

CITY OF WINDER
CITY COUNCIL
AGENDA • JUNE 2, 2026
Winder Community Center
113 E ATHENS ST, WINDER, GA 30680



6:00 PM

I. CALL TO ORDER

II. OPENING PRAYER

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. CITIZEN INPUT

VI. CONSENT AGENDA

- VI.1 Consideration of a Motion to authorize the Mayor and Council to move forward with a transition from the current benefits brokerage firm to a new benefits brokerage firm.
- VI.2 Consideration of a Motion to award a construction contract to Fowler Site Work, Inc. for Phase 1 of the City of Winder Maintenance Building Project at The Chimneys Golf Course, to be funded through the existing golf course capital budget for "Buildings."
- VI.3 Consideration of a Motion to award a construction contract to Professional Pipeline and to authorize the Mayor to execute the associated agreement between owner and contractor for City project # 408, Auburn Water Reservoir Project. This is for the Quarry Water Supply Project, Raw Water Influent Lines (Contract E).
- VI.4 Consideration of an Ordinance to amend Chapter 3 (Alcoholic Beverages), related to the requirement of conditional use permits for alcohol licenses in the DT: Downtown zoning district; provide for an effective date; and for other purposes.
- VI.5 Consideration of an Ordinance to amend Chapter 28 (Subdivisions), Article I - In General, related to model homes, to provide for an effective date, and for other purposes.
- VI.6 City Council - Work Session Minutes - May 28, 2026, 6:00 PM.
- VI.7 City Council - Executive Session Minutes - May 28, 2026, 6:00 PM.

VII. REGULAR VOTING ITEMS

- VII.1 Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to operate an Assisted Living Facility R-3: Multifamily Residential Zone for a property located at 138 Gateway Lane, Bethlehem, GA, 30620 also known as Map/Parcel # WN16 020K.
- VII.2 Public Hearing and consideration for a Conditional use per the City of Winder's Comprehensive Zoning Ordinance to operate a short-term rental in a R-1: Low Density Single-Family Residential Zone for a property located at 69 W. Stephens St., Winder, Georgia 30680, also known as Map/Parcel# WN12 328A.
- VII.3 (A). Public Hearing and consideration for a Rezone from the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from B-1: Neighborhood Commercial Zone to B-2: General Commercial Zone for a property located at 291 N. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN19 091.
 (B). Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to operate a tire sales, changing & minor repair business in a B-2: General Commercial Zone for a property located at 291 N. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN19 091.
 (C). Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance, requesting relief from Section 6-4.C.A. to reduce the front yard setback from 35 feet to 27.4 feet in a B-2: General Commercial Zone for a property located at 291 N. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN19 091.
 (D). Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance, requesting relief from Section 6-4.C.B. to reduce the side yard setback from 15 feet to 11 feet in a B-2: General Commercial Zone for a property located at 291 N Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN19 091.
- VII.4 (A). Public Hearing and consideration for a Rezone from the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from B-1: Neighborhood Commercial Zone to B-2: General Commercial Zone and for a for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.
 (B). Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to allow for a Fueling Station in a B-2: General Commercial Zone for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.
 (C). Public Hearing and consideration for a Conditional Use per the City of Winder's Comprehensive Zoning Ordinance to allow for the sale of packaged beer and wine in a B-2: General Commercial zone for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.

(D). Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Sec. 6-4.B. Minimum Lot Area in a B-2: General Commercial Zone for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.

(E). Public Hearing and consideration for a Variance from the City of Winder's Comprehensive Zoning Ordinance requesting relief from Sec. 6-4.C.A. Front Yard setback in a B-2: General Commercial Zone for a property located at 104 S. Broad St., Winder, Georgia, 30680, also known as Map/Parcel# WN13 078.

- VII.5 Public Hearing and consideration for a Rezone from the City of Winder's Comprehensive Zoning Ordinance requesting a rezone from B-1: Neighborhood Commercial Zone to PUD: Planned Unit Development Zone for a property located at 311 N. Broad St., Winder, Georgia, 30680, also known as Map/Parcel # WN19 100.

VIII. EXECUTIVE SESSION (if necessary)

Executive Session allows discussion of matters properly excluded from the Georgia Open and Public Meetings Law (O.C.G.A. § 50-14-1, et seq.), specifically:

Pending or potential litigation, settlement, claims, administrative proceedings or other judicial actions;
Discussion of future acquisition, disposition, or lease of real estate;
Discussing or deliberating upon the appointment, employment, hiring, disciplinary action, dismissal, or performance of a public officer or employee;
Discussion of a record exempt from disclosure where consideration of the record cannot be had without disclosure of the record.

No action will be taken during this session.

IX. ADJOURN

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 678-425-6805 promptly to allow the City of Winder to make reasonable accommodations for those persons.