



**City of Flowery Branch
City Council Meeting
Thursday, April 1, 2021, 6:00 pm
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL PUBLIC HEARING TO ORDER:

Mayor Miller called the Public Hearing to order at 6:07 pm.

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

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 and Bill Whidden, Public Works Director.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

PUBLIC HEARING:

Public Hearing to consider a request submitted by Fall Leaf Residential, LLC. to annex and rezone 6495 and 6509 McEver Road with the intent to develop and construct a townhome community.

Mr. Atkinson presented the details of the request:

- Annex into the City of Flowery Branch
- Rezone two parcels of land totaling 25+/- acres from Hall County HB and A-III to Flowery Branch R-3
- Construct a 173-townhome subdivision

Mr. Atkinson presented the overall site plan which includes 173 townhomes, a mix of front and rear entry, no runs over 6 and 38% consists of open space & buffers.

Staff recommendations and timeframe:

- No vote at this meeting
- Staff recommends approval with conditions as set forth in the staff report
- May 6th – Possible work session

- May 20th – first read and vote
- June 3rd – Possible work session
- June 17th –second read and final vote

Neil Hendee, representing the applicant, was available to ask several questions.

Mr. Asbridge asked if a traffic study had been done. The applicant said it was not planned but they would look into it.

Mr. Mundy expressed concern regarding the turn lanes and also asked about the plans for berms and the topography of the development.

Mayor Miller asked about the price point of the development. The applicant representative replied the homes would be in the high \$200's into \$300's and the number of bedrooms would be 3+.

Ms. Jarchow asked if architectural shingles would be in the plan. Applicant stated that would not have a problem with that.

Ms. Farah asked to see samples of other completed developments.

The applicant also answered several additional questions.

In Favor:

Nathan Glen, 6513 Vista Glen Drive, Flowery Branch, GA 30542
Barbara Westfall, 6157 Gaines Ferry Road, Flowery Branch, GA 30542

Against:

Jordan Sienkiewicz, 6213 York Town Court, Flowery Branch, GA 30542
John Vick, 6625 Lake Run Drive, Flowery Branch, GA 30542
Brian Wearne, 6517 Vista Glen Drive, Flowery Branch, GA 30542
Kenneth & Patricia Deluca-Kerr, 6238 Cove Creek Drive, Flowery Branch, GA 30542
Michael Palinkas, 6706 Great Water Drive, Flowery Branch, GA 30542

Mayor Miller closed the public hearing at 7:01 pm.

A Public Hearing to consider a rezoning application submitted by NNP-Looper Lake, LLC. to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

Mr. Atkinson presented the details of the rezoning request. Currently, the entire parcel (12 +/- acres) is zoned PUD and is designated as for sale commercial/retail property. Applicant is requesting 8 +/- acres be removed from the commercial/retail development classification allowing for the construction of approximately 65 townhomes.

The “Neighborhood Commercial” character area does not contemplate residential uses. Applicant proposes leaving 4 +/- acres as commercial. These parcels would keep the “Neighborhood Commercial” character area designation. The remaining land (8+/- acres) would not fit the “Suburban Neighborhood” character area designation that Sterling on the Lake currently holds, rather it would need to be reclassified as, “Urban Density Community”.

Staff recommends approval. The design meets the standards that the City has always asked for – connectivity, rear access, open space, landscaping, etc. The proposed development leaves acreage for potential commercial while adding a well-designed townhome component to SOTL.

Both Mr. Asbridge and Ms. Farah expressed concern about the original commercial real estate listing not being successful. Mr. Whitaker responded that the current economy as well as the Spout Springs Road construction has hindered the sale of the property. Ms. Farah would still prefer waiting until the Spout Springs Road construction is finalized before making this change.

Mr. Mundy confirmed that the Commercial Pad #2 was 4 acres.

Mr. Anglin stated a concern regarding tennis court availability for the new of residents in the neighborhood.

Ms. Jarchow asked if the City could place a restriction on excluding gas stations going forward.

In Favor:

Linda Williams, 6457 Cross Creek Lane, Flowery Branch, GA 30542

Against:

Donald and Joyce Healy, 7333 Lazy Hammock Way, Flowery Branch, GA 30542
Linda Jones, 7603 Sleepy Lagoon Way, Flowery Branch, GA 30542

Mayor Miller closed the public hearing at 8:02 pm.

NEW BUSINESS -WORK SESSION:

Public Hearing to consider a request submitted by Fall Leaf Residential, LLC. to annex and rezone 6495 and 6509 McEver Road with the intent to develop and construct a townhome community.

No additional comments/questions.

A Public Hearing to consider a rezoning application submitted by NNP-Looper Lake, LLC. to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

No additional comments/questions.

Consider Beer and Wine License for JP McEver Road located at 5512 McEver Road, Ste. 104.

Ms. Short presented the application for a beer/wine license for JP McEver Road. The application has been processed and reviewed and is in order for the Council's approval.

Automated External Defibrillator (AED) Budget Adjustment Request

Ms. Gamble presented the budget adjustment request.

DEPARTMENT REPORTS:

Mayor Report

Mayor Miller announced he will not be seeking re-election in November 2021.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 8:08 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 8:08 pm.

PUBLIC COMMENTS: There were no public comments.

CONSENT AGENDA:

Consider February 18, 2021 Meeting Minutes

Consider March 4, 2021 Meeting Minutes

Consider March 11, 2021 Special Called Meeting Minutes

Consider Beer and Wine License for JP McEver Road located at 5512 McEver Road, Ste. 104.

Consider Mayor Mike Miller Per Diem

There was a motion made to approve the consent agenda.

MOTION: Leslie Jarchow

SECOND: Amy Farah

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

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Automated External Defibrillator (AED) Budget Adjustment Request

There was a motion made to approve a budget adjustment to move \$10,000 from Council and Mayor's department budget to Police-Small Equipment to purchase six AED (Automated External Defibrillator) devices.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

EXECUTIVE SESSION:

There was a motion made to enter executive session at 8:09 pm for matters related to acquisition/disposition of real estate.

MOTION: Amy Farah

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

There was a motion made to reconvene open session at 8:34 pm.

MOTION: Amy Farah

SECOND: Joe Anglin

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

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 8:34 pm.

MOTION: Chris Mundy

SECOND: Ed Asbridge

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

NAYS: None

Motion carried

Mayor – Mike Miller

Date

City Clerk – Vickie Short