



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



CALL WORK SESSION TO ORDER:

Mayor Miller called the work session to order at 6:01 pm.

PRESENT: Mayor Mike Miller and Councilmembers Chris Mundy, Ed Asbridge, Leslie Jarchow, and Joe Anglin.

ABSENT: Councilmember Amy Farah

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

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

UNFINISHED BUSINESS - WORK SESSION:

Consider a rezoning request submitted by Mr. Bill Stark. Request is to rezone six parcels totaling 118 +/- acres from M-1 (Light Industrial) to R-3 (Multi-Family) with the intention to construct a residential community consisting of single family detached homes and townhomes.

Mr. Atkinson presented the details of the request:

- Rezone 6 parcels from M1 to R3
- Two Phases
- Phase 1 (48 +/- acres); 49 single family detached; 140 townhomes
- Phase 2 (69 +/- acres); 138 single family detached

The parcels in question were annexed and/or rezoned from multiple zonings (A, A III, R2) to M-1. There was no specific site plan associated with this project. A large industrial park was envisioned and recently Rochester Engineering provided a potential site plan for the area. This plan would require the City or developer to provide new public infrastructure. Additionally, this plan includes 6167 Wade Orr Road. This tract was part of the original annexation/rezoning and consists of around 60 acres and is zoned M-1. Currently, this parcel is not part of the Stark project under consideration.

In reviewing the initial submittal, Staff had concerns regarding the lack of connectivity between the two phases. The applicant would need to acquire additional land to improve the connectivity. The applicant needs to have the entirety of the six parcels properly zoned for a higher density single family detached/townhome subdivision (R3) as part of the purchase agreement. The applicant is hesitant to acquire more land without having the proper zoning designation in place.

In order to achieve this goal, and still meet the City's desire for a cohesive two-phase development, staff recommends rezoning all six parcels to the requested R3 zoning but restricting phase two (parcels 08117 002001 & 08134 000006) as follows:

1. No permits shall be issued unless connectivity with phase one is achieved in a manner satisfactory to Flowery Branch Mayor and Council.
2. A revised site plan shall be submitted to Mayor and Council for approval prior to the issuance of any permits.
3. Elevations shall be submitted and approved by Mayor and Council prior to the issuance of any permits.
4. Ordinances 629 and 630 shall be amended to reflect the approved site plan, approved elevations, and all conditions as set forth by Mayor and Council.

Mr. Anglin asked if the second phase will reach to Wade Orr. Mr. Atkinson replied that Mr. Stark had not purchased the property near Wade Orr.

Mayor Miller asked about the traffic plans for the Mulberry Street/Phil Niekro/Atlanta Highway interchanges. The applicant will complete a traffic study.

Mr. Asbridge asked about the density of the second phase.

The applicant stated the townhomes' price point would be the high 200's and the single-family units would be low to mid 300's.

Second Reading of Ordinances 631, 632, 633, and 634 - variance requests for 6026 Lights Ferry Road, 6040, 6041, and 6043 Morrow Drive submitted by Mr. Chris Hill of Hillgrove Homes

Mr. Atkinson presented details of the request.

- 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

Staff recommendations:

1. Applicant's development shall comply with all stormwater management requirements of Article 12 of the Subdivision and Land Development Code per Section 1203.
2. Applicant shall record a final plat in accordance with Article 8 of the Subdivision and Land Development Code.
3. The final plat shall dedicate a 25 feet wide strip of public right of way along Morrow Drive (measured from the existing centerline of said road) for future installation of sidewalks, curb, gutter, utilities and other public improvements.
4. A landscape plan for each individual lot and the development as a whole shall be submitted to staff at the time of any land disturbance application.
5. Applicant shall construct new homes in accordance with the elevations submitted and attached hereto.

Mr. Asbridge shared that he felt sidewalk installation at this point is not a good idea. Mr. Atkinson recommended going ahead and getting the right of way to prepare for later sidewalk construction.

Second Reading of Ordinance 623 a rezoning request submitted by Mr. Bret Clark.

The property is located at 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.

Mr. Atkinson shared that townhomes and commercial parcels shall be constructed in a manner that significantly adheres to the elevations as submitted. Material shall be limited to brick, stacked stone, cementitious fiber board, and board and batten. Elevations shall be submitted for each townhome at the time of permit. Architectural shingles shall be used throughout the development. Uses and proposed zoning designations are acceptable and staff recommends approval as submitted and conditioned.

Mr. Anglin asked about the left turn lanes into the development and whether it should line up with the lanes on the other side of McEver Road. He also reiterated his concerns about landscaping and buffers. He also confirmed that if this development was sold it would be held to the same conditions as set forth in this ordinance.

NEW BUSINESS -WORK SESSION:

Minor Updates and Clarification to Utility Rates Resolution 20-020, effective March 18, 2021

Mr. Sills presented the requested minor updates and provided clarification on the need for these changes. These changes include establishing water-sewer rates and connection fees to clarify (a) the calculation of the Fire Suppression System Development Charge (FSSDC) and when a development is exempt from said charge; and (b) add a category for temporary disconnections.

Both Mr. Anglin and Mr. Mundy asked for clarification regarding the snowbird rates. Mr. Sills explained the snowbird rates are for residents who are leaving long periods of time and will have a temporary disconnect versus paying a base amount each month.

DEPARTMENT REPORTS:

City Manager Report

Mr. Andrew gave details of the Council Retreat on 3/26 9:00 am to 4:00 pm. The agenda will include the following:

- Staffing
- Comp. Plan = Zoning
- Water and Sewer Plans and Rates

Mr. Andrew also gave an update on the COVID relief funds that the City is projected to receive. There has been discussion that it might be used on water/sewer infrastructure.

Department Reports

Each of the below departments gave their monthly report.

Water/Wastewater Monthly Department Report

Public Works Monthly Department Report

Police Monthly Department Report

Planning and Development Monthly Department Report

Finance Monthly Department Report which also included:

- (FY2021 - Quarter 2 Financial Update)
- ClearGov - Citizen Transparency Website Presentation will be at a later date.

City Council Report

Mr. Asbridge shared that there needs to be some serious discussions regarding the staffing needs/revenue at budget time.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:09 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:09 pm.

PUBLIC COMMENTS:

Curtis Iocco, 5575 McEver Road, Flowery Branch, GA 30542

Mr. Iocco is requesting to connect to sewer. His property is near the Summit Lake Subdivision. Staff will be working with Mr. Iocco to help with this process and his needed annexation.

Timothy Chambers, 5539 McEver Road, Flowery Branch, GA 30542

Mr. Chambers shared his concern about the rezoning (Ordinance 623) of McEver Road/Gainesville Street. He expressed concerns for stream and potential soil/erosion problems.

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

Mr. Grine wanted to apologize to Bill Andrew and Bill Whidden for his vocal frustration regarding his property. He appreciates them coming out to view the property.

CONSENT AGENDA:

Consider Mayor Miller Per Diem

There was a motion made to approve the consent agenda.

MOTION: Leslie Jarchow

SECOND: Ed Asbridge

AYES: Ed Asbridge, Joe Anglin, Leslie Jarchow, Chris Mundy

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Second Reading of Ordinances 631, 632, 633, and 634 - variance requests for 6026 Lights Ferry Road, 6040, 6041, and 6043 Morrow Drive submitted by Mr. Chris Hill of Hillgrove Homes

Mr. Bennett read the captions to Ordinances 631, 632, 633, and 634.

There was a motion made to approve as submitted and conditioned by staff. Staff encourages Mayor and Council to provide additional conditions as deemed appropriate prior to the final read and vote scheduled for March 18th, 2021.

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

Second Reading of Ordinance 623 a rezoning request submitted by Mr. Bret Clark.

Mr. Bennett read the caption to Ordinance 623.

There was a motion made to approve as submitted and conditioned by staff.

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

NEW BUSINESS - VOTING SESSION:

Minor Updates and Clarification to Utility Rates Resolution 20-020, effective March 18, 2021

There was a motion made to approve the amendment of Sections 6.6 and 12 of Resolution 20-2020 establishing water-sewer rates and connection fees to clarify (a) the calculation of the Fire Suppression System Development Charge (FSSDC) and when a development is exempt from said charge; and (b) add a category for temporary disconnections.

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

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

There was a motion made to adjourn at 7:36 pm.

MOTION: Chris Mundy

SECOND: Joe Anglin

AYES: Ed Asbridge, Joe Anglin, Leslie Jarchow, Chris Mundy

NAYS: None

Motion carried

Mayor – Mike Miller

Date

City Clerk – Vickie Short