



**City of Flowery Branch
City Council Meeting
Thursday, October 2, 2025, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542**



Call Work Session to Order:

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

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

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Planning and Community Development Director Chris McCrary, Department of Fun Director Renee Carden, Human Resources Director Krystle Hightower, Public Works Director Bill Whidden, Public Utilities Director Peter Woerner, Police Chief Chris Hulsey, and City Attorney Ted Baggett

Absent: Council Member Chris Mundy

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:	Joe Anglin
Second:	William McDaniel
Ayes:	Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays:	None
Result:	Passed

Awards & Recognitions: There were no awards or recognitions.

Public Hearing:

- a. **Public Hearing to Consider First Reading of Ordinance 759 for Rezoning of 6167 Wade Orr Road**

Director McCrary presented the first reading of Ordinance 759 for the rezoning of 6167 Wade Orr Road. The City of Flowery Branch is initiating a rezoning from M-1 - Manufacturing & Industrial, Light to R-2 - Residential Moderate Density for the property

located at 6167 Wade Orr Rd, tax map parcel #08134 000002. The total parcel assemblage is +/- 59 acres and is located within the Suburban Residential Character Area of the City of Flowery Branch Comprehensive Plan. Following the rezoning of Mulberry Summit from M-1 to R-3, the remaining parcel became an isolated industrial zoning parcel, accessible only via Wade Orr Road. Surrounded entirely by residential developments, the site falls within the Suburban Residential Character Area of the Comprehensive Plan. Rezoning the parcel to R-2 would align it with the Comprehensive Plan's Future Development Map and ensure consistency with the surrounding residential character. Staff recommends the approval of the proposed rezoning from M-1 - Manufacturing & Industrial, Light to R-2 - Residential Moderate Density for 6167 Wade Orr Road, Flowery Branch, GA 30542, tax map parcel #08134 000002.

In Favor of Ordinance 759:

Diane Sargent, 6278 Saddlehorse Drive, Flowery Branch, Georgia 30542
John Baisley, 6168 Compass Drive, Flowery Branch, Georgia 30542
Julia Ceasar, 6123 Saddlehorse Drive, Flowery Branch, Georgia 30542
William Coleman, 6424 Compass Drive, Flowery Branch, Georgia 30542
Wendy Frazier, 6216 Tall Woods Court, Flowery Branch, Georgia 30542
White Simpson, 6160 Wade Orr Road, Flowery Branch, Georgia 30542
Jim Johnson, 6156 Wade Orr Road, Flowery Branch, Georgia 30542

In Opposition of Ordinance 759:

Jim Walker representative of America's Home Place. America's Home Place owns the property at 6167 Wade Orr Road.

There were 4 minutes and 5 seconds remaining for the rebuttal and John Baisley spoke the remaining time.

Mayor Asbridge closed the Public Hearing at 6:24 p.m.

b. ***Public Hearing to Consider First Reading of Ordinance 760 for Approval of a Master Concept Plan at 6167 Wade Orr Road***

Director McCrary presented a consideration of Ordinance 760 for approval of a Master Concept Plan at 6167 Wade Orr Road. The applicant is requesting approval of a comprehensive master site plan for the construction of an industrial development containing two warehouses, one totaling 226,800 SF and the second totaling 346,410 SF, along with associated parking, truck court, truck terminals, and detention ponds. Council acceptance of the master plan is a condition of Ordinance 503, adopted on October 16th, 2014, which established a rezoning of the parcel from Hall County AR-III – Agricultural Residential to Flowery Branch M-1 – Manufacturing & Industrial, Light.

The conditions of rezoning under Ordinance 503 prohibit the construction of a distribution center, including truck terminals. The applicant states the proposed use of warehousing is distinct from the prohibited “distribution center, including truck terminals” use. However, the definition of warehouse in the code also makes reference to truck terminals, as does the

proposed site plan, calling into question the appropriateness of the proposed use.

The following definitions are taken from the City of Flowery Branch Code of Ordinances:

- Distribution center: A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.
- Truck terminal: A facility or premise for the receipt, transfer, short-term storage, and dispatching of goods transported by truck.
- Warehouse: A use involving the storage of products, supplies, and equipment, and which typically involves truck or rail transportation to and from the site.

Developing a large distribution warehouse on the subject site, currently zoned M-1 – Industrial & Manufacturing, Light, presents significant transportation challenges. Existing zoning conditions restrict all tractor-trailer traffic to the intersection of Wade Orr Road and Hog Mountain Road. A weight-limited bridge, located between the proposed development and this intersection, prohibits trucks with more than three axles preventing structural damage and ensure the safety of passenger vehicles, as confirmed by GDOT District Traffic Engineer Jonathan Peevy, P.E.

Furthermore, the intersection of Wade Orr Road and Hog Mountain Road currently operates at unacceptable levels of service during peak AM and PM hours. Improvements would be necessary to mitigate worsening traffic conditions. The intersection falls within Hall County's right-of-way, and any modifications would require approval from the Hall County Transportation Department. According to Hall County Engineer Brent Cook, an all-way stop is not supported, though alternative solutions, such as a roundabout, could improve operational efficiency. However, implementing such improvements would necessitate acquiring additional right-of-way. These constraints—restricted truck access due to the bridge's weight limit, poor intersection performance, and the need for costly right-of-way acquisition—pose significant barriers to developing a distribution warehouse. No straightforward solutions exist to accommodate tractor-trailer traffic for the proposed industrial development.

Hall County Government provided a letter of opposition to the project citing concerns regarding both traffic impacts as well as a lack of harmony with the surrounding residential land uses, stating that the proposed industrial development is significantly out of character with current zoning and land use.

In consideration of the lack of harmony with the City of Flowery Branch Future Land Use Map along with the traffic challenges outlined in the presentation, staff recommends denial of the proposed comprehensive master site plan for an industrial development at 6167 Wade Orr Road.

In Favor of Ordinance 760:

Steve Rowley, 12600 Deerfield Parkway, Alpharetta, Georgia 30004

Wesley Reed, P.E., Associate at Eberly & Associate, 2951 Flowers Road, Suite 119, Atlanta, Georgia 30341

Council held a discussion with Mr. Rowley and Mr. Reed.

In Opposition of Ordinance 760:

John Baisley, 6168 Compass Point, Flowery Branch, Georgia 30542

Mayor Asbridge gave Mr. Rowley the remaining time for rebuttal.

Mayor Asbridge closed the Public Hearing at 7:08 p.m.

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

New Business - Work Session:

a. *Capital Projects Update*

Director Hamby presented capital projects update for 2025 year-end summaries with projected completion dates. He provided a 2026 first quarter summary and highlighted some of the 2026 new capital improvement projects.

b. *Consider a Second Amendment to Red Oak Sanitation, Inc. Agreement*

City Manager Parrish presented a Second Amendment to Red Oak Sanitation, Inc. Agreement. The current agreement expired in June 2025, but both parties wish to continue the agreement. The same pricing will remain in effect. Red Oak Sanitation handles all billing, customer accounts, customer service, etc. The City of Flowery Branch simply negotiated the terms of the agreement stating that Red Oak would be the sole provider of sanitation removal for residential customers within the city limits as well as the pricing associated with the services being provided. The contract will renew annually as described in the agreement unless either party desires to terminate the contract and may do so with the provisions in the contract.

Department Reports:

c. Department of Fun Report

Director Carden noted upcoming events.

d. Finance Department Report

Director Hamby presented an update on the Finance Department.

h. Public Utilities Report

Director Woerner wanted to say thanks to Mayor Asbridge and Council Member McClellan for visiting the sewer plant.

k. Council Report

Council Member McClellan congratulated the finance department on managing the City's money so well.

Adjournment Work Session:

Mayor Asbridge adjourned the work session at 7:37 p.m.

Voting Session Migration**Call Voting Session to Order:**

Mayor Asbridge called the voting session to order at 7:37 p.m.

Public Comments:

Diane Sargent, 6278 Saddle Horse Drive, Flowery Branch, Georgia
Ms. Sargent is opposed to the proposed warehouse on Wade Orr Road.

John Baisley, 6168 Compass Drive, Flowery Branch, Georgia
Mr. Baisley is opposed to the proposed warehouse on Wade Orr Road.

Keith Jones, Compass Pointe HOA
Mr. Jones is opposed to the proposed warehouse on Wade Orr Road.

Nance Joiner, 6533 Bearing Drive, Flowery Branch, Georgia
Ms. Joiner is opposed to the proposed warehouse on Wade Orr Road.

Jim Johnson, 6156 Wade Orr Road, Flowery Branch, Georgia
Mr. Johnson is opposed to the proposed warehouse on Wade Orr Road.

Julia Ceaser, 6123 Saddlehorse Drive, Flowery Branch, Georgia
Ms. Ceaser is opposed to the proposed warehouse on Wade Orr Road.

Jim Homewood, 6079 Portsmouth Drive, Flowery Branch, Georgia
Mr. Homewood is opposed to the proposed warehouse on Wade Orr Road.

Fernando Andino, 6207 Saddlehorse Drive, Flowery Branch, Georgia
Mr. Andino is opposed to the proposed warehouse on Wade Orr Road.

Kristie Welchel, 6172 Wade Orr Road, Flowery Branch, Georgia
Ms. Welchel is opposed to the proposed warehouse on Wade Orr Road.

Consent Agenda:

- a. Consider September 4, 2025 City Council Meeting Minutes
- b. Consider September 18, 2025 City Council Meeting Minutes
- c. Consider Mayor Asbridge September 2025 Per Diem

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

Motion: Oliver McClellan
Second: William McDaniel
Ayes: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays: None
Result: Passed

Unfinished Business - Voting Session: There was no unfinished business in the voting session.

New Business - Voting Session:

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

City Clerk Cooper read the caption for Ordinance 759.

There was a motion made to approve Ordinance 759.

Motion: Oliver McClellan
Second: Joseph Mezzanotte
Ayes: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays: None
Result: Passed

b. **Consider First Reading of Ordinance 760 for Approval of a Master Concept Plan at 6167 Wade Orr Road**

City Clerk Cooper read the caption for Ordinance 760.

There was a motion made to deny the first reading of Ordinance 760.

Motion: Oliver McClellan
Second: William McDaniel
Ayes: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays: None
Result: passed

c. **Consider a Second Amendment to Red Oak Sanitation, Inc. Agreement**

There was a motion made to approve the second amendment to the residential waste services agreement with Red Oak Sanitation, Inc.

Motion: William McDaniel
Second: Oliver McClellan

Ayes: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays: None
Result: passed

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 7:59 p.m.

Motion: Oliver McClellan
Second: William McDaniel
Ayes: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays: None
Result: Passed

There was a motion made to exit executive session at 8:10 p.m.

Motion: Oliver McClellan
Second: William McDaniel
Ayes: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays: None
Result: Passed

Adjournment:

There was a motion made to adjourn the meeting at 8:10 p.m.

Motion: Oliver McClellan
Second: William McDaniel
Ayes: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte
Nays: None
Result: passed

Edward R. Asbridge
Mayor

Date

Shelia Cooper
City Clerk