



**City of Flowery Branch
City Council Meeting
February 18, 2021, 6:00 pm
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



TELECONFERENCE MEETING

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February 18, 2021 Council Meeting
Thu, Feb 18, 2021 6:00 PM - 9:00 PM (EST)

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CALL WORK SESSION TO ORDER:

Mayor Pro Tem Joe Anglin called the meeting to order at 6:04 pm.

Present: Mayor Pro Tem Joe Anglin and Council Members Chris Mundy, Ed Asbridge, Amy Farah, and Leslie Jarchow.

Absent: Mayor Mike Miller (until the Voting Session)

Also present were Bill Andrew, City Manager, Vickie Short, City Clerk, Ron Bennett, City Attorney, Rich Atkinson, City Planner, Alisha Gamble, Finance Director, Bill Whidden, Public Works Director, David Spillers, Police Chief, and Virgil Welch, Assistant WWTP Director.

PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Joe Anglin led the Pledge of Allegiance.

UNFINISHED BUSINESS - WORK SESSION:

Consider a Conditional Use Permit (CUP) submitted by Jeremy Crosby, JPC design and Construction, LLC. to build and operate a car wash in the Highway Business District zoning district.

Mr. Atkinson presented the information on the Conditional Use Permit. He stated the schedule as follows:

- January 7 – Public Hearing; Work Session
- February 4 – Work Session (if needed)
- February 18 – Vote
- March 4 – Work Session (if needed)
- March 18 – Vote

Staff recommendations:

- Approve as submitted
- No additional conditions requested
- Per conditions of previously approved variance:
Secondary business (car wash) shall be designed to match the principal structure

Mr. Anglin inquired about potential congestion around the car wash. There was a lengthy discussion regarding the traffic patterns. Mr. Crosby explained the plan presented was not correct. It was determined it would be best to review the new plan on March 4th meeting.

First Reading of Ordinance 2020-623 a rezoning application submitted by Mr. Bret Clark.

Mr. Atkinson detailed the rezoning application for 5519 McEver Road (08099 000007; 11.34+/- acres). The request is to rezone from A (Agriculture) to HB (Highway Business) and R-3 (Multi-family) proposal is to construct a mixed-use development of townhomes and commercial outparcels.

The project includes a commercial component that meets the intent of this character area but adds a townhome component. This property is a gateway to the downtown and adding a mixed-use project to this corner will help the continued development of downtown while providing services to the McEver Road corridor.

Staff recommendations:

- First vote tonight
- Uses and proposed zoning designations are acceptable
- Layout, elevations, and conditions of zoning to be finalized prior to final vote

Ms. Jarchow asked if the City could condition that commercial be built first. Mr. Atkinson replied that would not be allowable. Ms. Jarchow also asked about parking. It was clarified that the 65 spaces she was asking about was retail and not for the future homeowners.

Mr. Mundy followed with the concern that retail would remain empty.

Mr. Andrew explained that retail typically follows rooftops. Mr. Andrew shared that there is an upcoming Commercial Real Estate Update meeting if anyone is interested. He will provide that information to Mayor and Council by email.

Mr. Anglin asked about greenspace, landscape plan, and possible power line issues. He wants more details (markups) prior to the next meeting.

Consider variance requests for 6026 Lights Ferry Road, 6040, 6041, and 6043 Morrow Drive submitted by Mr. Chris Hill of Hillgrove Homes

Mr. Atkinson outlined the schedule:

- February 18 work session
- March 4 first vote
- March 18 final vote

Variance requests:

- Current lots are legal non-conforming
- Applicant wishes to build upon the legal 50 x 100 lots
- Lots are zoned R-2 which require larger lots (75 feet wide; 1500 square foot minimum lot size)
- Lots cannot be built upon under current R-2 zoning
- Applicant wishes to keep lots zoned R-2 and build upon them
- Variances are required in order to make this request possible

Variance requests are for each parcel:

- Reduction in minimum required lot size from 15,000 square feet to 7,000 square feet.
- Reduction in minimum required lot width from 75 feet to 50 feet.
- Reduction in required side setback from 10 feet to 5 feet.

Options:

- No vote at this time
- Approve the variances and allow the 13 lots to become buildable (9 to be constructed at this time)
- Deny the variances and the lots remain legal non-conforming lots of record
- This means they are unable to be built upon as construction would end the legal non-conforming status
- To be built upon the lots would need to be combined/reconfigured to meet the R-2 zoning requirements

There was a discussion of the unpaved road near the parcels. Mr. Anglin asked if there was to be paving would Hall County be involved. It was confirmed that would be the case. As of now, Hall County has no plans to pave there. There also was a discussion of making the road one-way and the challenges that would be involved. Mr. Anglin asked about potential stormwater issues. Mr. Rich Edinger with Clark, Patterson, and Lee provided some options on requirements of the developer.

DEPARTMENT REPORTS:

Each of the below departments provided the mission and goals established for their staff.

Finance Monthly Department Report

Planning and Development Monthly Department Report

Police Monthly Department Report

Public Works Monthly Department Report

Water/Wastewater Monthly Department Report

ADJOURNMENT WORK SESSION:

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

PUBLIC COMMENTS:

Sheila Grine, 6034 Morrow Drive, Flowery Branch, GA 30542

Mrs. Grine shared that she disagreed with the potential Hillgrove Homes development at 6026 Lights Ferry Road, 6040, 6041, and 6043 Morrow Drive.

CONSENT AGENDA:

Consider January 21, 2021 Meeting Minutes

There was a motion made to approve the Consent Agenda.

MOTION: Amy Farah
SECOND: Leslie Jarchow
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider a Conditional Use Permit (CUP) submitted by Jeremy Crosby, JPC design and Construction, LLC. to build and operate a car wash in the Highway Business District zoning district.

There was a motion made to table the CUP request to construct and operate a car wash submitted by Mr. Jeremy Crosby to the March 4, Work Session and Voting Session.

MOTION: Leslie Jarchow
SECOND: Joe Anglin
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

First Reading of Ordinance 2020-623 a rezoning application submitted by Mr. Bret Clark.

Mr. Bennett read the caption to Ordinance 2020-623.

There was a motion made to approve First reading of Ordinance 2020-623.

MOTION: Chris Mundy
SECOND: Joe Anglin
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

EXECUTIVE SESSION:

There was a motion made to enter executive session for the purpose of property acquisition at 8:16 pm.

MOTION: Joe Anglin
SECOND: Leslie Jarchow
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

There was a motion made to reconvene open session at 9:26 pm.

MOTION: Chris Mundy
SECOND: Ed Asbridge
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 9:27 pm.

MOTION: Leslie Jarchow
SECOND: Joe Anglin
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

Mayor – Mike Miller

Date

City Clerk – Vickie Short