



**City of Flowery Branch
City Council Meeting
Thursday, October 16, 2025, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542**



Call Work Session to Order:

Mayor Asbridge called the meeting to order at 6:00 p.m.

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

Also present were City Manager Tonya Parrish, Assistant City Clerk Nancy Rodriguez, Finance Director Matthew Hamby, Planning and Community Development Director Chris McCrary, Public Works Director Bill Whidden, Human Resources Director Krystle Hightower, Department of Fun Director Renee Carden, and City Attorney Ted Baggett.

Absent: Council Member Oliver McClellan and City Clerk Shelia Cooper

Pledge of Allegiance:

Mayor Asbridge led the Pledge of Allegiance.

Adoption of Agenda:

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

Motion:	Chris Mundy
Second:	William McDaniel
Ayes:	Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays:	None
Result:	passed

Awards & Recognitions: There were no awards or recognitions.

Public Hearing:

a. **Adoption of Official Zoning Map**

City Planner Dani Nash presented consideration of adopting an Official Zoning Map of the City of Flowery Branch. Pursuant to Article 3, Sec. 3.4, the Governing Body is to approve changes in zoning districts, boundaries, or other subject matter portrayed on the official zoning map for the City of Flowery Branch. There have been several approved annexations, rezonings, and text amendments which established new zoning categories, necessitating an update to both the map itself and the information displayed in the map legend of the official zoning map. The following report details the changes and revisions

that are contained within this update. Staff recommends approval of the proposed amendments to the Official Zoning Map for the City of Flowery Branch.

City Attorney Baggett added, for purposes of the record, the adoption of the zoning map pursuant to Ordinance 766, pursuant to Section 3.4 of the City of Flowery Branch Zoning Ordinance to provide for the adoption and replacement of an Official Zoning Map of the City of Flowery Branch, Georgia.

There being no one wishing to speak in favor or opposition, Mayor Asbridge closed the public hearing at 6:05 p.m.

Unfinished Business - Work Session: There was no unfinished business in the work session.

New Business - Work Session:

- a. ***Consideration of Executing a Memorandum of Understanding (MOU) with Penn Hodge, LLC for the development of Downtown Flowery Branch or Old Town – Phase II.***

City Manager Parrish presented consideration of executing a Memorandum of Understanding with Penn Hodge, LLC for the development of Downtown Flowery Branch or Old Town Phase II. Penn Hodge LLC has expressed an interest in exploring the possible acquisition of development rights to one or more of the city-owned parcels for constructing one or more projects containing retail, office, or residential components. This MOU provides Penn Hodge, LLC with the exclusive right to develop the project in one or more phases. All redevelopment proposed (all parcels) and included in this MOU are within the Tax Allocation District.

Council held a discussion with City Manager Parrish.

- b. ***Consider Farm Winery / Tasting Room License for Yonah Mountain Vineyards, LLC***

City Manager Parrish presented a consideration for Farm Winery/Tasting Room License for Yonah Mountain Vineyards, LLC. Applicant Eric Miller has applied for a Farm Winery/Tasting Room license. The proposed business is a farm winery based in White County, Georgia, with plans to operate a tasting room in Flowery Branch. Under current regulations, farm wineries are permitted to sell wine in closed packages for off-premises consumption at tasting rooms that are exclusively owned and operated by the winery, at no more than five (5) locations other than the primary winery premises. The application has been reviewed and processed by the Chief of Police.

Council held a discussion with City Manager Parrish.

Department Reports:

- c. Department of Fun Report
Director Carden noted upcoming events.

k. Council Report

Mayor Asbridge welcomed residents to the meeting.

Adjournment Work Session:

Mayor Asbridge adjourned the work session at 6:11 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor Asbridge called the voting session to order at 6:11 p.m.

There were no public comments.

Consent Agenda: There were no items on the consent agenda.

Unfinished Business - Voting Session:

a. **Consider Second Reading of Ordinance 759 for Rezoning of 6167 Wade Orr Road**

Assistant City Clerk Rodriguez read the caption for Ordinance 759.

There was a motion made to approve Ordinance 759.

Motion: Chris Mundy
Second: Joseph Mezzanotte
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

New Business - Voting Session:

a. **Adoption of Official Zoning Map**

Assistant City Clerk Rodriguez read the caption for Ordinance 766.

There was a motion made to approve Ordinance 766.

Motion: Joe Anglin
Second: William McDaniel
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

b. **Consideration of Executing a Memorandum of Understanding (MOU) with Penn Hodge, LLC for the development of Downtown Flowery Branch or Old Town – Phase II.**

There was a motion made to execute a Memorandum of Understanding with Penn Hodge, LLC for the development of Downtown Flowery Branch or Old Town.

Motion: Chris Mundy
Second: Joseph Mezzanotte
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result:

c. **Consider Farm Winery / Tasting Room License for Yonah Mountain Vineyards, LLC**

There was a motion made to approve the alcohol license issuance for The Branch Social Farm Winery/ Tasting Room license.

Motion: Joe Anglin
Second: Chris Mundy
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result:

Executive Session: There was no executive session held.

Adjournment:

There was a motion made to adjourn the meeting at 6:16 p.m.

Motion: Chris Mundy
Second: Joseph Mezzanotte
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

Edward R. Asbridge
Mayor

Date

Shelia Cooper
City Clerk