

OFFICIALS PRESENT: Sam Couvillon, Juli Hayes, Abigail Guzman, Ryan Thompson, Jon Elliott
OFFICIALS ABSENT: Barbara Brooks
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:

Georgia Department of Community Affairs PlanFirst Designation

DCA Program Coordinator Daniel Gaddis recognized and presented the city with the PlanFirst Designation. Gainesville is one of only 14 local governments in the state to achieve the designation for the 2026-2028 timeframe. He briefly shared information about the designation program and noted this is the city's fourth (4th) award. He congratulated the city on the statewide recognition as a model plan first community. Mayor Couvillon commented on the designation and noted he was proud for the city to receive it. The Community & Economic Development Department staff were recognized and received the award on behalf of the city. Council Member Hayes stated this is a wonderful recognition with tangible benefits.

COUNCIL ANNOUNCEMENTS:

Council Member Thompson

Congratulated the GHS football team and wished them luck in the state championship.

Council Member Guzman

Commented on the Harrison Village Grand Opening and Ribbon Cutting event held last week. Mayor Couvillon also commented on it being a great event and the benefit of its increase to the housing inventory.

Council Member Hayes

Expressed appreciation for staff on the great job with the Christmas on Green Street event.

PUBLIC COMMENTS:

Neil Matheson Jr., 1505 Bluff Valley Circle, commented on a filming issue that occurred. He felt it was a first amendment right issue.

CONSENT AGENDA:

Minutes: November 13, 2025 Work Session

Minutes: November 18, 2025 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Hayes

Motion seconded by Council Member Thompson

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

Absent: Brooks

Resolutions

- A. AR-2025-06 Fourth Quarter Budget Adjustment for Fiscal Year 2025
- B. AR-2025-07 First Quarter Budget Adjustment for Fiscal Year 2026
- C. BR-2025-50 2026 Governing Body Meeting Calendar
- D. BR-2025-51 Accepting Donation of Real Property Located on Athens Street and Authorizing Conveyance to Gainesville Housing Authority

City Manager Bryan Lackey provided a brief summary of the resolution items.

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Guzman

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

Absent: Brooks

RESOLUTION

Business Resolution 2025-52

Supplemental Resolution Water and Sewerage Revenue Bonds, Series 2026

City Manager Bryan Lackey stated the request for final authorization of the bond series was discussed at the Work Session on Thursday. He recognized bond counsel (Bill Camp, Terri Finister and Tommy Ratchford) as well as Chief Financial Officer Jeremy Perry who were in attendance to address any questions.

Managing Director Bill Camp expressed appreciation for staff and representatives for their efforts and collaboration on the transaction. He presented the bond issuance information using a pricing summary handout. Key financial details of the report included a market overview, historical and comparative analysis, transaction status, debt service and interest rates, credit ratings, bond size and proceeds, structural advantages, pricing and yield analysis, market comparisons, compliance and next steps. In closing, Mr. Camp thanked Council and staff. He confirmed a readiness to close the bond issue as scheduled.

Motion to adopt the resolution BR-2025-52 as presented.

Motion made by Council Member Guzman

Motion seconded by Council Member Hayes

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

Absent: Brooks

PUBLIC HEARING(S):

Request from Bryan Brinson to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a 1376 East Ridge Road), and to establish a zoning of Residential-II (R-II). Ward Number: Three. Tax Parcel Number(s): 15-033B-000-005. Request: Residential townhomes.

- ***Proposed Annexation Ordinance 2025-24***
- ***Proposed Zoning Ordinance 2025-25***

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 nine (9) conditions:

1. The subject property shall be limited to a maximum of 79 residential units. A minimum of 25 units shall be age-restricted (55 years of age or older). Multi-family apartments are not permitted.
The development shall comply with applicable U. S. Department of Housing and Urban Development (HUD) rules for age-restricted communities. The organization established for the management of the development shall comply with HUD rules for verification of occupancy and shall maintain procedures for routinely determining the occupancy of each unit. Such procedures may be part of a normal leasing or purchasing agreement and must provide for regular updates as required by HUD.
2. All townhomes shall be a minimum of 24 feet in width and have front or rear loaded two-car garages.
3. The development standards within the applicant's narrative, site plans, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
4. 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. A covenant shall be required to be recorded for the proposed development stating that no more than 20% of the total residential units may be rented.
5. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director and Hall County Public Works department.
6. All proposed detention ponds shall be fenced and landscaped to mitigate the view from all roads and adjacent properties. All fencing and landscaping materials shall be approved by the Community and Economic Development Department Director.
7. The front yard of each lot shall be sodded and planted with at least one 3" caliper in size hardwood tree.
8. The storage of all trash receptacles shall be screened from view from the road and adjacent properties.
9. The developer shall use a variety of techniques to avoid the monotonous appearance of identical townhome buildings. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no townhome building is the same as any townhome building directly in front or on either adjacent side of the structure. Other architectural requirements shall include:

- Carriage-style garage doors with decorative hardware or other embellishments shall be used on all townhomes.
- All roofs shall consist of architectural/dimensional style asphalt shingles.
- All roofs and gables shall be of a pitch no less than 8/12.
- The exterior materials shall consist of a mixture of brick, stone, fiber cement siding, cedar shake or wood siding.
- A minimum 3-foot architectural foundation water table of matching brick or stone material, that also covers all exposed foundations, shall be required on the front and sides of the townhome buildings.
- Vinyl siding shall only be permitted on soffit areas.

City Attorney Hayes opened the floor for public comments.

FAVOR:

Attorney Steve Gilliam, 340 Jesse Jewell Parkway, recognized the applicant, Bryan Brinson, and Brad Hughes who were present. He shared information about the project development supplemented with a power point. He requested a change to condition 1 to address age limitations to read as follows: "The subject property shall be limited to a maximum of 79 residential units. A minimum of 25 units shall be designated as age-targeted (55 years of age or older). Multi-family apartments are not permitted. The development shall comply with all occupancy standards, use limitations, and age—targeting requirements shall be governed by and enforced in accordance with the CC&Rs of the Homeowners Association (HOA), which shall incorporate and control these requirements. These procedures may be incorporated into the standard purchase agreement."

In closing, Mr. Gilliam thanked Matt Tate and Rusty Ligon for doing a great job for the city.

Upon inquiry from Council Member Hayes, Mr. Brinson stated there was a mix of all demographics involved in the census.

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

Motion to approve Ordinance 2025-24, AN ORDINANCE ANNEXING A 13.36± ACRES TRACT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD CORNELIA HIGHWAY AND EAST RIDGE ROAD, HAVING ROAD FRONTAGE ON THE EAST AND WEST SIDE OF I-985 (LANIER PARKWAY) (A/K/A 1376 EAST RIDGE ROAD), AND TO ESTABLISH A ZONING OF 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 as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Guzman

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

Absent: Brooks

Motion to approve Ordinance 2025-25, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 13.36± ACRES TRACT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD CORNELIA HIGHWAY AND EAST RIDGE ROAD, HAVING ROAD FRONTAGE ON THE EAST AND WEST SIDE OF I-985 (LANIER PARKWAY)

(A/K/A 1376 EAST RIDGE ROAD), AND TO ESTABLISH A ZONING OF 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 to include an amendment to condition 1 to read as follows: ***“The subject property shall be limited to a maximum of 79 residential units. A minimum of 25 units shall be designated as age-targeted (55 years of age or older). Multi-family apartments are not permitted.*”**

The development shall comply with all occupancy standards, use limitations, and age-targeting requirements shall be governed by and enforced in accordance with the CC&Rs of the Homeowners Association (HOA), which shall incorporate and control these requirements. These procedures may be incorporated into the standard purchase agreement.” as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Elliott

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

Absent: Brooks

Request from Greg Loyd to annex a 0.43± acre tract located on the northwest side of the intersection of Lyman Street and Pearl Nix Parkway (a/k/a 1432 Lyman Street, SW), with a zoning of Residential-II (R-II). Ward Number: Five. Tax Parcel Number(s): 00-126-004-006. Request: Two duplex apartments.

- ***Proposed Annexation Ordinance 2025-26***
- ***Proposed Zoning Ordinance 2025-27***

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

Planning Manager Heather Dewese summarized the request. The Planning and Appeals Board and staff recommended approval with the following seven (7) conditions:

1. The development standards within the applicant’s narrative, site plans, and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant’s narrative, concept plan and architectural renderings shall take precedence over the applicant’s development standards.
2. An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.
3. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director, Hall County and/or the Georgia Department of Transportation.
4. The front yard of each lot shall be sodded and planted with at least one 3” caliper in size hardwood tree.
5. The front, rear, and sides of each townhome unit shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials.
6. 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.

7. 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.

FAVOR:

Greg Lloyd, 421 Ridgewood Avenue, represented the applicant. He stated there was not much to add to Mrs. Deweese's presentation other than there was a slight difference in the renderings.

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

Motion to approve Ordinance 2025-26, AN ORDINANCE ANNEXING A 0.43± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF LYMAN STREET AND PEARL NIX PARKWAY (A/K/A 1432 LYMAN STREET, SW), WITH A ZONING OF 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 **as presented**.

Motion made by Council Member Hayes

Motion seconded by Council Member Guzman

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

Absent: Brooks

Motion to approve Ordinance 2025-27, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.43± ACRE TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF LYMAN STREET AND PEARL NIX PARKWAY (A/K/A 1432 LYMAN STREET, SW), WITH A ZONING OF RESIDENTIAL-II, WITH CONDITIONS (R-II-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSE **with conditions as presented**.

Motion made by Council Member Elliott

Motion seconded by Council Member Hayes

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

Absent: Brooks

Request from the City of Gainesville to amend the Unified Land Development Code and official zoning map for the City of Gainesville, Georgia to repeal and replace in its entirety Title 9, entitled "Unified Land Development Code".

- ***Proposed ULDC Amendment Ordinance 2025-28***

City Attorney Abb Hayes opened the public hearing and confirmed the public notice was properly advertised. He noted the zoning map was available for public review.

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 2025-28, AN ORDINANCE TO ADOPT AND ENACT A NEW UNIFIED LAND DEVELOPMENT CODE FOR THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL CERTAIN ORDINANCES NOT INCLUDED THEREIN; TO PROVIDE A PENALTY FOR THE VIOLATION THEREOF; TO PROVIDE FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE; TO ADOPT AND ENACT A NEW OFFICIAL ZONING MAP; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES as presented.

Motion made by Council Member Guzman

Motion seconded by Council Member Hayes

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

Absent: Brooks

CITY MANAGER ISSUES:

City Manager Bryan Lackey expressed appreciation to Mayor Couvillon for his 12 years of service to the city and wished him all the best in his future endeavors.

CITY ATTORNEY ISSUES:

City Attorney Abb Hayes echoed City Manager Lackey's sentiments to Mayor Couvillon.

CITY CLERK ISSUES:

City Clerk Alisa Grayson also echoed City Manager Lackey's sentiments to Mayor Couvillon.

Mayor Couvillon

Extended a heartfelt thank you to the citizens of Gainesville and staff.

ADJOURNMENT: 6:19 PM

/ag

Juli Hayes, Mayor Pro Tem

Alisa Grayson, City Clerk