

OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Barbara Brooks, Abigail Guzman, Ryan Thompson
VACANT POSITION: Ward 2
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Alisa Grayson

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.

PRESENTATIONS / RECOGNITIONS:

Post-Employment Service Recognition

Mayor Couvillon recognized retirees Ron Arro (Parks & Recreation), Dean Martin (Public Works), Cheryl Wardlaw (Water Resources), and Denise Jordan (City Manager's Office) noting their total accumulated service was 108 years, 9 months and 11 days. He thanked them for their time of service and presented each with a testimonial certificate and a small token of appreciation. Council extended words of appreciation.

COUNCIL ANNOUNCEMENTS:

Mayor Couvillon

Announced Gainesville and Hall County have partnered to host a community food drive to benefit those in need. This is in light of the cuts to the Supplemental Nutrition Assistance Program (aka SNAP). Donations will be distributed by the Georgia Mountain Food Bank. Additional details will be forthcoming.

CONSENT AGENDA:

Appointment: Cemetery Advisory Committee – Reappoint Glenda Pierce
Appointments: Housing Authority – Reappoint Faron Thompson and Kimberly Harper

Motion to reappoint Glenda Pierce to the Cemetery Advisory Committee; and to reappoint Faron Thompson and Kimberly Harper to the Housing Authority as presented.

Motion made by Council Member Guzman
Motion seconded by Council Member Hayes
Votes favoring the motion: Hayes, Brooks, Guzman, Thompson
Vacant: Ward 2

Minutes: October 16, 2025 Work Session
Minutes: October 21, 2025 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Hayes
Motion seconded by Council Member Thompson
Votes favoring the motion: Hayes, Brooks, Guzman, Thompson
Vacant: Ward 2

PUBLIC HEARING:

Request from Paul Brown to amend an existing Planned Unit Development (P-U-D) zoning on a 0.45± acre tract located on the northwest corner of the intersection of Hidden Cove Court and Old Thompson Bridge Road, having road frontage on Holly Park Drive, across from Minor Drive (a/k/a 2486 Hidden Cove Court). Ward Number: One. Tax Parcel Number(s): 01-097A-000-018. Request: Residential condominiums.

- ***Proposed Zoning Amendment Ordinance 2025-21***

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

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

1. The proposed development shall closely reflect the applicant's site plan and architectural rendering submitted with this rezoning request. In addition, the condominium buildings with rears facing Hidden Cove Court shall be constructed with a false front. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.
2. A mixture of evergreen buffer trees shall be planted between the proposed units and Hidden Cove Court, Old Thompson Bridge Road and Holly Park Drive. The minimum installation height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community & Economic Development Director.
3. A mandatory Homeowners Association (HOA) shall be required for the proposed development providing for the financial management, architectural controls, enforcement of community standards and management of all common areas. The Board will be established and operated by the developer until such time the powers are transferred to the HOA(s).
4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

City Attorney Hayes opened the floor for public comments.

FAVOR:

James Irvin with Foothills Land Design and a Baldwin Resident, commented on the project noting it will be similar in size to those in the existing neighborhood. He and the applicant were available for questions.

OPPOSITION:

Matt Minor, 2443 Old Thompson Bridge Road, stated he lived in one of the townhomes and commented on parking concerns. He felt with the additional construction there would not be enough.

REBUTTAL:

Mr. Irvin stated the planned parking spaces meets the city's parking requirements noting this is an all-street parking. He shared some details about the plans.

Council Member Thompson inquired about plans for the community trash. Mayor Couvillon suggested a space for trash receptacles be included in the design. Mr. Irvin felt this would not be a problem.

Upon inquiry, Mr. Tate confirmed the parking area on the site noting the planned spaces meets the minimum requirements.

Council Member Brooks commented on issues and concerns surrounding trash and requested that the trash be contained well. Council Member Thompson requested there be additional verbiage included in the conditions surrounding trash at which time, City Attorney Abb Hayes provided some language.

Council Member Hayes inquired if the owner-occupied condominiums would be sold.

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

Motion to approve Ordinance 2025-21, AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 0.45± ACRE TRACT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF HIDDEN COVE COURT AND OLD THOMPSON BRIDGE ROAD, HAVING ROAD FRONTAGE ON HOLLY PARK DRIVE, ACROSS FROM MINOR DRIVE (A/K/A 2486 HIDDEN COVE COURT); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with conditions as presented to include an additional condition 5 with the following language: *"The applicant shall plan and construct an area for the placement of trash receptacles that provides for screening from the general public view, which plan shall be submitted for review by the Gainesville Community and Economic Development Director, and approval of said plan shall be required prior to the issuance of a development permit."*

Motion made by Council Member Brooks

Motion seconded by Council Member Hayes

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

Vacant: Ward 2

Request from Jeffery Chase Adams to rezone a 0.46± acre tract located on the northwest side of the intersection of Cleveland Highway and Riverbend Circle (a/k/a 1725 Cleveland Highway, NE) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use. Ward Number: Two. Tax Parcel Number(s): 00-084-002-010. Request: Group home for men.

- ***Proposed Rezoning Ordinance 2025-22***
- ***Proposed Zoning Resolution 2025-05***

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 proposed group home shall be limited to a maximum of five residents including the resident manager. A separate public hearing by the Planning and Appeals Board and City Council shall be required for a new or different group home.
2. The subject property shall be limited to the proposed group home, single-family home and office uses such as medical, dental, clinical, CPA, attorney, business and real estate office.
3. A resident manager shall be required to live on site daily to enforce program rules and to assure that the property is being properly maintained.
4. The subject property shall be limited to the proposed group home, single-family home and office uses such as medical, dental, clinical, CPA, attorney, business and real estate office.
5. Any replacement structure, exterior facade changes, and/or future development shall be of a single-family residential appearance.
6. The existing natural vegetation located along the north and west property boundary adjacent to the homes shall remain and shall be regularly maintained.
7. The individual garbage containers shall be stored and appropriately screened behind the existing home in a manner so as not to be visible from the adjoining properties and roads subject to the approval of the Community and Economic Development Director. A commercial dumpster shall not be approved for the property.
8. All access point design for the subject property shall be submitted for review by 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.

City Attorney Hayes opened the floor for public comments.

FAVOR:

Chase Adams, 4536 Sequoia Drive, Oakwood echoed what was said noting they will adhere to all the conditions. He shared the reason for the request to increase the number of men in the home from four to five was for transitional purposes.

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

Motion to approve Ordinance 2025-22, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.46± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF CLEVELAND HIGHWAY AND RIVERBEND CIRCLE (A/K/A 1725 CLEVELAND HIGHWAY, NE) FROM RESIDENTIAL-I (R-I) TO NEIGHBORHOOD BUSINESS WITH CONDITIONS (N-B-C), WITH A SPECIAL USE; 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 Hayes

Motion seconded by Council Member Thompson

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

Vacant: Ward 2

Motion to approve resolution ZR-2025-05 with conditions as presented.

Motion made by Council Member Hayes

Motion seconded by Council Member Guzman

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

Vacant: Ward 2

CITY CLERK ISSUES:

Election Day

City Clerk Alisa Grayson reminded everyone today was Election Day and the polls would close at 7 PM.

ADJOURNMENT: 6:00 PM

/ag

W. Samuel Couvillon, Mayor

Alisa Grayson, City Clerk