



**City of Flowery Branch
City Council Meeting
Thursday, February 6, 2025, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Asbridge called the meeting to order at 6:01 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Planning and Community Development Director Chris McCrary, Director of Fun Renee Carden, Public Works & Utilities Director Bill Whidden, and City Attorney Ted Baggett.

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to add an item to the agenda for New Business Work Session and New Business Voting Session to Consider a Development Agreement with Thurmon Tanner Logistics II Owner, LLC.

MOTION: Oliver McClellan
SECOND: Joe Anglin
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

There was a motion made to adopt the agenda as amended.

MOTION: Oliver McClellan
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

AWARDS & RECOGNITIONS: There were no awards or recognitions.

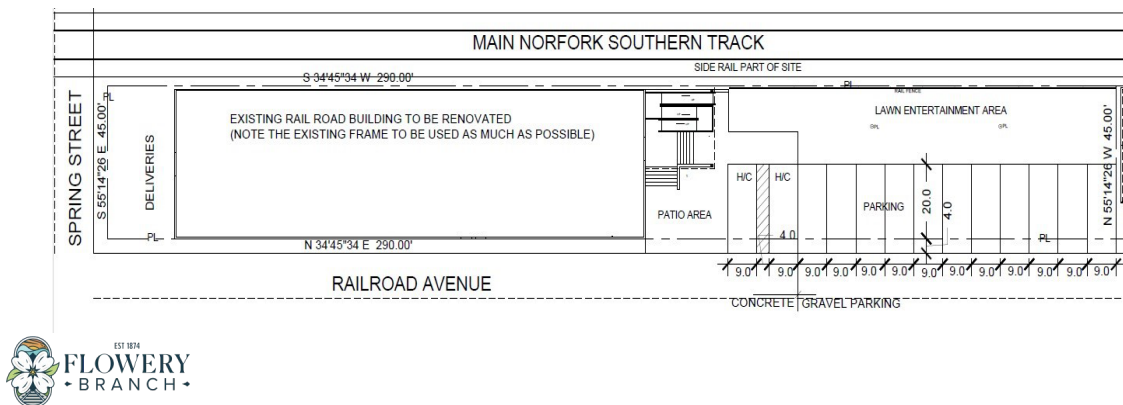
PUBLIC HEARING:

Consider Approval of Ordinance 730 for a Public Hearing and First Reading of a Conditional Use Permit at 5205 Railroad Avenue for the Operation of a Micro-Brewery. Consider Approval of a Certificate of Appropriateness for the Alteration of a Historic Building at 5205 Railroad Avenue.

Director McCrary presented Ordinance 730 where the applicant is seeking the approval of a Conditional Use Permit for the operation of a micro-brewery within the existing building located at 5205 Railroad Avenue. The building appears as #62 on the Historical Registry, requiring a Certificate of Appropriateness prior to any material or structural changes to the façade.

SITE PLAN

The applicant provided a site plan showing 13 parking spaces. One of the heaviest uses for parking requirements is a restaurant. With ~5,900 sq. feet of restaurant area, the required parking is significant. For the restaurant area alone, the required parking is 47 parking spaces.



Given the existing parking constraints in the area, it is reasonable to require the applicant to address the parking deficiency through a combination of available options to meet the required parking capacity. The applicant must present a comprehensive parking solution. If a sufficient solution is not provided, the Zoning Administrator concludes that parking issues will arise with the introduction of a restaurant at this location.

The subject building located at 5205 Railroad Avenue (Parcel 08112 016001) is designated as historic building #62. Per the Historic District Zoning Ordinance, a certificate of appropriateness is required prior to any material change to the building or site. The applicant provided an existing condition report which gives an accurate representation of the current conditions and highlights critical areas to be addressed:

1. Roof: Full replacement or extensive repairs to address leaks and structural issues.

2. Exterior Walls: Repair and seal damaged wood elements; apply protective coatings to block walls.
3. Foundation: No action required at this time.
4. Windows and Doors: Replace or repair for improved functionality and aesthetics.
5. Interior Repairs: Address moisture infiltration, repair finishes, and consider new flooring installation.
6. Utilities: Conduct detailed inspections and upgrade as necessary to meet future operational demands.

Elevations:

The applicant provided color renderings of the subject building



Staff recommend the approval of the proposed Conditional Use Permit (CUP) for the operation of a micro-brewery with the following conditions:

1. The Conditional Use Permit is issued to the entity obtaining the business license and should the occupant vacate the building, the CUP expires.
2. Adequate parking shall be provided to support the proposed micro-brewery and restaurant per the requirements of Table 21.3. The applicant shall provide a parking plan with a combination of proposed parking, street parking along Spring Street, and shared parking with a privately owned entity. The Planning and Community Development Director shall be provided with a copy of the shared parking agreement should the applicant arrange approval of shared parking.
3. All parking spaces proposed must be compliant with Article 21.
4. The approval of the CUP does not provide approval of variances to federal, state, or local codes and regulations.
5. The applicant must ensure that proper fire lanes, emergency access routes, and safety measures are in place in accordance with local fire codes and regulations.
6. The building plans shall be substantially similar to the area use breakdown provided by the applicant. The building is +/- 8,700 square feet. 2,000 square feet of brewery, 1,000

square feet of bathroom, 4,900 square feet of restaurant, and 800 square feet of mechanical.

Staff recommend the approval of a Certificate of Appropriateness for the subject property with the following conditions:

1. The building materials shall be similar to the information provided in note one on the building elevations.
2. The applicant shall add more wall openings adjacent to Railroad Avenue to break up the wall plane. It should be similar to the elevation facing Atlanta Highway. Final design to be approved by the Planning and Community Development Director.
3. The building finish shall be Galvalume Plus similar in color to the existing building maintaining the character of the building. The finish shall not be reflective or mirror-like. The applicant shall provide a sample of the material with colors for approval by the Planning and Community Development Director.
4. The applicant shall provide architectural details of the windows and doors including material and color. Final design to be approved by the Planning and Community Development Director.
5. The applicant shall provide details of the stepped decking and handicap ramps at the entrance for review of material and colors. Final design to be approved by the Planning and Community Development Director.

In Favor:

Applicant Josh Roberts, 6352 Gaines Ferry Road, Flowery Branch, Georgia

Applicant Adam Fiddler, 251 Elmira Place, Atlanta, Georgia

Graham Johnston, 6021 Mill Rose Trace, Flowery Branch, Georgia

Brian Graham, 7015 Kempton Court, Flowery Branch, Georgia

Charles Kizina, 5763 Boulder Ridge Court, Flowery Branch, Georgia

Rich Fulgham, 6256 Mount Salem Circle, Flowery Branch, Georgia

Rick Foote, 6252 Brookfield Drive, Murrayville, Georgia

There was no one to speak against the request.

Council held a discussion with the applicants.

Director McCrary gave an overview of the certificate of appropriateness.

Mayor Asbridge closed the public hearing at 6:29 p.m.

NEW BUSINESS -WORK SESSION:

Consider a Development Agreement with Thurmon Tanner Logistics II Owner, LLC.

City Attorney Baggett presented a development agreement with Thurmon Tanner Logistics II, LLC for transportation improvements through a financial contribution to mitigate traffic impacts

of the development and/or improve the operation and safety of Thurmon Tanner Parkway and Phil Niekro Boulevard.

Consider a Task Order Agreement with ESG Engineering, Inc. for Professional Design and Management Services for Phase I of the Pedestrian Trail.

Mr. Elias Gobble presented a task order agreement with ESG Engineering, Inc. for professional design and management services for Phase I of the pedestrian trail. After being awarded a \$1,000,000 grant from the Appalachian Regional Commission (ARC) in September 2024, the environmental assessment required by National Environmental Policy Act (NEPA) began on January 9, 2025. This process could take up to 90 days. Also occurring during this period there will be survey work and geotechnical analysis. After environmental assessment, geotechnical analysis, and surveying are completed, the engineers can initiate the design phase, which will take up to 120 days. After a six-week construction bid phase, construction can begin on approximately October 1, 2025, leaving a year to complete Phase 1 of the trail project by September 30, 2026. The request will not exceed \$190,000 without written authorization from the City.

Council held a discussion with Mr. Gobble.

DEPARTMENT REPORTS:

City Manager Report:

City Manager Parrish reported there are several capital projects completed this week. The EQ tank at the wastewater treatment plant is back up and operational. The tank connectivity from the ground tank on Roberts Drive down East Main Street to the new elevated water tank is complete and hopefully water will be flowing soon between those two in that line. Railroad Avenue paving is finishing up the 2024 paving.

Department of Fun Report:

Director Carden noted upcoming events.

Finance Department Report:

Director Hamby advised citizens about the Flowery Branch app where you can find information about what is going on in the City.

Human Resources Report:

Director Hightower presented an update from Human Resources.

Some HR Duties

- Payroll
- Quarterly and Annually Tax Reporting (W2's, 1095 -C's, 941's)
- FMLA / FLSA
- Workers Comp
- Employee Handbook and other policy development
- Benefits
- Recruitment, except for the PD (job posting, screening, interviewing)
- Liability Insurance
- Employee Wellness
- Personnel Records
- Random/Post Accident Drug Screens
- Onboarding / Offboarding
- Create and assign badge access
- FSA and 457(b)
- Employee Assistance Program
- Track annual performance



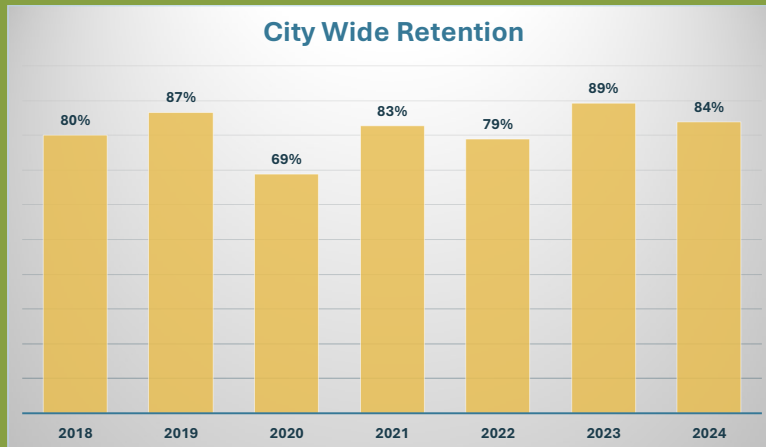
Board Member of SHRM Foothills of Georgia Chapter



Krystle Hightower

Secretary
City of Flowery Branch

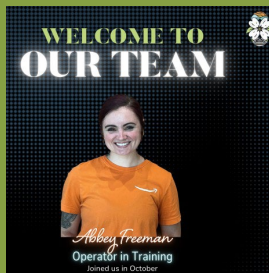




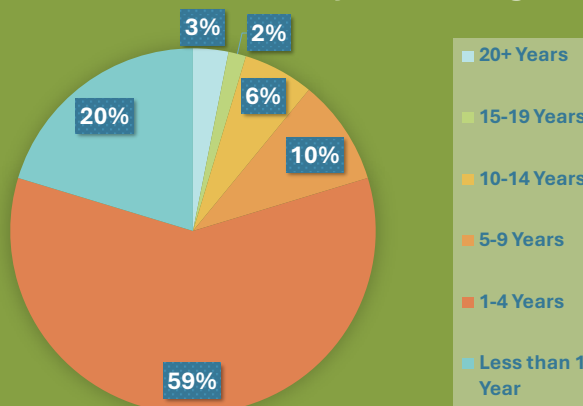
Barry Faulkner – WWTP
awarded for 20 Years of
service



“Employee retention is NOT preventing people from leaving. Employee retention is giving them reasons to STAY” ~ Anca Larsen



Years of Service by Percentage



Bradley Thomas - PW awarded
for 20 Years of service

- *2024 Number of Applications = 212
- *2024 Number of Interviews = 51
- *2024 Number of New Hires = 14
- *2024 Number of Former Employees = 10
- *2024 Number of Updated Job Descriptions = 18 (39%)

*This data does not include the Police Department



WE ARE BLOOMING!

Do you want to bloom where you are planted? Then join our team at the City of Flowery Branch! We are looking for talented individuals to help us continue to make Flowery Branch a vibrant place to live life in full bloom!

OPEN POSITIONS

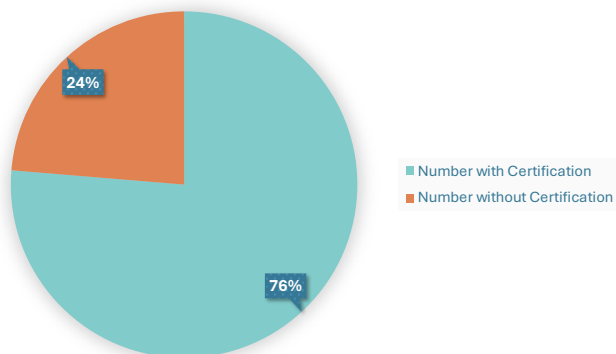
- WATER / WASTEWATER MAINTENANCE TRAINEE
- PUBLIC WORKS MANAGER

APPLY NOW!

FOR MORE INFORMATION VISIT:
WWW.FLOWERYBRANCHGA.ORG

Always Blooming!

Employee Certifications

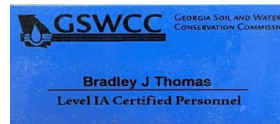


76% of our employees (non police roles) have some form of certification



Employee Certifications

Our employees hold
184
certifications



Employee Gatherings



Council Report:

Council Member McDaniel stated it was good to see all the citizens come out to the meeting tonight.

Council Member McClellan wanted to follow up on Director Hightower's department report and said it is like the City is running a business.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 6:56 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:56 p.m.

PUBLIC COMMENTS:

Andrew Canas, 1710 Ashbury Park Drive, Hoschton, Georgia

Mr. Canas wanted to offer support of the micro-brewery.

CONSENT AGENDA:

- Consider January 16, 2025 City Council Meeting Minutes
- Consider December 2024 & January 2025 Per Diem for Council Member Mezzanotte
- Consider Second Amendment to Nic St. Clair Lease Agreement at 5509 Main Street, Flowery Branch, Georgia
- Consider Terminating the Agreement for 5527 Main Street with Baby Bell Candy Apples, LLC.

There was a motion made to approve the consent agenda as presented.

MOTION: Chris Mundy

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider the Second Reading of Ordinance 725 for Annexation at 4272 Thurmon Tanner Parkway for the Operation of a Pickleball Recreation Facility.

City Clerk Cooper read the caption for Ordinance 725 for Annexation at 4272 Thurmon Tanner Parkway for the Operation of a Pickleball Recreation Facility.

There was a motion made to approve the second reading of Ordinance 725.

MOTION: Oliver McClellan

SECOND: Chris Mundy

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consider the Second Reading of Ordinance 726 for a Rezoning and Conditional Use Permit at 4272 Thurmon Tanner Parkway for the Operation of a Pickleball Recreation Facility.

City Clerk Cooper read the caption for Ordinance 726 for a rezoning and Conditional Use Permit at 4272 Thurmon Tanner Parkway for the Operation of a Pickleball Recreation Facility.

There was a motion made to approve the second reading of Ordinance 726.

MOTION: Chris Mundy

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consider the Second Reading of Ordinance 729 for a Variance Request at 5201 Mulberry Street.

City Clerk Cooper read the caption for Ordinance 729 for a Variance Request at 5201 Mulberry Street.

There was a motion made to approve the second reading of Ordinance 729.

MOTION: Joseph Mezzanotte

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Council held a discussion after the vote.

NEW BUSINESS - VOTING SESSION:

Consider a Development Agreement with Thurmon Tanner Logistics II, LLC.

There was a motion made to approve a Development Agreement with Thurmon Tanner Logistics II, LLC.

MOTION: Chris Mundy
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider Approval of Ordinance 730 for a Public Hearing and First Reading of a Conditional Use Permit at 5205 Railroad Avenue for the Operation of a Micro-Brewery.

City Clerk Cooper read the caption for Ordinance 730 for a Conditional Use Permit at 5205 Railroad Avenue for the Operation of a Micro-Brewery.

There was a motion made to approve the first reading of Ordinance 730.

MOTION: Joe Anglin
SECOND: William McDaniel
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider Approval of a Certificate of Appropriateness for the Alteration of a Historic Building at 5205 Railroad Avenue.

There was a motion made to approve a Certificate of Appropriateness for 5205 Railroad Avenue.

MOTION: Chris Mundy
SECOND: William McDaniel
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

EXECUTIVE SESSION:

There was a motion made to enter an executive session for matters related to the acquisition/disposition of real estate, for matters related to certain personnel issues, and for matters related to pending or potential litigation at 7:05 p.m.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

There was a motion made to exit executive session at 7:30 p.m.

MOTION: Oliver McClellan

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn the meeting at 7:31 p.m.

MOTION: Oliver McClellan

SECOND: Chris Mundy

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Edward R. Asbridge, Mayor

Date

Shelia Cooper, City Clerk