City of Flowery Branch
City Council Meeting Minutes
March 5, 2020 6:00 pm
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch GA, 30542

CALL WORK SESSION TO ORDER:

PRESENT: Mayor James Miller and Council Members Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin and Amy Farah

Also present were City Manager Bill Andrew, Deputy City Clerk Vickie Short, City Planner Rich Atkinson, Finance Director Alisha Gamble, Police Chief David Spillers, Attorney Ron Bennett

PLEDGE OF ALLEGIANCE: Mayor Miller led the Pledge of Allegiance.

EXECUTIVE SESSION:

There was a motion made to enter executive session at 6:02 pm for pending/potential litigation.

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

There was a motion made to reconvene open session at 6:55 pm.

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

PUBLIC HEARING:

There was no public hearing.

UNFINISHED BUSINESS - WORK SESSION:

1st Reading of Ordinance 575a and 576a Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)

Planner Atkinson reviewed the request and asked Mayor and Council if they would like to review the slides regarding request. Mayor and Council stated a review would not be necessary.

There were no public comments.

Consider a request from Bill Stark MB Regional Enterprises, Inc. to rezone 17.43 +/- acres of land identified as 0 McEver Road, tax parcel number 08099 000011, from M1 (Light Industrial) to PUD (Planned Unit Development) with the intent to develop a 93 unit attached townhome subdivision.

Planner Atkinson gave a summary of the request. A bike pedestrian trail was mentioned as a possibility to connect to McEver Road/Gainesville Street.

City Manager Bill Andrew mentioned that City is working on the connectivity of the trail with this development.

Councilman Anglin asked the accessibility of the outparcels.

Planner Atkinson stated the intent was pedestrian access between homes and the outparcels.

Councilman Anglin asked about the buffer with the subdivision behind the proposed development.

Planner Atkinson explained there will be a 75' foot buffer from the center of the creek on each side.

Councilman Anglin asked staff the status on the percentage requirements in the City's Comprehensive plan in relation to Townhomes/Apartments.

Planner Atkinson will do some research on these numbers.

Councilman Ed Asbridge expressed concern regarding the alignment of road on the self storage.

Staff recommends approval of this rezoning.

Annexation of three (3) parcels of land totaling 44.36 +/- acres of land for 102 single family detached subdivision.

Planner Atkinson reviewed the request.

There was a lengthy discussion among staff and applicant regarding the proposed lift station and its size. The consensus was that the size will need to accommodate future homes and more commercial properties with the cost to be discussed between the applicant and the City. Councilman Asbridge asked the applicant about the home price ranges. The applicant shared that these homes will be fulfilling a future need for larger homes once citizens grow out of the Townhouse/Apartment size.

Consider elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.

Planner Atkinson review elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.

Councilman Joe Anglin inquired about the lot size differences between 40’ and 50’. Mr. Anglin also asked about the renderings not each having a water table.

The applicant, Mr. Gee Harvey, advised the renderings presented were just recommendations.

The applicant also explained that he would with the City’s requests regarding carriage garage doors front doors, brick water tables and any other requirements.

There were no public comments.

NEW BUSINESS -WORK SESSION:

There was no new business.

DEPARTMENT REPORTS:

Finance Report:

Director Gamble advised that the draft budget was delivered to the council for review.

Council Report:

Mayor Miller shared that he visited Flowery Branch Elementary School in celebration of Read Across America.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:33pm.

VOTING SESSION MEETING MINUTES

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:33pm.

PUBLIC COMMENTS:

Teresa Cantrell - 2743 Merritt Drive, Buford, GA 30518-Opposed

Ms. Cantrell spoke in opposition of the annexation of 44.36 acres of land for 102 single family homes. She expressed that there is a need for buffers and fences in that area.

Susan Barge - 6593 McEver Road, Flowery Branch, GA /Lightway Recovery-Opposed

Ms. Barge spoke again regarding the pump station on the boundary and the effects it would have on their business.

CONSENT AGENDA:

There were no items to consider.

UNFINISHED BUSINESS - VOTING SESSION:

1st Reading of Ordinance 575a Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)

Attorney Bennett read the caption to Ordinance 575a.

There was a motion made to approve ordinance 575a and the amendments to the approved conditions.

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

1st Reading of Ordinance 576b Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)

Attorney Bennett read the caption to Ordinance 575b.

There was a motion made to approve ordinance 576b approving the amendment to the approved conditions of zoning.

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

Formal Financial Policies: Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy

There was a motion made to approve the Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy as presented.

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

NEW BUSINESS - VOTING SESSION:

There was no new business.

EXECUTIVE SESSION:

There was no additional executive session.

ADJOURNMENT:

There was a motion made to adjourn at 7:38 pm.

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