Hall County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Hall County Government Center, Commission Meeting Room located at 2875 Browns Bridge Rd, Gainesville, GA on Thursday, September 11, 2025 at 6:00 PM and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.								
CURRENT 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY								
C o u n t y w i d e A r e a	COUNTY WIDE		2020	2021	2022	2023	2024	2025
	V A L U E	Real & Personal	9,889,002,783	10,665,632,961	12,669,143,835	15,926,106,825	17,232,688,616	18,928,552,781
		Motor Vehicles	100,550,510	85,178,090	88,546,030	91,344,790	88,818,650	81,524,090
		Mobile Homes	24,031,636	24,457,153	29,124,735	26,855,123	27,050,470	27,672,668
		Timber - 100%	564,708	325,953	332,071	154,855	46,516	133,966
		Heavy Duty Equipment	496,407	310,742	948,031	503,050	607,213	1,093,717
		Gross Digest	10,014,646,044	10,775,904,899	12,788,094,702	16,044,964,643	17,349,211,465	19,038,977,222
		Less Exemptions	695,122,941	727,175,693	863,729,451	1,064,846,436	1,063,624,444	2,165,869,840
		NET DIGEST VALUE	9,319,523,103	10,048,729,206	11,924,365,251	14,980,118,207	16,285,587,021	16,873,107,382
	R A T E	Gross Maintenance & Operation Millage	7.7620	7.6200	7.0720	6.0090	5.5730	5.5470
		Less Rollback (Local Option Sales Tax)	2.9090	2.9840	2.9310	2.5690	2.3390	2.3200
		NET M&O MILLAGE RATE	4.8530	4.6360	4.1410	3.4400	3.2340	3.2270
	TAX	TOTAL M&O TAXES LEVIED	\$45,227,646	\$46,585,909	\$49,378,797	\$51,531,607	\$52,667,588	\$54,449,518
		Net Tax \$ Increase	\$1,140,242	\$1,358,263	\$2,792,888	\$2,152,810	\$1,135,982	\$1,781,929
		Net Tax % Increase	2.59%	3.00%	6.00%	4.36%	2.20%	3.38%



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025
Date Submitted: September 15, 2025
Final Approval Date: September 15, 2025
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: **Ordinance 2025-15**

Fiscal Year 2026 Board of Education Ad Valorem Tax Rate

AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2026; AND OTHER PURPOSES.

Meeting Date: September 16, 2025

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the Gainesville Board of Education. The ad valorem taxation by the Gainesville Board of Education will be fixed at 6.492 on each \$1,000 of property subject to ad valorem taxation by the Gainesville Board of Education. Of the 6.492 millage rate, 6.092 mills will be used for maintenance and operations and 0.40 will be used for debt service.

Facts & Issues / History & Background:

City Charter and School System, Section 7.11. - General powers, school district, board of education.

- The board shall annually recommend to the Mayor and Council of the City of Gainesville the rate of the tax levy, not greater than the mills per dollar authorized and allowed under the laws and Constitution of the State of Georgia, necessary for the support, maintenance, and operation of the public schools of the City of Gainesville. The Mayor and Council shall levy the tax so certified by the board upon the assessed value of taxable property in the city for the purposes so specified by the board.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance 2025-15 Fiscal Year 2026 Board of Education Ad Valorem Tax Rate
2. Millage Rate Ad GainesvilleTimes_20250905_A04

Passed: _____

AN ORDINANCE

No. 2025-15

AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2026; AND OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

WHEREAS, a budget has been established for the Gainesville Board of Education for Fiscal Year 2026; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes.

NOW THEREFORE BE IT ORDAINED by the Governing Authority of the City of Gainesville, Georgia as follows:

SECTION I. In accordance with Act No. 64 (HB 841) approved March 4, 1993, and OCGA 48-5-32, the ad valorem tax rate for the Gainesville Board of Education for the calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$6.492 on each \$1,000.00 of property subject to ad valorem tax in the City.

SECTION II. Said rate of \$6.492 on each \$1,000.00 of taxable property is hereby levied as follows:

(a) For maintenance and operations \$6.092 on each \$1,000.00 of taxable property.

(b) For debt service \$0.40 on each \$1,000.00 of taxable property.

SECTION III. All ordinances and part of ordinances in conflict herewith are hereby repealed.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes which shall be due on or before January 12, 2026.

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ORDINANCE NO. 2025-15

W. Samuel Couvillon, Mayor

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Alisa Grayson, City Clerk

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Rendering from Hall County planning documents

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Fire Services	1.250	1.250	1.259	1.299	1.299	1.299	
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SPECIAL DISTRICTS	2.000	2.646	2.749	2.907	2.907	2.907	
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		Heavy Duty Equipment	496,407	310,742	948,031	503,050	607,213	1,093,717
		Gross Digest	10,014,646,044	10,775,904,899	12,788,094,702	16,044,964,643	17,349,211,465	19,038,977,222
		Less Exemptions	695,122,941	727,175,693	863,729,451	1,064,846,436	1,063,624,444	2,165,869,840
		NET DIGEST VALUE	9,319,523,103	10,048,729,206	11,924,365,251	14,980,118,207	16,285,587,021	16,873,107,382
	R A T E	Gross Maintenance & Operation Millage	7.7620	7.6200	7.0720	6.0090	5.5730	5.5470
		Less Rollback (Local Option Sales Tax)	2.9090	2.9840	2.9310	2.5690	2.3390	2.3200
		NET M&O MILLAGE RATE	4.8530	4.6360	4.1410	3.4400	3.2340	3.2270
	TAX	TOTAL M&O TAXES LEVIED	\$45,227,646	\$46,585,909	\$49,378,797	\$51,531,607	\$52,667,588	\$54,449,518
		Net Tax \$ Increase	\$1,140,242	\$1,358,263	\$2,792,888	\$2,152,810	\$1,135,982	\$1,781,929
		Net Tax % Increase	2.59%	3.00%	6.00%	4.36%	2.20%	3.38%



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 11, 2025

Date Submitted: September 15, 2025

Final Approval Date: September 15, 2025

Presenter: Abb Hayes, City Attorney

Item of Business: Request from **Conde Properties, LLC** to annex a 1.4± acres tract located on the northeast corner of the intersection of Atlanta Highway and Mimosa Street (a/k/a **915 and 925 Atlanta Highway**), and to establish a zoning of General Business (G-B), with a special use. **Ward Number: Five**. Tax Parcel Number(s): 00-132-007-004 and 006. **Request: Special event facility and retail space.**

- Proposed Annexation Ordinance 2025-16
- Proposed Zoning Ordinance 2025-17
- Proposed Zoning Resolution 2025-04

Meeting Date: September 16, 2025

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the August 12, 2025, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing to annex the subject tract with General Business (G-B) zoning, with a special use to construct a 10,000± square foot special event facility and retail space that will utilize sanitary sewer. The subject property consists of two parcels located east of the city limits, and are zoned Highway Business (H-B) within unincorporated Hall County. The site contains three structures consisting of a single-family home, out building and an insurance office / auto broker's office which will be demolished. The proposed event space will be designed to host a variety of gatherings such as birthday parties, weddings, business meetings and more. According to the concept plan, access is planned from Atlanta Highway and Mimosa Street with a total of 72 parking spaces. The properties are located within the Gateway Corridor Overlay Zone and the adjacent uses include single-family homes in Hall County, Vital Foods corporate office, Norma Hernandez Accounting and Business Services office and Atlas Industrial Park.

Department Recommendation:

Staff and PAB recommended approval with nine conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2025-16:

I move to approve the ordinance to annex the subject property for a special event facility and retail space as presented.

Approval of Ordinance 2025-17:

I move to approve the ordinance to establish zoning as General Business (G-B) with nine conditions as

presented.

Approval of Resolution ZR-2025-04:

I move to approve the resolution to allow a special event facility within General Business (G-B) zoning district with nine conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

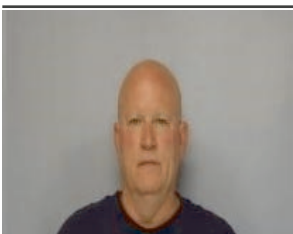
Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal ad
2. PAB Recommendation Report
3. Proposed Annexation Ordinance 2025-16
4. Proposed Zoning Ordinance 2025-17
5. Proposed Zoning Resolution 2025-04
6. Location maps
7. Narrative
8. Survey
9. Concept plan
10. Architectural Photograph



NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS TO BE PUBLISHED

NAME: MARK EDWIN TRAHAN
CITY: FLOWERY BRANCH, GA
COUNTY: HALL
ZIP CODE: 30542
ARREST DATE: 08/15/2023
ARREST TIME: 08:44 AM
ARREST LOCATION: PHIL NEKRO BLV @ ATLANTA HWY
DISPOSITION: GUILTY
Hall County Superior & State Court
Mark Pettitt, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT TO O.C.G.A. 40-6-391(A)(1)
2024SR937KMR
151112 8/27



NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS TO BE PUBLISHED

NAME: DESMOND QUENTIN BRANCH
CITY: GAINESVILLE, GA
COUNTY: HALL
ZIP CODE: 30504
ARREST DATE: 05/24/2024
ARREST TIME: 08:11 PM
ARREST LOCATION: EAGLE EYE RD
DISPOSTION: GUILTY
Hall County Superior & State Court
Mark Pettitt, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT TO O.C.G.A. 40-6-391(A)(5)
2024SR4987LAB
151026 8/27

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of HALL County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Statewide Wrecker Service, Inc. 2315 Murphy Blvd, Gainesville, GA 30504
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 09/17/2025
2009 Toyota MATRIX, 2 T 1 K E 4 0 E 7 9 C 0 2 0 9 7 3, SBQ8728 GA, 2025-MV-216902
2006 Audi TT, TRUWD28N861007930, NO TAG, 2025-MV-216898
2012 Toyota YARIS, J T D B T 4 K 3 2 C L 0 1 1 0 4 8, RFR5633 GA, 2025-MV-216903
1994 Chevrolet CAMARO, 2 G 1 F P 2 2 P 6 R 2 1 5 2 7 8 4, AVC9156 GA, 2025-MV-216904
MAG 40-10
150991 8/27, 9/3

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Vinam Realty, LLC, Petitioner, v. All that tract or parcel of land located in the Town of Oakwood, in Land Lot 51 of the 8th Land District, Hall County, Georgia being all of Lot 20, Tara Subdivision (a/k/a 4461 Tara Drive, Oakwood, GA 30566), Defendant, in rem.
Civil Action File No. 2024CV002188
NOTICE OF SERVICE BY PUBLICATION
To: Current Trustee of the Charles E. Moore, II Testamentary Trust; and Charles Edwin Moore, III; and Unknown parties claiming an interest in the subject property of this action, being described as follows:
All that tract or parcel of land, together with improvements thereon, lying and being in the Town of Oakwood, in Land Lot 51 of the 8th Land District of Hall County, Georgia, and being all of Lot 20 of Tara Subdivision, according to subdivision plat recorded in Plat Book 48, Pages 270-271, in the Clerk's Office of the Superior Court of Hall County, Georgia, and according to individual plat

of survey prepared for Charles E. Moore, II and Rebecca A. Moore by plat being in Plat Book 80, Page 74, in the Clerk's Office of the Superior Court of Hall County, Georgia, said plats and the record thereof being incorporated herein by reference for a full and complete description. Subject to Restrictive Covenants for Tara Subdivision recorded in Deed Book 476, Page 366, of the Deed Records of Hall County, Georgia. Said property is further identified as Hall County Tax Map and Parcel No. 08051 003023 and as 4461 Tara Drive, Oakwood, Hall County, GA 30566. The above-styled action to quiet title to the above-described property was filed in the Superior Court of Hall County, Georgia, on December 9, 2024. By Order dated August 4, 2025, the Court has ordered that service of process upon you be had by publication, as provided by law. You are hereby commanded to be and appear at said court within 30 days of the date of the order for service by publication to answer said petition and file pleadings before the court.
Witness, John G. Breakfield, Judge, Superior Court of Hall County.
This 4th day of August, 2025.
/s/ Mark Pettitt
Clerk of Superior Court
Hall County, Georgia
Vinam Realty, LLC, Petitioner, v. All that tract or parcel of land located in the Town of Oakwood, in Land Lot 51 of the 8th Land District, Hall County, Georgia being all of Lot 20, Tara Subdivision (a/k/a 4461 Tara Drive, Oakwood, GA 30566), Defendant, in rem.
Civil Action File No. 2024CV002188
150472 8/13, 20, 27, 9/3



NOTICE OF THIRD DUI CONVICTION WITHIN 5 YEARS TO BE PUBLISHED

NAME: ALFREDO MILLAN
CITY: GAINESVILLE, GA
COUNTY: HALL
ZIP CODE: 30504
ARREST DATE: 12/29/2022
ARREST TIME: 10:17 PM
ARREST LOCATION: MEMORIA PARK DR @ ATLANTA HWY
DISPOSITION: GUILTY
Hall County Superior & State Court
Mark Pettitt, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT TO O.C.G.A. 40-6-391(A)(1)
2023SR2402KMR
151086 8/27

IN THE STATE COURT OF HALL COUNTY STATE OF GEORGIA
ENRIQUE RUIZ CORTEZ
Plaintiff
V.
CLAUDIA STRINGER REGAN
Defendant.
CIVIL ACTION
FILE NO.: 2025\$V000131

12 Person - Jury Trial Demand ORDER GRANTING PLAINTIFF'S MOTION FOR SERVICE BY PUBLICATION
The above-styled matter is before this Court on Plaintiff ENRIQUE RUIZ CORTEZ. (Motion). As of the date of this Order. no responses to the Motion have been filed. It appears Enrique Ruiz Cortez exercised due diligence in attempting to locate CLAUDIA STRINGER REGAN, and personally serve him with process, but that attempted service has been unsuccessful because CLAUDIA STRINGER REGAN. cannot be found with the State of Georgia and/or is concealing himself to avoid service of the summons. Having reviewed the Motion and supporting materials, pleadings, and applicable law. **IT IS HEREBY ORDERED** that ENRIQUE RUIZ CORTEZ Motion is **GRANTED** and service be permitted upon CLAUDIA STRINGER REGAN. by publication. This Order shall not be viewed as establishing personal jurisdiction over CLAUDIA STRINGER REGAN. Enrique Ruiz Cortez must subsequently establish that service by publication

provided CLAUDIA STRINGER REGAN, with the "fair notice" constitutionally required by due process for this Court to award a monetary judgment. **IT IS FURTHER ORDERED** that Almanza E-File a Citation for Publication for publication in the Legal Organ of Hall County, Georgia within five (5) days of the date of this Order. This 20th day of June, 2025
KELLEY M. ROBERTSON
Judge, State Court of Hall County
KIBBEY WAGNER BLUM. PLLC
Prepared By:
Logan Dale, Esq.
GA Bar No: 95792 0
Kibbey, Wagner. Blum PLLC
1100 Peachtree Street Suite 900
Atlanta, GA 30309
150623 8/20, 27, 9/3

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re the Name Change of Ambar Lilia Cruz-Chiquito, Petitioner.
Civil Action Case No. 2025CV001270JGB

NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in the Hall County Superior Court on July 21, 2025, to change Petitioner's name from: Ambar Lilia Cruz-Chiquito to Amber Lilia Cruz-Yanes. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed. Dated July 21, 2025
Amber Lilia Cruz-Chiquito
Petitioner, Pro se
Name:
Address: 3967 Gillsville Hwy Gillsville, GA 30543
Phone: 678-617-8106
E m a i l : amb3r.cru056@yahoo.com
150415 8/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA

In re the Name Change of Minor Children
Angelina Renee Witt
Cody Mitchell Witt
Petitioner,
vs.
Zoe Renee Witt
Respondent.

Civil Action File No. 2025CV001413JJD
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
I, Cody Mitchell Witt, filed a petition in the Superior Court of Hall County on August 7, 2025 to change the name of the following minor children
From: Angelina Renee Witt
To: Angelina Renee Payne-Witt
Any interested party has the right to appear in this case and file objections within the time prescribed on O.C.G.A. 19-12-1(f)(5) and (3).
Dated: 08-07-2025
/s/ Cody Mitchell Witt
Petitioner, Pro se
NAME: Cody Mitchell Witt
Address: 1726 Vineyard Way Gainesville, GA 30504
Phone: 678-800-8390
Email: cwitt1531@gmail.com
150653 8/20, 27, 9/3, 10

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re the Name Change of Child(ren):
AILETH VALERIA CUCUL-XI
AMELIA MANUELA XI CUCUL, Petitioner,
V.
FRANCISCO RAMIRO CUCUL MUCU, Respondent.
Civil Action File No. 2025CV001205

NOTICE OF PETITION TO CHANGE NAME(S) QE MINOR CHILD(REN)
AMELIA MANUELA XI CUCUL filed a petition in Hall County Superior Court on July 10, 2025 to change the name of minor child from:
Current Name of Child
AILETH VALERIA CUCUL-XI
Proposed New Name:
AILETH VALERIA XI CUCUL
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 7-10-25
AMELIA MANUELA XI CUCUL
Name: AMELIA MANUELA XI CUCUL
Address: 770A Chesnut St Se Gainesville, GA 30501
Phone (day): 770-276-1645
150449 8/13, 20, 27, 9/3

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA

In re the Name Change of Sarah Jill Simmons, Petitioner

Civil Action File No. 2025CV0013775JBG
NOTICE OF PETITION TO CHANGE NAME
An action was filed in the Superior Court of Hall County on 8-5-2025, to change the Petitioner's name as follows:
Petitioner's name
Sarah Jill Simmons
Desired new name
Jill Eberhart Simmons
Any interested party has the right to appear in this case and file objections before the final judgment is ordered in this case.
Dated: 8-5-25
Jill Simmons Petitioner, Pro se
Name: Jill Simmons
Address 5627 Allington Ct. Clermont, GA 30527
Phone: 404-402-7328
E m a i l : jsimmonsja@yahoo.com
150480 8/13, 20, 27, 9/3

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA

In re the Name Change of Cameron Sanderson Civil Action File No.

2025-CV -001236
NOTICE OF PETITION TO CHANGE NAME
An action was filed in the Superior Court of Hall County on 07/08/25, to change the Petitioner's name as follows:
Petitioner's Name: Cameron Sanderson
Desired New Name: Cameron Konrad
Any interested party has the right to appear in this case and file objection before the final judgment is ordered in this case.
Date: 7/08/2025
Cameron Sanderson
Petitioner
4745 Cardinal Ridge Way, Flowery Branch, GA, 30542 (404) 368-4054
150124 8/6, 13, 20, 27

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA

In re the Name Change of Zoe Renee Witt, Petitioner
Civil Action File No. 2025CV001409JJD
NOTICE OF PETITION TO CHANGE NAME
An action was filed in the Superior Court of Hall County on 8-7-2025, to change the Petitioner's name as follows:
Petitioner's name
Zoe Renee Witt
Desired new name
Zoe Renee Payne-Witt
Any interested party has the right to appear in this case and file objections before the final judgment is ordered in this case.
Dated: 8-7-25
Zoe Renee Witt Petitioner, Pro se
Name: Zoe Renee Witt
Address 1726 Vineyard Way Gainesville, GA 30504
Phone: 770-846-8434
Email: ztaddeo@icloud.com
150652 8/20, 27, 9/3, 10

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA

In re the Name Change of Cody Mitchell Witt, Petitioner
Civil Action File No. 2025CV001408JJD
NOTICE OF PETITION TO CHANGE NAME
An action was filed in the Superior Court of Hall County on 8-7-2025, to change the Petitioner's name as follows:
Petitioner's name
Cody Mitchell Witt
Desired new name
Cody Mitchell Payne-Witt
Any interested party has the right to appear in this case and file objections before the final judgment is ordered in this case.
Dated: 8-7-25
Cody Mitchell Witt
Petitioner, Pro se
NAME: Cody Mitchell Witt
Address: 1726 Vineyard Way Gainesville, GA 30504
Phone: 678-800-8390
Email: cwitt1531@gmail.com
150654 8/20, 27, 9/3, 10

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA

In re the Name Change of: Sonya Marie Bohannon, Petitioner.
Civil Action Case No. 2025CV001381
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on August 6th, 2025, to change Petitioner's name from Sonya Marie Bohannon to Sonya Marie Williams
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: August 6th, 2025

Sonya Marie Bohannon, Pro se
Name: Sonya Marie Bohannon
Address: 4782 Union Church Road Flowery Branch, GA 30542
Phone: 678-897-9515
E m a i l : sonyamariew@yahoo.com
150539 8/13, 20, 27, 9/3

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
Donna Nicole Akins
Plaintiff,
v.

Ryne Reynolds Defendant. CIVIL ACTION FILE NO. 2025CV001453 NOTICE OF PETITION TO CHANGE NAME
STATE OF GEORGIA, HALL COUNTY
Notice is hereby given that Donna Nicole Akin filed a Petition in the Superior Court of Hall County, Georgia on the 13th day of August, 2025, to change the name of minor child, "Haydn Lorelei Reynolds" to "Haydn Lorelei Akins." Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and file any objections to such name change.
Respectfully submitted, this 13th day of August, 2025.
/s/ Sarah R. Trahan
Sarah R. Trahan
Attorney for Petitioner
Georgia Bar No. 284497
Natalie Teston Family Law
439 Green Street
Gainesville, Georgia 30501
1-888-TESTON-1
sarah@natalietestonfamilylaw.com
150841 8/20, 27, 9/3, 10

Public Hearings

LEGAL NOTICE OF HEARING AS TO ZONING REQUEST CONCERNING VARIANCE FOR THE PROPERTY OF CONCORD BAPTIST CHURCH LOCATED WITHIN CLERMONT, GEORGIA

Notice is given that the Clermont Planning Commission will hold a public meeting allowing public input at the Town Hall on September 11, 2025 at 7:00 p.m. and the Mayor and Council of Clermont, Georgia shall conduct a public hearing as to the application of Matthew Jernigan to amend the zoning map of the Town of Clermont, Georgia, in order to have a private storage building variance granted to one tract of land owned by Concord Baptist Church and which is located within the limits of the Town of Clermont, Georgia, and which currently has a zoning classification of Single Family Residential (R-1). The public hearing will be held at the Town Hall, 649 Main Street, Clermont, Georgia, at 7:00 p.m. on October 7, 2025, and with the variance ordinance entitled as follows:

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF CLERMONT, GEORGIA, BY GRANTING A PRIVATE STORAGE BUILDING VARIANCE TO ALLOW A STORAGE BUILDING TO BE ERECTED ON THAT LOT DESIGNATED AS TAX MAP PARCEL # 12063 000029 WITHIN THE TOWN OF CLERMONT, GEORGIA, AND OWNED CURRENTLY OR FORMERLY BY CONCORD BAPTIST CHURCH, AND BEING MORE PARTICULARLY DESCRIBED ON PLATS OR DEEDS, WHICH ARE ATTACHED HERETO AND, WHICH ARE INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND PROVIDING THAT THE ZONING CLASSIFICATION UPON SAID PROPERTY SHALL BE SUBJECT TO A CERTAIN VARIANCE; REPEALING CONFLICTING ORDINANCES TO THE EXTENT OF THE CONFLICT; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A copy of the variance request, the plat for the property, and the Clermont Zoning Ordinance are available for inspection at the City Hall at Clermont, Georgia. You are invited to attend the public meeting and the public hearing and give comments as to the proposed variance to the zoning map. The Town Council shall take action on the variance application at the public meeting of the

Town Council to be held at the same location and on the same date, immediately following the zoning hearing.

Amy Lomax
Clerk for Town of Clermont
151087 8/27

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, September 16, 2025 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:

1) Request from **Conde Properties, LLC** to annex a 1.4± acres tract located on the northeast corner of the intersection of Atlanta Highway and Mimosa Street (a/k/a **915 and 925 Atlanta Highway**), and to establish a zoning of General Business (G-B), with a special use).
Ward Number: Five
Tax Parcel Number(s): 00-132-007-004 and 006
Request: Special event facility and retail space
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and hasmade, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with thePlanning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 (c))
150982 8/27

Public Sales/Auctions

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy Gainesville GA 30501
September 4, 2025 at 12:00pm
Unit 1201
Michael Lipscomb
Clothing, Boxes
Unit 1332
April Stone
Office Equipment
Unit 1427
Frank Hale
Personal effects, Toys, Boxes
Unit 1555
Claudia Thibeault
Household items, Boxes
Unit 2124
Tracy French
Clothing, Household items
The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
150635 8/20, 8/27

Notice of Self Storage Sale
Please take notice StoreEase - Gainesville Hilton located at 2445 Hilton Dr Gainesville GA 30501 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur as an online auction via www.lockerfox.com on 9/16/25 at 10:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jessica Benites unit #201; Marcos Narvaez unit #203. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
150928 8/27

Legals

Public Sales/Auctions

Notice of Self Storage Sale
Please take notice StoreEase - Gainesville Browns Bridge located at 6775 Browns Bridge Rd Gainesville GA 30506 intends to hold a public sale to sell the

GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

Applicant Conde Properties, LLC
Property Owner Sergio Felix
Location 915 & 925 Atlanta Highway
Request Annex with G-B zoning, with a special use
Total Acres 1.40± acres
Ward Five
Proposed Use Special event center and retail space
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation **Approval, with conditions**
Date August 12, 2025

▪ **Applicant's Proposal and Background Information**

The applicant is proposing to annex the subject tract with General Business (G-B) zoning, with a special use for sewer to construct a 10,000± square foot commercial building to include a special event facility and two retail suites. The property consists of two parcels zoned Highway Business (H-B) within unincorporated Hall County, located east of the city limits. The property contains three structures that will be demolished. The existing uses include an insurance office, auto brokers office and single-family residence. The proposed event space will be designed to host a variety of gatherings such as birthday parties, weddings, business meetings and more. All gatherings will occur inside the building in an effort to reduce noise. Special events will be scheduled mostly on the weekends from 5 p.m. to 12 p.m. but could also be held during the weekday. Initially there will be three employees. Additional suites will also be available to rent for retail and office uses. According to the concept plan, access is planned from Atlanta Highway and Mimosa Street with a total of 72 parking spaces. The properties are located within the Gateway Corridor Overlay Zone.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Vital Food Corporate office	Highway Business (H-B) -County
South	Single-family homes	Residential-I (R-I) -County
East	Single-family homes	Highway Business (H-B) -County Residential-I (R-I) -County
West	Atlas Industrial Park, Norma Hernandez Accounting, Single-family homes	Light Industrial (L-I) -City Suburban Shopping (S-S) District-County

▪ **Other Departmental Comments**

There were no other department comments regarding this request.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2025- A request by Phil Devries to rezone a 2.39± acres tract located at 0 Atlanta Highway, SW from Light Industrial (L-I) to Residential-II (R-II) for 15 Rental Cottages was approved with conditions.

2024- A request by Mayra Valentin for a special use within General Business zoning on a 2.84± acres tract located at 787 Hospital Drive, was approved with conditions for a special event center.

2023 – A request by Jose Carrillo to rezone a 1.42± acres tract located at 805 Hospital Drive, SW from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

2022 – A request by Arturo Maruri to annex a 0.32± acre tract located at 1511 and 1514 Ralston Street with Residential-I (R-I) zoning for sewer for two single-family homes was approved.

2018 – A request by David Gijon to annex a 0.12± acre tract located at 1509 Ralston Street with Residential-I (R-I) zoning for sewer for a new single-family home was approved.

2015 – A request by Armando Castaneda to annex a 0.20± acre tract located at 1321 Hazel Street with Residential-II (R-II) zoning for sewer for an existing single-family home was approved.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The surrounding uses include residential, commercial and industrial uses zoned Residential-I (R-I), Highway Business (H-B) and Light Industrial (L-I). The properties currently function as a residential home, insurance office and auto brokers office. It appears the proposed use is suitable given the existing commercial zoning and the adjacent and nearby uses.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The property is currently zoned Highway Business (H-B) within unincorporated Hall County. If approved this property will be remain commercial. The proposed should not affect the use or usability of the adjacent or nearby properties. The perimeter of the property will be vegetated and screened with an 8 ft opaque fence which sufficiently buffers the use from the adjacent residential uses. Sufficient on-site parking is provided for the proposed retail and event space.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

It is staff's opinion that the proposed retail building is supported by the Comprehensive Plan. The Gainesville Comprehensive Plan places the subject property within the *Commercial* Future Land Use category and the *Westside* Character Area.

The *Commercial* land use category includes areas focused on retail, office, or other commercial service areas such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses which may be located as a single use in one building or grouped together in a shopping center.

The Westside Character Area envisions a plan for the Atlanta Highway corridor that targets the reduction of visual clutter, improving building aesthetics, and spotlighting the area's unique international character. New infill development should be encouraged in areas with distressed housing, vacant and underutilized commercial buildings, and vacant lots. Land uses allowed in the West Side include higher density residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation. Increasing the quality of existing and new housing, as well as housing affordability should be prioritized.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject property is currently zoned Highway Business (H-B) within unincorporated Hall County. The applicant's desire to redevelop the properties for a special event facility and retail space requires annexation for city sewer services. The proposed zoning of General Business (G-B) is similar to Highway Business (H-B) zoning but requires special use approval in the city to establish a special event facility accommodating 100 or more patrons.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Public water, sewer and public safety currently serve the subject property and are sufficient. Presently, City public safety services respond to adjacent and nearby property. Gainesville Fire Station #4 is located approximately 1.6± miles away off Atlanta Highway.

The proposal will increase turning movements along Atlanta Highway and Mimosa Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), a 10,000 square foot specialty retail center could generate on average 443 new vehicle trips per day and 68± A.M. / 50± P.M. peak hour trips. Coordination with GDOT, City of Gainesville and Hall County is required for any access improvements which could impact the proposed site plan.

The proposed use is nonresidential and should have no impact on the Gainesville City School System.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The property is located within a commercial corridor and an established residential district. It is expected that many of the properties located off Hospital Drive will continue to experience turnover of new uses occupying older residential and retail space. Redevelopment is encouraged in this area which may require a consolidation of properties to achieve this.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Based on the Comprehensive Plan and the adjacent mixture of uses, the proposal, with the recommended zoning conditions appears to reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property.

Special Use Criteria

- (1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.**

Per the code, a special event facility should front an arterial or collector road. Atlanta Highway is an arterial road controlled by GDOT and is 50 feet in width. Mimosa Street is a local, county road and is 30 feet in width. Atlanta Highway can experience times of heavy traffic congestion. The intersection of Atlanta Highway, Mimosa Street and Hilton Drive is signalized with full access turning movements.

- (2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.**

The proposal anticipates access from Atlanta Highway and Mimosa Street. Ultimately, GDOT will determine what road and pedestrian improvements are required. This could include the addition of a northbound deceleration lane and inter parcel access with the neighboring property to the north as a means to reduce the number of driveway cuts. There are no sidewalks on Atlanta Highway or Mimosa Street for pedestrian access. However, signalized pedestrian cross walks are in place along Atlanta Highway and Hilton Drive. Emergency access is sufficient from Atlanta Highway and Fire Station #4 is located 1.6 miles off Memorial Park Drive.

- (3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.**

Existing public facilities such as water and sewer are adequate to serve the proposed use. Police and fire currently serve the subject property. There will be no impact on schools.

- (4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

The proposed refuse, service, parking and loading areas are adequate to serve the proposed use. Lighting and security cameras will be provided within the parking areas. The building and parking areas will be buffered by heavy vegetation and an opaque fence.

- (5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.**

The anticipated event hours are mostly on weekends from 5 p.m. to 12 p.m. Staff is recommending the hours be limited to no later than 1:00 a.m. to be consistent with previously approved special event facilities.

- (6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.**

The existing buildings will be demolished and a new 10,000± square foot structure is proposed. The proposed structure will be one story. In addition to the special event center there will be two office/retail uses approximately 600± square feet each. While larger than

the adjacent residential structures, the proposed building will be similar in scale to nearby commercial buildings located along Atlanta Highway.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of the annexation request with General Business (G-B) zoning with a special use based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

1. The proposed development shall be generally consistent with the concept plan and architectural photograph provided with this application per the approval of the Community & Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, 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.
3. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
4. An 8-foot tall opaque fence shall be required along the easterly property line adjacent to the single-family properties. In addition, a mixture of evergreen trees shall be required at a minimum install height of 7 feet. The location and type of fence and trees shall be subject to the approval of the Community and Economic Development Department Director.
5. Outdoor lighting used in this development shall be of non-spill design and placed in a manner to minimize direct visibility by the adjacent properties.
6. All special events shall be confined to the interior of the building occupied by the special event facility.
7. No outside amplification shall be permitted as part of the special event facility.
8. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.
9. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation, Hall County Traffic Engineering and 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.

Applicant Presentation: Greg Loyd, 421 Ridgewood Avenue, stated he was representing the applicant as a general contractor and have completed several projects for them in past years. They were in agreement with all conditions and would have the final plan submitted for plan review once DOT approved the entrance and exit for the project.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for a special event center and retail space and establish zoning as General Business (G-B) with the following conditions:

Conditions

1. The proposed development shall be generally consistent with the concept plan and architectural photograph provided with this application per the approval of the Community & Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, 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.
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Motion made by Board Member Martin

Motion seconded by Board Member Simmons

Vote – 7 favor

Passed: _____

AN ORDINANCE

No. 2025-16

AN ORDINANCE ANNEXING A 1.4± ACRES TRACT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF ATLANTA HIGHWAY AND MIMOSA STREET (A/K/A 915 AND 925 ATLANTA HIGHWAY), AND TO ESTABLISH A ZONING OF GENERAL BUSINESS, WITH CONDITIONS (G-B-C), WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

All that tract or parcel of land lying and being in Land Lots 168 and 169, 9th District, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Atlanta Highway and Mimosa Street, THENCE, N83°08'19"E a distance of 26.41' to a 1/2" spike found at the intersection of the rights-of-way of Atlanta Highway (a 50' right-of-way) and Mimosa Street (a 30' right-of-way), said 1/2" spike found being the POINT OF BEGINNING.

THENCE, along with the Easterly right-of-way of Atlanta Highway, N11°57'10"E a distance of 149.63' to a point; THENCE, N11°30'14"E a distance of 182.16' to a 1/2" rebar found; THENCE, leaving the right-of-way of Atlanta Highway, S76°16'12"E a distance of 209.98' to a 1/2" rebar found; THENCE, S30°37'56"W a distance of 52.46' to a nail found; THENCE, S27°06'14"W a distance of 121.83' to a 1/2" angle iron found; THENCE, S61°24'37"E a distance of 96.14' to a 1/2" rebar found; THENCE, S29°31'09"W a distance of 25.87' to a point, said point being witnessed by a 1/2" rebar found, a distance of 0.37' Northwest; THENCE, S29°31'09"W a distance of 24.41' to a 1/2" rebar found; THENCE, N61°59'03"W a distance of 67.39' to a 1/2" rebar found; THENCE, N61°59'03"W a distance of 38.49' to a 1/2" rebar found; THENCE, S12°00'42"W a distance of 149.96' to a 1/2" rebar found on the Northerly right-of-way of Mimosa Street; THENCE, following the aforementioned right-of-way N62°15'16"W a distance of 140.14' to a 1/2" spike found, said 1/2" spike found being the POINT OF BEGINNING.

Said parcel containing 1.40 acres as shown on a survey prepared by David Engineering and Surveying dated 05-22-2025.

ORDINANCE NO. 2025-16

The annexation is to include all that portion of right-of-way known as Atlanta Highway shown on the location map.

SECTION II

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION IV

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Passed: _____

AN ORDINANCE

No. 2025-17

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 1.4± ACRES TRACT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF ATLANTA HIGHWAY AND MIMOSA STREET (A/K/A 915 AND 925 ATLANTA HIGHWAY), AND TO ESTABLISH A ZONING OF GENERAL BUSINESS. WITH CONDITIONS (G-B-c), WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **General Business, with conditions (G-B-c)**.

Conditions

1. The proposed development shall be generally consistent with the concept plan and architectural photograph provided with this application per the approval of the Community & Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, 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.
3. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
4. An 8-foot tall opaque fence shall be required along the easterly property line adjacent to the single-family properties. In addition, a mixture of evergreen trees shall be required at a minimum install height of 7 feet. The location and type of fence and trees shall be subject to the approval of the Community and Economic Development Department Director.
5. Outdoor lighting used in this development shall be of non-spill design and placed in a manner to minimize direct visibility by the adjacent properties.
6. All special events shall be confined to the interior of the building occupied by the special event facility.
7. No outside amplification shall be permitted as part of the special event facility.

ORDINANCE NO. 2025-17

- 8. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.**
- 9. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation, Hall County Traffic Engineering and 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.**

Legal Description

All that tract or parcel of land lying and being in Land Lots 168 and 169, 9th District, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Atlanta Highway and Mimosa Street, THENCE, N83°08'19"E a distance of 26.41' to a 1/2" spike found at the intersection of the rights-of-way of Atlanta Highway (a 50' right-of-way) and Mimosa Street (a 30' right-of-way), said 1/2" spike found being the POINT OF BEGINNING.

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Said parcel containing 1.40 acres as shown on a survey prepared by David Engineering and Surveying dated 05-22-2025.

The annexation is to include all that portion of right-of-way known as Atlanta Highway shown on the location map.

SECTION II

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

ORDINANCE NO. 2025-17

SECTION IV

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

RESOLUTION ZR-2025-04

APPROVAL OF A REQUEST FOR A SPECIAL USE SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-5 General Business (G-B)** zoning district of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-5-2 Permitted and Special Uses** allows for a *special event center* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Conde Properties, LLC** to allow a *special event center* within a General Business (G-B) zoning district identified as follows:

**00-132-007-004 and 006
915 and 925 Atlanta Highway
Ward Five**

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board**, held a public hearing regarding this matter on **August 12, 2025**.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

Conditions

1. The proposed development shall be generally consistent with the concept plan and architectural photograph provided with this application per the approval of the Community & Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, 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.
3. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
4. An 8-foot tall opaque fence shall be required along the easterly property line adjacent to the single-family properties. In addition, a mixture of evergreen trees shall be required at a minimum install height of 7 feet. The location and type of fence and trees shall be subject to the approval of the Community and Economic Development Department Director.

RESOLUTION ZR-2025-04

5. Outdoor lighting used in this development shall be of non-spill design and placed in a manner to minimize direct visibility by the adjacent properties.
6. All special events shall be confined to the interior of the building occupied by the special event facility.
7. No outside amplification shall be permitted as part of the special event facility.
8. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.
9. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation, Hall County Traffic Engineering and 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.

Adopted this ____ day of _____, 2025.

W. Samuel Couvillon, Mayor

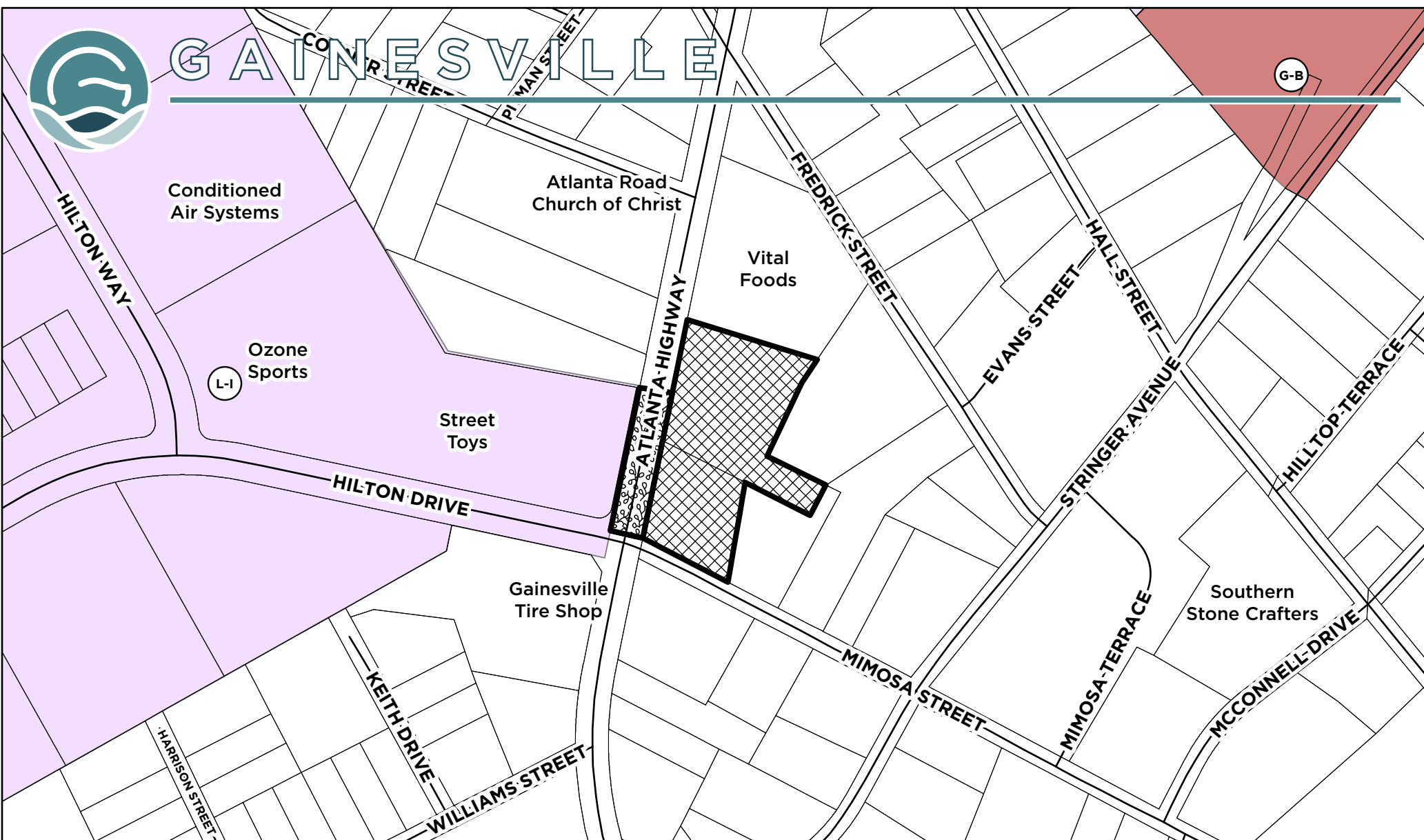
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

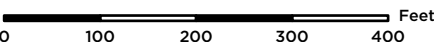
ATTEST:

Alisa Grayson, City Clerk



GAINESVILLE

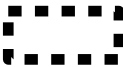
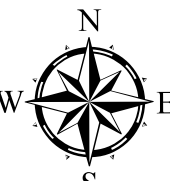
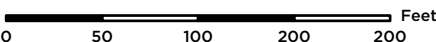


Applicant: CONDE PROPERTIES, LLC		Request: Annex +/- 1.40 AC and establish zoning of General Business (G-B) with a special use for a special event facility and retail space.	
ANNEXATION REQUEST			
Subject Property Address: 915 & 925 Atlanta Highway	Tax Parcel: 00-132-007-004 00-132-007-006	 Subject Property  Right-of-Way to be annexed	 Scale: 1" = 200'
Meeting Date: 08/12/2025 Map Prepared: 07/01/2025			



GAINESVILLE



Applicant: CONDE PROPERTIES, LLC		Request: Annex +/- 1.40 AC and establish zoning of General Business (G-B) with a special use for a special event facility and retail space.	
ANNEXATION REQUEST			
Subject Property Address: 915 & 925 Atlanta Highway	Tax Parcel: 00-132-007-004 00-132-007-006	 Subject Property & Right-of-Way to be annexed	 Aerial from 2023 Scale: 1" = 200'
Meeting Date: 08/12/2025 Map Prepared: 07/01/2025			
			Page 89 of 93

Narrative Report**Date:** June 26, 2025**Subject:** Special Event Facility Development and Annexation Request**Location:** 915–925 Atlanta Highway, Gainesville, GA 30501**Project Summary:**

The goal of this project is to create a special event facility designed to host a variety of gatherings, including birthday parties, weddings, business meetings, and more. In addition to the event venue, the project will include several retail suites available for lease.

Annexation Request:

We are seeking annexation to the city of Gainesville for the properties located at 915 and 925 Atlanta Hwy. The existing residential structures on these lots will be demolished to make way for a newly constructed brick building that will comply fully with all city codes, specifications, and regulations. The facility will feature soundproof walls to minimize noise and avoid any disturbances to nearby neighborhoods.

Construction Timeline:

Construction will commence upon approval of all required permits. The estimated duration for completion of this project is approximately nine months, barring any unforeseen delays.

Project Goals:

The long-term goal is to establish a clean, secure, and welcoming place for family and community gatherings for years to come.

Potential Scheduling Risks:

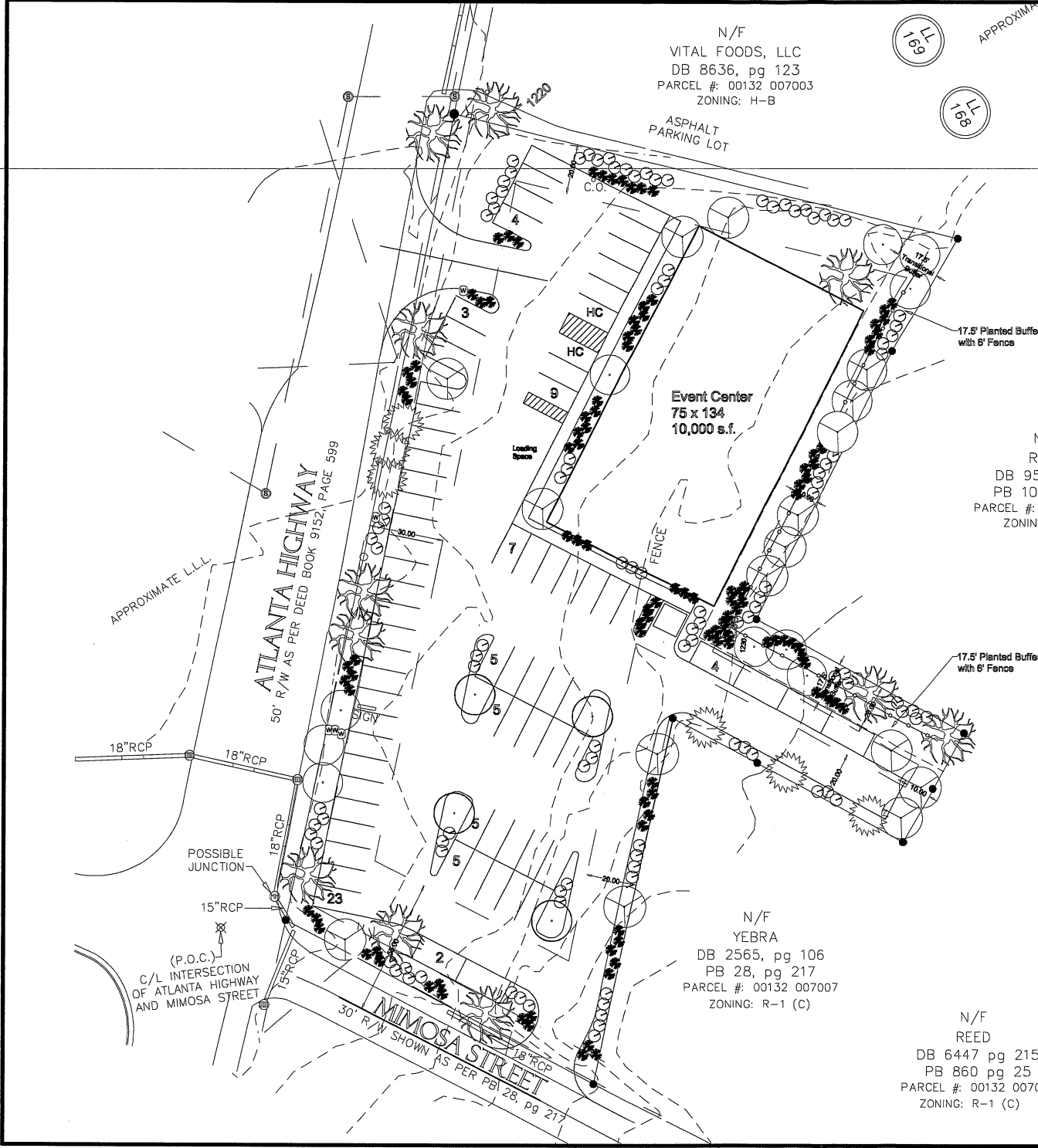
Weather-related delays represent the primary risk factor that could affect the construction timeline.

Respectfully,

Conde Properties, LLC

Sergio Felix

678-316-8073



N/F
VITAL FOODS, LLC
DB 8636, pg 123
PARCEL #: 00132 007003
ZONING: H-B

N/F
REED
DB 957 pg 211
PB 108 pg 208
PARCEL #: 00132 007013
ZONING: R-1 (C)

N/F
YEBRA
DB 2565, pg 106
PB 28, pg 217
PARCEL #: 00132 007007
ZONING: R-1 (C)

N/F
REED
DB 6447 pg 215
PB 860 pg 25
PARCEL #: 00132 007012
ZONING: R-1 (C)

DATE	BY	REVISION

DEVELOPMENT INFORMATION

OWNER/DEVELOPER & 24 HOUR CONTACT:
MR. SERGIO FELIX
5594 BAGWELL DR., GAINESVILLE, GEORGIA 30501
PHONE: 678.316.8073
EMAIL: felixserg@aol.com
SITE ADDRESS:
915 & 925 ATLANTA HWY.
GAINESVILLE, GEORGIA 30501
AREA=1.40 AC.
ZONING INFORMATION
ZONING: HB (GATEWAY OVERLAY DISTRICT)
LAND USE
EVENT CENTER
BUILDING INFORMATION
* PROPOSED BUILDING: 10,000 s.f.
* UNITS: 1
* ONE STORY
BUILDING SETBACKS:
* Front - 30' (from Atlanta Hwy.; 55' from CL of Mimosa Drive)
* Side - 20'
* Rear - 10'
LANDSCAPE STRIP
* 10' fronting streets
TRANSITIONAL BUFFER
* 17.5' (WITH 6' PRIVACY FENCE OR WALL)
PARKING
* Required: 100 spaces per County
* SPACES SHOWN = 72 (Includes 2 handicap spaces)
(many facility users expected to arrive on foot)
TOTAL IMPERVIOUS AREA
* Building: 10,000 s.f.
* Parking: 32,933 s.f.
* TOTAL: 42,933 s.f.
* EXISTING PERVIOUS: 14,217 s.f.
* NEW IMPERVIOUS: 28,539 s.f.
* Underground Stormwater Detention Required

UTILITIES PROTECTION CENTER
CALL FREE
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG



Rick Freeland Landscape Architecture
3522 Old Duckett Mill Road
Gainesville, Georgia 30506
Phone: (678) 697-1575 Fax: (770) 532-7647

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT INCLUDING BUT NOT LIMITED TO BOUNDARY, TOPOGRAPHIC, SURVEY & SOIL INFORMATION.

Level II Cert. #: 0000000867

Conceptual Plan
Event Center
Sergio Felix
5349 Browns Bridge Road
Gainesville, Georgia

DESIGNED BY: RSF
DRAWN BY: RSF
DATE OF DESIGN: 08/11/11
JOB NUMBER: 24001
SCALE: 1" = 20'
SHEET: X of X

Sample # 1736 Atlanta Hwy.

