

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

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

City Manager Bryan Lackey delivered the invocation after which the Pledge of Allegiance was recited in unison.

COUNCIL ANNOUNCEMENTS:

Council Member Brooks

Shared information about the City's new website noting the City is proud of the new and improved www.gainesville.org.

Council Member Wangemann

1. Provided a community cleanup report.
2. Announced the annual "Sweep the Hooch" cleanup event is back for its 10th year and will be held on March 27 from 8 AM to 12 noon at the Lake Lanier Olympic Park.

Council Member Couvillon

Recognized Brian Hughes in attendance.

Mayor Dunagan

Announced the Red & Blue 5K event, as part of the 2021 Georgia Police & Fire Games, will be held on Sunday, June 20 in Roosevelt Square located in downtown Gainesville. Registration is open and available to the community for participation to walk or run alongside Georgia's community heroes.

CONSENT AGENDA:

Minutes: February 11, 2021 Work Session

Minutes: February 16, 2021 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

Votes favoring the motion: Wangemann, Couvillon, Brooks

Absent: Thompson, Clay

Resolutions:

- A. BR-2021-12 Accepting a Portion of Millside Parkway as a City Street
- B. BR-2021-13 Adoption of New Personnel Policies and Procedures Manual
- C. BR-2021-14 Right of Way Deed to Georgia Department of Transportation Relating to Turn Lane Project on State Route 369
- D. BR-2021-15 Tax Allocation District (TAD) Funding for City of Gainesville for Banks Street Trailhead

City Manager Bryan Lackey provided a brief overview of each item.

Motion to adopt the resolutions as presented.

Motion made by Council Member Brooks

Motion seconded by Council Member Wangemann

Votes favoring the motion: Wangemann, Couvillon, Brooks

Absent: Thompson, Clay

PUBLIC HEARING:

Request from Dave Odom to rezone a 1.56± acres tract located on the south side of Oak Street, west of its intersection with West Academy Street (a/k/a 341 and 361 Oak Street, NW) from General Business (G-B) to Planned Unit Development (P-U-D). Ward Number: Four. Tax Parcel Number(s): 01-026-001-002A and 003. Request: Mixed-use residential and commercial.

- ***Proposed Rezoning Ordinance 2021-10***

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. He commented on a request by the developer to amend the concept plan. The Planning and Appeals Board and staff recommended approval with the following seven conditions:

1. The proposal shall be generally consistent with the concept plan and architectural elevations provided with this rezoning application.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience 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. The owner/developer shall screen the proposed stormwater detention pond and dumpster with a mixture of evergreen trees. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
4. All proposed residential structures shall be setback a minimum of 10-feet from the adjacent office building located to the east of the subject property and shall have a maximum building height of 35-feet, measured from the lowest elevation.
5. All new structures, signs and trees shall be setback from Oak Street so as not to interfere with the site distance for traffic exiting the development. All improvements such as roads and sidewalks within the subject property shall be privately owned and maintained.
6. 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 developer/property owner.

7. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.

City Attorney Hayes opened the floor for comments.

FAVOR

Dave Odom, Murrayville resident, presented as the applicant. He briefly commented on the history surrounding the proposed project development. He provided a brief overview of the project and reviewed the revised concept plan noting overall it was a better plan that changed the mix but provided a larger product than initially designed.

Richard Padgham, Lumpkin County resident, stated he was the property owner. He felt the plan presented was the best plan and the City would greatly benefit from it.

Upon inquiry from Mayor Dunagan, Mr. Odom confirmed all cottages and townhomes would be for sale and they were hopeful to start on the project this year.

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

Motion to approve the Ordinance 2021-10, AN ORDINANCE OF THE CITY OF GAINESVILLE TO AMEND THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.56± ACRES TRACT LOCATED ON THE SOUTH SIDE OF OAK STREET, WEST OF ITS INTERSECTION WITH WEST ACADEMY STREET (A/K/A 341 & 361 OAK STREET, NW) FROM GENERAL BUSINESS (G-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 to include an amendment to condition 1 presented to read as follows: The proposal shall be generally consistent with the architectural elevations and the attached Exhibit B revised concept plan provided with this rezoning application.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

Votes favoring the motion: Wangemann, Couvillon, Brooks

Absent: Thompson, Clay

CITY MANAGER ISSUES:

Milken Institute Best-Performing Cities

City Manager Bryan Lackey announced the Milken Institute has named the City of Gainesville as one of the *Best-Performing Cities* in the nation for the small cities' category for the 3rd year in a row.

EXECUTIVE SESSION:

City Manager Bryan Lackey requested an Executive Session to discuss real estate matters.

Motion to enter an Executive Session at 5:53 PM to discuss real estate matters.

Motion made by Council Member Brooks

Motion seconded by Council Member Wangemann

Votes favoring the motion: Wangemann, Couvillon, Brooks

Absent: Thompson, Clay

OFFICIALS PRESENT: Danny Dunagan, George Wangemann, Sam Couvillon, Barbara Brooks

OFFICIALS PRESENT VIA TELECONFERENCE: Zack Thompson, Juli Clay

STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Rusty Ligon

Motion to close the Executive Session at 6:27 PM.

Motion made by Council Member Couvillon

Motion seconded by Council Member Brooks

Votes favoring the motion: Wangemann, Couvillon, Brooks

Absent: Thompson, Clay

ADJOURNMENT: 6:27 PM

/ag

C. Danny Dunagan, Jr., Mayor

Denise O. Jordan, City Clerk