OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Barbara Brooks, Abigail Guzman
VACANT POSITIONS: Ward 1 and Ward 2
STAFF PRESENT: Angela Sheppard, Abb Hayes, Alisa Grayson
STAFF ABSENT: Bryan Lackey

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

Mayor Couvillon provided the invocation after which the Pledge of Allegiance was recited in unison.

COUNCIL ANNOUNCEMENTS:

Council Member Hayes
Reported participation in reading to a Sisu class for Georgia Pre-K week.

Council Member Guzman
Reported participation in reading to a Sisu class as well.

Mayor Couvillon
Reported participation in reading to pre-k students at Centennial Arts Academy and Sisu.

CONSENT AGENDA:

Appointment: Main Street Advisory Board – Appoint Lila Weaver

Motion to appoint Lila Weaver to the Main Street Advisory Board as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Brooks, Guzman
Vacant: Ward 1, Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

Minutes: September 11, 2025 Work Session
Minutes: September 16, 2025 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Brooks
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Brooks, Guzman
Vacant: Ward 1, Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

Resolutions

A. BR-2025-42 Emergency Interim Successors
B. BR-2025-43 Heritage on Lanier, Inc. Airport Lease Assignment and Extension to Carriage DPB LLC

C. BR-2025-44 Issuance of Water and Sewerage Revenue Bonds
D. BR-2025-45 Qwake Technologies, Inc. - Master Services and Purchasing Agreement
E. GR-2025-07 FY2026 Local Maintenance and Improvement Grant (LMIG)

Deputy City Manager Angela Sheppard reviewed the resolution items.

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Brooks, Guzman
Vacant: Ward 1, Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

PUBLIC HEARING:

Request from Tres Hermanos Groceries, LLC to rezone a 0.57± acre tract located on the east side of Chestnut Street, between High Street and Martin Luther King Jr. Boulevard (a/k/a 819 and 829 Chestnut Street, SE) from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II). Ward Number Three. Tax Parcel Number(s): 01-033-002-005 and 006. Request: Residential townhomes.

- ***Proposed Rezoning Ordinance 2025-18***

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

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

1. The proposed development shall be consistent with the revised concept plan and architectural renderings provided with this application dated 9/1/2025. In addition, all roof structures shall be constructed with architectural shingles or standing seam metal, and the front, sides and rear of each residential unit shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials, subject to the approval of the Community and Economic Development Department Director.
2. The front yards shall be sodded with grass. In addition, there shall be a minimum of one, 3-inch caliper size hardwood tree per residential unit.
3. An updated as-built survey/plat showing all improvements to the property shall be required upon an occupancy permit being issued.
4. The individual garbage containers shall be stored behind each residential unit and screened by a privacy fence in a manner so as not to be visible from the proposed residential units, adjoining properties, roads, and parking areas subject to the approval of the Community and Economic Development Director.
5. The proposed detention pond or bio-retention pond shall be landscaped to mitigate the view from all roads and adjacent properties subject to the approval of the Community and Economic Development Director.
6. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.

City Attorney Hayes opened the floor for public comments. There being none, the hearing was closed and the matter was returned to the governing body for consideration.

Motion to approve Ordinance 2025-18, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.57± ACRE TRACT LOCATED ON THE EAST SIDE OF CHESTNUT STREET, BETWEEN HIGH STREET AND MARTIN LUTHER KING JR. BOULEVARD (A/K/A 819 AND 829 CHESTNUT STREET, SE) FROM RESIDENTIAL-II (R-II) AND HEAVY INDUSTRIAL (H-I) TO RESIDENTIAL-II WITH CONDITIONS (R-II-C); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with conditions as presented**.

Motion made by Council Member Brooks
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Brooks, Guzman
Vacant: Ward 1, Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

Request from Naveed Tharwani to rezone a 0.182± acre tract located on the west side of Green Street and the east side of Thompson Bridge Road (a/k/a 925 Green Street, NE), from Neighborhood Business (N-B) to Planned Unit Development (P-U-D). Ward Number Two. Tax Parcel Number(s): 01-068-001-005. Request: Mixed-use building.

- ***Proposed Rezoning Ordinance 2025-19***

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

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

1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application.
2. The use of the property shall be limited to a maximum of 5 residential units and an office.
3. The frontage landscape areas facing Green Street and Thompson Bridge Road shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas where possible and are subject to the approval of the Community and Economic Development Director.
4. Individual garbage containers shall be stored at the side of the existing building as depicted on the applicant's architectural rendering. Written confirmation from the Gainesville Solid Waste Department shall be required to provide trash pick-up for the proposed development. In lieu of the individual garbage containers, an enclosed trash dumpster may be permitted if shared with the adjacent Dream Nail Day Spa property to the south.
5. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. Approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

6. The existing parking lot and shared exit drive shall be resurfaced and improved with parking lot striping, wheel stops and painted access arrows per the review and approval of the Gainesville Public Works Director.
7. A minimum of 9 accessible parking spaces shall be required for the proposed development. Each residential unit shall be assigned a minimum of 1 parking space that is clearly designated within the parking lot and stated within the official lease agreement.
8. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

City Attorney Hayes opened the floor for public comments.

FAVOR:

Naveed Tharwani, applicant, 5364 Woodland Circle, briefly shared his background history on being a Gainesville resident and noted they felt the property was a great future investment opportunity. He shared information regarding the intent of the development as well as the plan details for the property. He also shared the project benefits and operations.

Leslie White, 689 Piedmont Road, with Resource Property Management Group spoke in support of the project. She stated they were aware of some parking and trash concerns and have worked to address them. They were available to answer any questions.

OPPOSITION:

Carla Walker, spoke on behalf of the owners of the Dream Day Spa, 340 Jesse Jewell Parkway, Suite 650. She noted, while not in opposition, they wanted to offer some points of clarification as it pertained to the condition related to the shared access drive and a survey that would be done to identify encroachment areas.

Upon inquiry from City Attorney Hayes, Ms. Walker confirmed there were no concerns with the language in the conditions, but wanted to clarify the information in the event the evaluation may have differed under the assumption there was only one access point for consideration. She concluded by noting the property owners are working together and cooperative.

REBUTTAL:

Mr. Tharwani commented on the one access point as a dual function for both property owners noting they are working together for an agreeable outcome.

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

Motion to approve Ordinance 2025-19, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.182± ACRE TRACT LOCATED ON THE WEST SIDE OF GREEN STREET AND THE EAST SIDE OF THOMPSON BRIDGE ROAD (A/K/A 925 GREEN STREET, NE), FROM NEIGHBORHOOD BUSINESS (N-B) TO PLANNED UNIT DEVELOPMENT WITH CONDITIONS (P-U-D-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES **with conditions as presented**.

Motion made by Council Member Guzman
Motion seconded by Council Member Hayes
Votes favoring the motion: Hayes, Brooks, Guzman
Vacant: Ward 1, Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

CITY ATTORNEY ISSUES:

Business Resolution 2025-46 Council Member Ward 1 Appointment
City Attorney Abb Hayes stated information to fill the vacant seat through December 31, 2025 was discussed at Thursday's Work Session. This is in accordance to Sections 2.13(b) and 5.13 of the City Charter. The proposed resolution references Ryan Thompson for consideration to fill the Council Member Ward 1 vacant seat.

Motion to adopt resolution BR-2025-46 as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Guzman
Votes favoring the motion: Hayes, Brooks, Guzman
Vacant: Ward 1, Ward 2
Motion passed with affirmative vote of majority of members present in accordance with the Charter Section 2.22(c).

CITY CLERK ISSUES:

Early/Advance Voting for November 4, 2025 Municipal Special Election
City Clerk Alisa Grayson reminded Council of the upcoming special election for Council Member Ward 2 and Board of Education District 2 seats and shared information to include the advance voting dates, times and locations.

ADJOURNMENT: 5:57 PM

/ag

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W. Samuel Couvillon, Mayor

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Alisa Grayson, City Clerk