



**City of Flowery Branch
City Council Meeting
Thursday, April 3, 2025, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

PLEDGE OF ALLEGIANCE:

ADOPTION OF AGENDA:

AWARDS & RECOGNITIONS:

NEW BUSINESS -WORK SESSION:

- Consider the Approval of a Preliminary Plat for a TND Zoned Tract Located at 5465 & 5475 E. Main Street, Flowery Branch, Georgia.
[2025-02-10 Prelim Plat Larkspur.pdf](#)
[Preliminary Plat Staff Report - E Main Street - Larkspur Townhomes.pdf](#)
- Consider Termination of the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.
[ES - Termination of IGA with Hall County GIS.pdf](#)
[Hall Co IGA GIS 01.2021.pdf](#)

DEPARTMENT REPORTS:

- a. City Manager Report
- b. City Clerk Report
- c. Department of Fun Report
- d. Finance Department Report
- e. Human Resources Report
- f. Planning Department Report
- g. Police Department Report
- h. Public Works & Utilities Report
- i. Attorney Report
- j. Council Report

ADJOURNMENT WORK SESSION:

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

PUBLIC COMMENTS:

Please limit to two minutes

CONSENT AGENDA:

- Consider March 2025 Per Diem for Mayor Asbridge
[Mayor Asbridge March 2025 Per Diem.pdf](#)
- Consider Wine & Distilled Spirits at La Casa Del Taco.
[Executive Summary La Casa Del Taco to consider Wine & Distilled Spirits.pdf](#)

UNFINISHED BUSINESS - VOTING SESSION:

- Consider the Second Reading of Ordinance 735 for a Text Amendment for Density Definition.
[Executive Summary Ordinance 735 Net Density.pdf](#)
[Ordinance 735 for Agenda.pdf](#)
- Consider the Second Reading of Ordinance 736 for an Amendment to the Charter of the City of Flowery Branch to Increase the Amount of Per Diem for Meeting Attendance by the Mayor and Councilmembers
[ES - Charter Amendment - change to per diem.pdf](#)
[Ord 736 Flowery Branch City Charter per diem Amendment alternative redline 3 3 25.pdf](#)
[Ordinance 736 Flowery Branch City Charter Amendment Per Diem.pdf](#)

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EXECUTIVE SESSION:

ADJOURNMENT:

If you have a disability or impairment and need special assistance please contact the City Clerk prior to the meeting at 770-967-6371 - Meeting agenda is subject to change



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider the Approval of a Preliminary Plat for a TND Zoned Tract Located at 5465 & 5475 E. Main Street, Flowery Branch, Georgia.

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

FACTS AND ISSUES:

The site is currently zoned TND and no rezoning is needed. However, City code requires the Governing Body approve a Preliminary Plat prior to the review and approval of a Land Disturbance Permit.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of the preliminary plat with staff recommended conditions

SAMPLE MOTION:

I make a motion to approve the Preliminary Plat with staff recommended conditions.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [2025-02-10 Prelim Plat Larkspur.pdf](#)
- [Preliminary Plat Staff Report - E Main Street - Larkspur Townhomes.pdf](#)

CONTACT INFORMATION:

ENGINEERING DESIGN,
PROJECT/PERMITTING CONTACT:
LAND DESIGN SOLUTIONS, LLC,
ANSLEY JOHNSTON
(P) 770-880-3259, (E) LandDesignSolutions.Ga@gmail.com
PO BOX 26, WATKINSVILLE, GA, 30677

OWNER REPRESENTATIVE:
Traton Homes
Valerie Aseff, Land Entitlement Manager
vaseff@tratonhomes.com, 770-630-8197

ENGINEER OF RECORD:
HAGERMAN DESIGN GROUP
DUANE HAGERMAN
250 CHASTAIN RD. NW, SUITE 125, KENNESAW, GA 30144
(E) LandDesignSolutions.Ga@gmail.com, (P) 770-880-3259

SURVEYOR CONTACT:
Jesse Gunnin
Gunnin Survey
jesse@gunningsurvey.com



24 HOUR CONTACT:
VALERIE ASSEFF
770.630.8197
vaseff@tratonhomes.com

WATER & SEWAGE DISPOSAL:
THIS PROPERTY WILL BE SERVED BY PUBLIC SANITARY SEWERAGE
SYSTEM. THE SITE WILL CONNECT VIA GRAVITY SEWER TO AN
EXISTING SEWER MAIN.
CONSTRUCTION PHASING:
CONSTRUCTION OF THE 64 UNITS WILL OCCUR IN ONE PHASE.

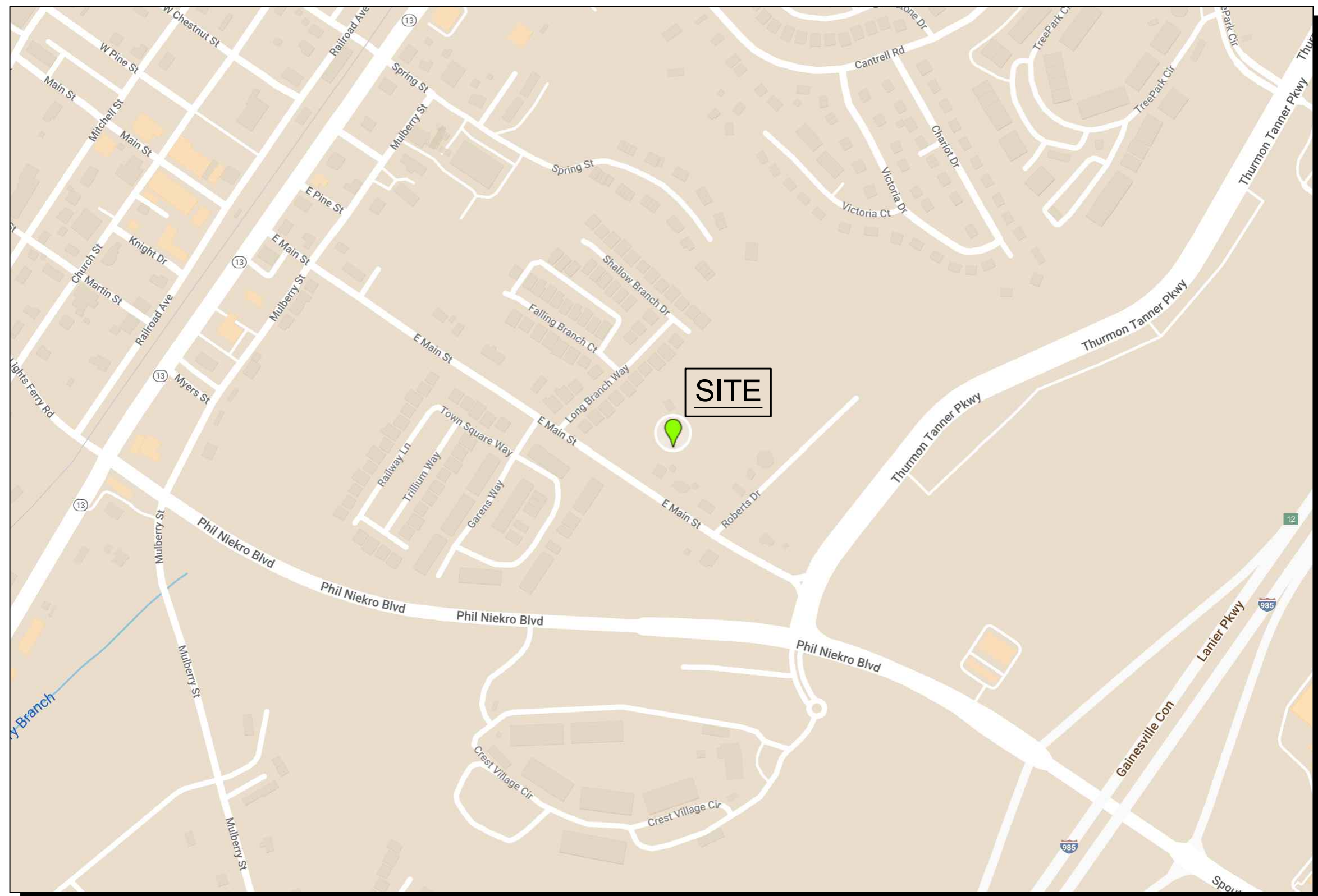
PRELIMINARY PLAT
FOR
LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION PLAN
for
TRATON HOMES

PARCEL ID 1: 08113 002011 (5.6 ACRES)
PARCEL ID 2: 08113 002010 (5.2 ACRES)
LAND LOT 113, 8TH DISTRICT

5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY
GEORGIA

SHEET INDEX:

- | | |
|------|---|
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAT: MASTER VIEW OF SITE LAYOUT PLAN |
| 3 | ROAD GEOMETRY, LOT AREA CHART, & SITE PLAN DIMENSIONS |
| SURV | SURVEY OF EXISTING CONDITIONS (BY OTHERS) |



SITE LOCATION MAP
N.T.S.

THERE ARE KNOWN STATE WATERS ON THE PROPERTY
THERE ARE NO IMPAIRED STREAMS NEAR THE SITE
THERE ARE WETLANDS NEAR THE STREAM AT THE
NORTH/NORTHWESTERN PROPERTY LINE OF THE PROPERTY

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

The following preliminary plat was approved by the Flowery Branch Mayor and City Council:

Name_____
Date_____
Tax Parcel_____
Zoning_____
Address_____

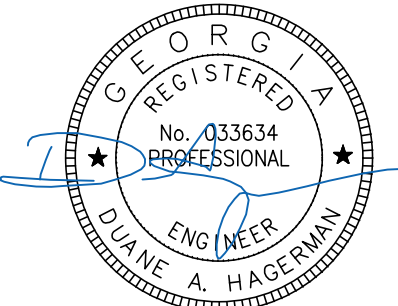
LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION
5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY, GEORGIA
PARCEL ID's: 08113-002010 + 08113-002012
LAND LOT 113, 8TH DISTRICT

PERMITTING AND DESIGN BY:



IN PARTNERSHIP WITH





GaSWCC #10465
PROJECT CONTACT:
LandDesignSolutions.Ga@gmail.com
PHONE: 770-880-3259

L.D.S. PROJ. #
24007

DATE:
02-10-2025

REVISIONS:	
#1	
#2	
#3	
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SCALE:

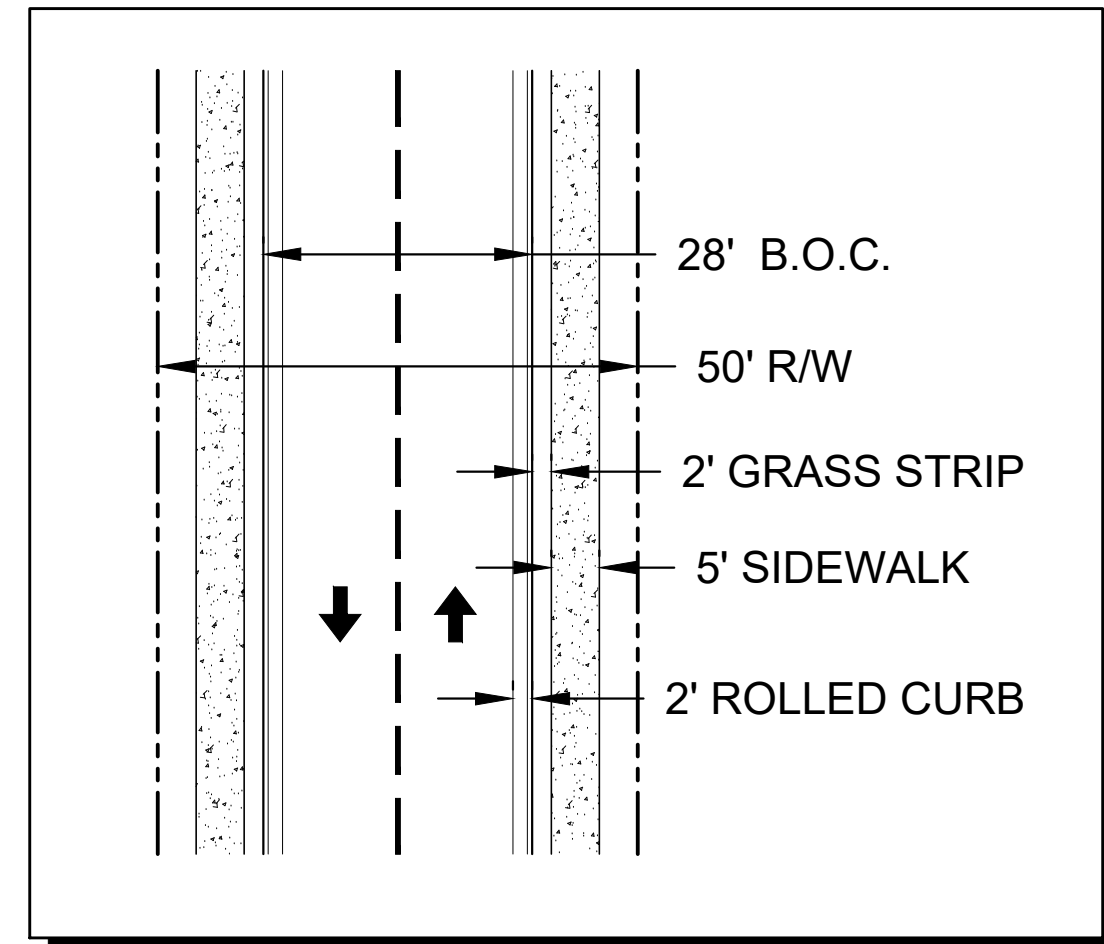
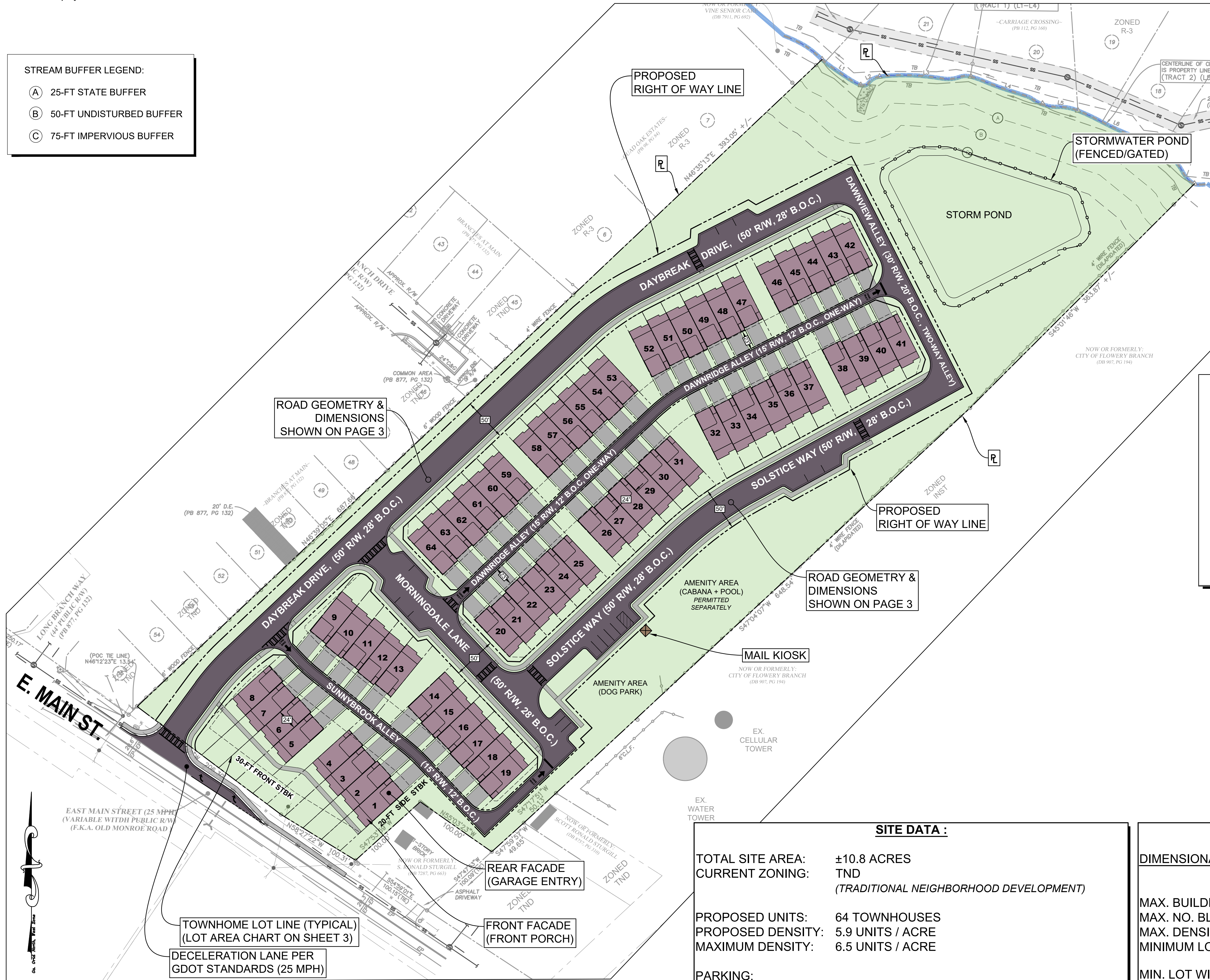
N/A
PAPER PLOT SIZE: 30" x 42"

SHEET TITLE
COVER SHEET
PRELIMINARY PLAT

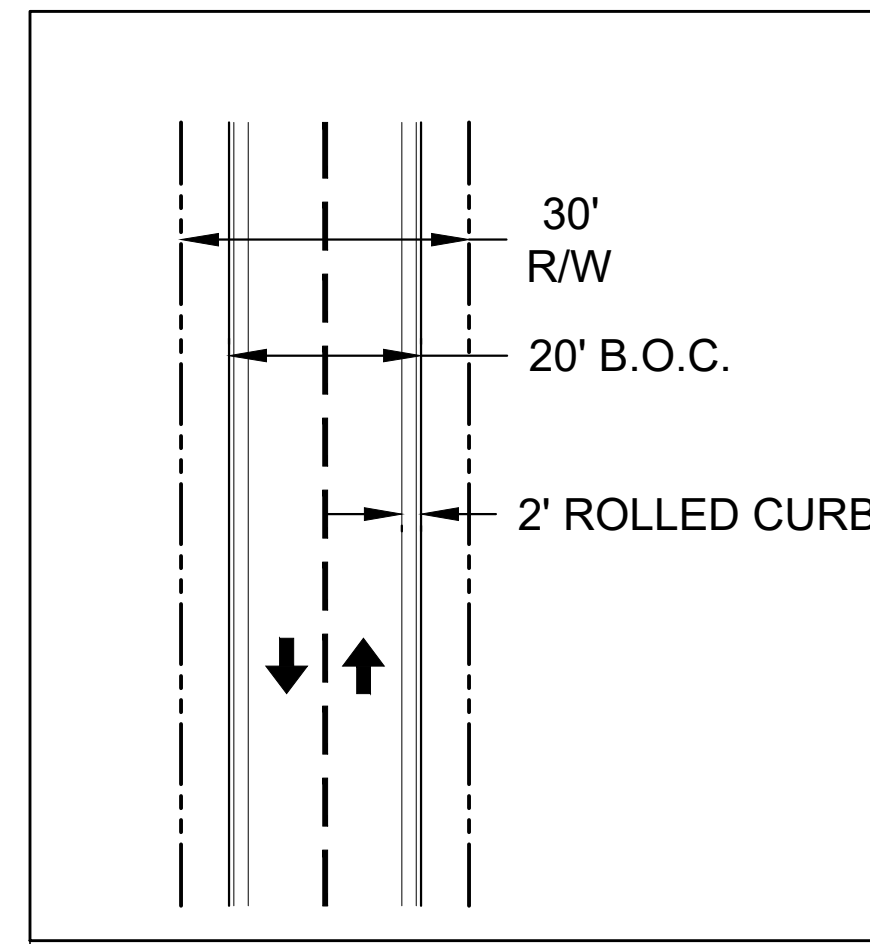
SHEET NUMBER
1 OF 3

STREAM BUFFER LEGEND:

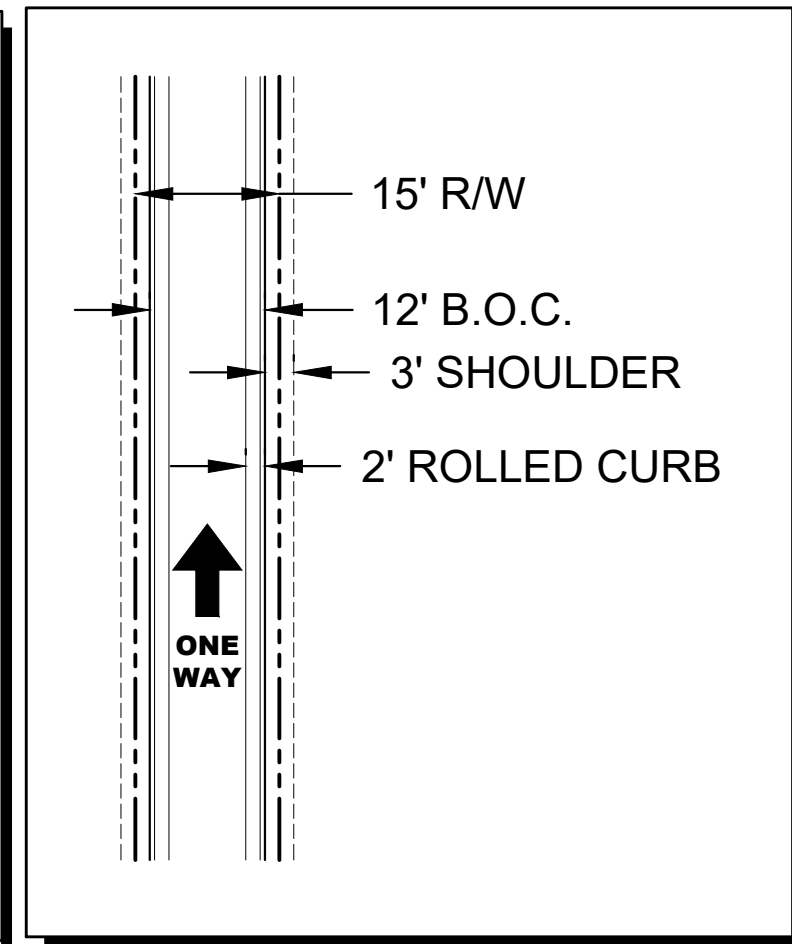
- (A) 25-FT STATE BUFFER
(B) 50-FT UNDISTURBED BUFFER
(C) 75-FT IMPERVIOUS BUFFER



ROAD TYPICAL SECTION
SCALE 1" = 20'



TWO-WAY ALLEY
TYPICAL SECTION
SCALE 1" = 20'



ONE-WAY ALLEY
TYPICAL SECTION
SCALE 1" = 20'

SITE DATA :

TOTAL SITE AREA: ±10.8 ACRES
CURRENT ZONING: TND
(TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

PROPOSED UNITS: 64 TOWNHOUSES
PROPOSED DENSITY: 5.9 UNITS / ACRE
MAXIMUM DENSITY: 6.5 UNITS / ACRE

PARKING:
DWELLING PARKING: GARAGES = 128 SPACES (2 CARS / GARAGE)
DRIVEWAYS = 64 SPACES (1 SPACE / DRIVEWAY)
ADDITIONAL PARKING: 20 SPACES

IMPERVIOUS AREA:
ALLOWABLE IMPERVIOUS COVERAGE: 45% (4.86 AC)
PROPOSED IMPERVIOUS COVERAGE: 44.6 % (4.82 AC) *

COMMON AREA:
MINIMUM OPEN SPACE 20% (± 2.16 AC)
PROPOSED OPEN SPACE 21% (±2.23 AC) *

*SUBJECT TO CHANGE, PENDING LAND DISTURBANCE PERMIT AND BUILDING PERMITS

SITE DATA, CONTINUED:

DIMENSIONAL REQUIREMENTS :

BUILDING REQUIREMENTS:
MAX. BUILDING HEIGHT 30-FT
MAX. NO. BLDG STORIES 3 STORIES
MAX. DENSITY 6.5 UNITS / ACRE
MINIMUM LOT SIZE 2,000 SF FOR TOWNHOUSES
(SEE SHEET 3 FOR LOT AREA CHART)
MIN. LOT WIDTH RQD 20-ft
MIN. LOT WIDTH PRPSD 24-FT
MIN. HEATED FLOOR 1,200 SF / DWELLING

PERIMETER BOUNDARY & STREET SETBACKS
(FROM UDO SECTION 12.6 - TOWNHOUSES):
BUILDING SETBACK - FRONT 20-FT (FROM PERIMETER BOUNDARY)
BUILDING SETBACK - FRONT 30-FT FROM STREETS (EXTERNAL STREETS)
BUILDING SETBACK - REAR 25-FT
BUILDING SEPARATION 20-FT
MIN. DRIVEWAY LENGTH 23-FT (FROM BACK OF CURB OR SIDEWALK)

INTERIOR SETBACKS (FROM ARTICLE 7 - TND):
MIN. FRONT YARD SETBACK 0-FT (INTERIOR SETBACK)
MIN. SIDE SETBACK 5-FT (INTERIOR LOT LINE OR CORNER LOT)
MIN. REAR SETBACK 23-FT (FROM BACK OF CURB OR SIDEWALK)

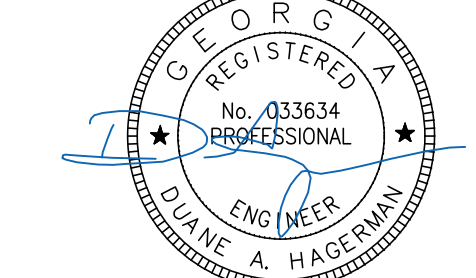
LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION
5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY, GEORGIA
PARCEL IDS: 08113-002010 + 08113-002012
LAND LOT 113, 8TH DISTRICT

PERMITTING AND DESIGN BY:

L.D.S.
LAND DESIGN SOLUTIONS, LLC

IN PARTNERSHIP WITH

HDC
HAGERMAN DESIGN GROUP
hagermandesigngroup.com



GaSWCC #10465

PROJECT CONTACT:
LandDesignSolutions.Ga@gmail.com
PHONE: 770-880-3259

L.D.S. PROJ. #
24007

DATE:
02-10-2025

REVISIONS:

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#2	
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SCALE:
0 25 50 100 150
1" = 50'

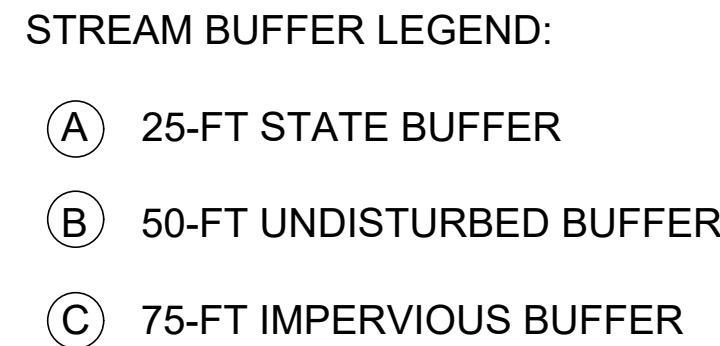
PAPER PLOT SIZE: 30" x 42"

SHEET TITLE

PRELIMINARY PLAT
SITE LAYOUT PLAN

SHEET NUMBER

2 OF 3



LOT AREA TABLE		LOT AREA TABLE	
Parcel #	Sq. Ft.	Parcel #	Sq. Ft.
1	3227.8	33	2493.9
2	3344.7	34	2475.7
3	3420.2	35	2457.5
4	3473.6	36	2439.3
5	3503.3	37	2421.1
6	3519.1	38	2387.7
7	3542.9	39	2369.5
8	3403.2	40	2351.3
9	2750.4	41	2566.9
10	2529.2	42	2490.5
11	2445.5	43	2268.0
12	2362.3	44	2268.0
13	2399.4	45	2268.0
14	2330.1	46	2268.0
15	2252.4	47	2268.0
16	2221.0	48	2268.0
17	2220.0	49	2268.0
18	2220.0	50	2268.0
19	2201.9	51	2270.4
20	2640.5	52	2292.5
21	2268.0	53	2268.1
22	2268.0	54	2268.0
23	2268.0	55	2268.0
24	2268.0	56	2268.0
25	2268.0	57	2268.0
26	2268.0	58	2268.0
27	2268.0	59	2268.0
28	2268.1	60	2268.0
29	2279.1	61	2268.0
30	2320.7	62	2268.0
31	2395.4	63	2268.0
32	2510.6	64	2678.0



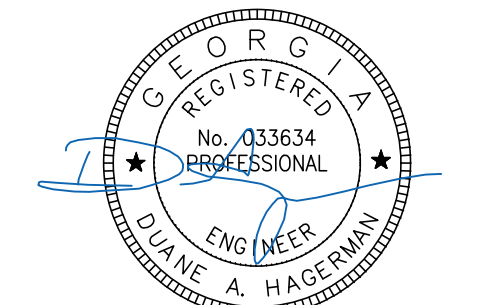
(*PENDING FINAL DESIGN, BUILDING PERMIT, AND LAND DISTURBANCE PERMIT APPROVAL.)

LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION
5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY, GEORGIA
PARCEL IDS: 081113-002010 + 081113-002012
LAND LOT 113, 8TH DISTRICT

PERMITTING AND DESIGN BY:

L.D.S.
LAND DESIGN SOLUTIONS, LLC

IN PARTNERSHIP WITH



GaSWCC #10465

PROJECT CONTACT:
LandDesignSolutions.Ga@gmail.com
PHONE: 770-880-3259

L.D.S. PROJ. #
24007

DATE:
02-10-2025

REVISIONS:

#1	
#2	
#3	
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#5	
#6	
#7	

SCALE: _____



PAPER PLOT SIZE: 30" x 42"

SHEET TITLE
PRELIMINARY PLAT
**ROAD GEOMETRY
& LOT DATA**

SHEET NUMBER

3 OF 3

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 151,280. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 217,409.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIVE VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: NOVEMBER 15, 2024

CONTOUR INTERVAL IS 2' (FIELD RUN)

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE IS SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. HALL COUNTY, GEORGIA, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 131300209H DATED DECEMBER 1, 2022.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. THE UNDERGROUND UTILITIES ARE SHOWN HEREON BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
P.O. BOX 813399
SMYRNA, GEORGIA 30081
(404.874.8565)

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE) WERE LOCATED BY RHD SERVICES UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRES) ARE NOT LOCATED. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES NOT PROVIDED TO SURVEYOR AND CANNOT BE VERIFIED (TABLE A, ITEM 11(b)).

LOCATION OF JURISDICTIONAL WATERS IS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. SUCH WATERS MAY EXIST THAT ARE NOT SHOWN HEREON.

DISCLOSURE AND NOTICE

THIS SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AS A UNIFORM GRAPHIC PROFESSIONAL WORK. THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

BUFFER LEGEND

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)

SYMBOL LEGEND

- 1/2" REBAR FOUND
1/2" REBAR SET
RIGHT-OF-WAY MONUMENT FOUND
ADJOINING LOT NUMBER
LOT NUMBER
LAND LOT NUMBER
AIR CONDITIONING UNIT
BENCHMARK
BOLLARD
HANDICAP PARKING SPOT
SIGN
MANHOLE - UNKNOWN TYPE
HANDHOLE
CABLE TV BOX
CABLE TV MANHOLE
CABLE TV PEDESTAL
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC PEDESTAL
CUT WIRE AND ANCHOR
GUY POLE
LIGHT POLE (LP)
POWER POLE (PP)
SERVICE POLE
HIGH VOLTAGE POWER POLE (HVPP)
TRANSFORMER
GAS VALVE
GAS MANHOLE
GAS METER
SANITARY SEWER CLEAN OUT
SANITARY SEWER MANHOLE
STORM SEWER CLEAN OUT
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
DROP INLET
FLARED END SECTION
HEADWALL
JUNCTION BOX
PEDESTAL INLET
YARD INLET
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
PEDESTRIAN SIGNAL POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
IRRIGATION CONTROL VALVE
POST INDICATOR VALVE
WATER MANHOLE
WATER METER
WATER VALVE
WATER VAULT
TREE

ABBREVIATIONS

- A.E. ACCESS EASEMENT
B.C. BACK OF CURB
B.M. BENCHMARK
B.S.L. BUILDING SETBACK LINE
C&G CURB AND GUTTER
C.L.F. CHAIN LINK FENCE
C.M.F. CONCRETE MONUMENT FOUND
C.M.C. CRIMPED TOP PIPE
D.B. DEED BOOK
D.E. DRAINAGE EASEMENT
E.X. EXISTING
E.P. EDGE OF PAVEMENT
F.E.N. FENCE
G.A.S. GAS METER
L.L.L. LAND LOT LINE
O.T.P. OPEN TOP PIPE
P.B. PLAT BOOK
P.G. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.O.P. PROPOSED
R/W RIGHT OF WAY
S.S. SANITARY SEWER
S.S.E. SANITARY SEWER EASEMENT
P.L. PROPERTY LINE
S.S.M.H. SANITARY SEWER MANHOLE
U.E. UTILITY EASEMENT
O.I. OPEN TOP PIPE
D.I. DROP INLET
D.W.B. DOUBLE WING CATCH BASIN
F.E.S. FLARED END SECTION
H.W. HEADWALL
J.B. JUNCTION BOX
O.U.T. OUTLET CONTROL STRUCTURE
G.C.S. SINGLE WING CATCH BASIN
P.I. PEDESTAL INLET
C.M.P. CORRUGATED METAL PIPE
D.I.P. DUCTILE IRON PIPE
H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
P.V.C. POLYVINYL CHLORIDE PIPE
R.C.P. REINFORCED CONCRETE PIPE
V.C.P. VITRIFIED CLAY PIPE

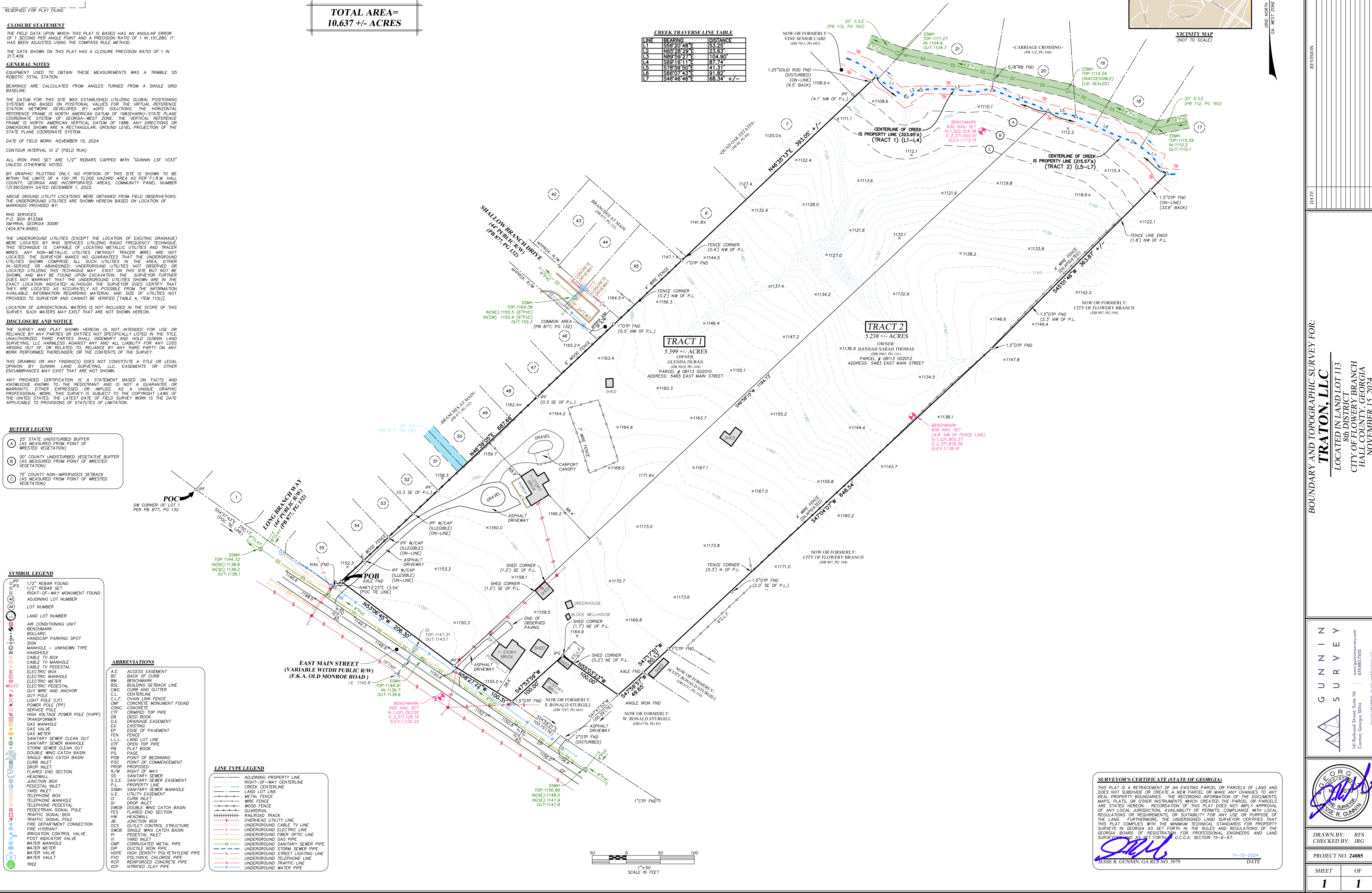
LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
RIGHT-OF-WAY CENTERLINE
CREEK CENTERLINE
LAND LOT LINE
METAL FENCE
WIRE FENCE
WOOD FENCE
RAILROAD TRACK
OVERHEAD UTILITY LINE
UNDERGROUND CABLE TV LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND GAS PIPE
UNDERGROUND SANITARY SEWER PIPE
UNDERGROUND STORM SEWER PIPE
UNDERGROUND STREET LIGHTING LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND WATER PIPE

TOTAL AREA=
10.637 +/- ACRES

CREEK TRAVERSE LINE TABLE

LINE	BEARING	DISTANCE
L1	S56°20'48"E	53.25
L2	S65°28'23"E	23.63
L3	N89°49'27"E	104.80
L4	S89°18'11"E	87.74
L5	S78°59'50"E	41.31
L6	S68°07'43"E	91.92
L7	S46°48'48"E	88.34 +/-



BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

TRATON, LLC

LOCATED IN LAND LOT 113

8th DISTRICT

CITY OF FLOWERY BRANCH

HALL COUNTY, GEORGIA

NOVEMBER 15, 2024

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141 Railroad Street, Suite 116
Canton, Georgia 30114
678.850.7502
www.gunninsurvey.com

Georgia LSF 000033 - General Land Surveying, LLC



DRAWN BY: RFS
CHECKED BY: JRG

PROJECT NO. 24085

SHEET OF
1 1

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, ASST. FORT. O.C.G.A. SECTION 15-6-67.

JESSE R. GUNNIN, GA RLS NO. 3079

11-15-2024
DATE



Memorandum

To: Flowery Branch City Manager, Mayor and City Council

From: Chris McCrary, Planning and Community Development Director

Date: April 3, 2025

Subject: Preliminary Plat Staff Review

Location: 5465 & 5475 East Main Street; Parcels 08113 002011 & 08113 002010

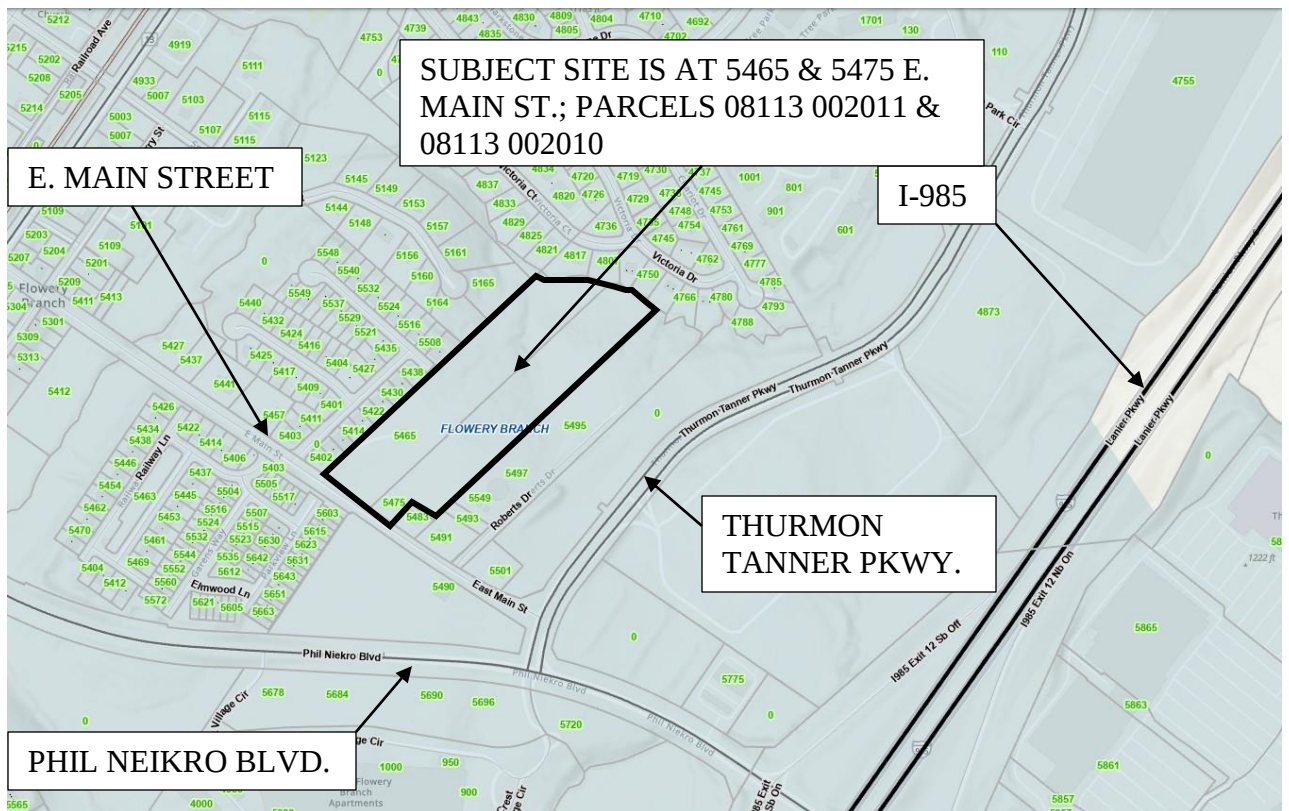
Existing Zoning: Traditional Neighborhood District – TND

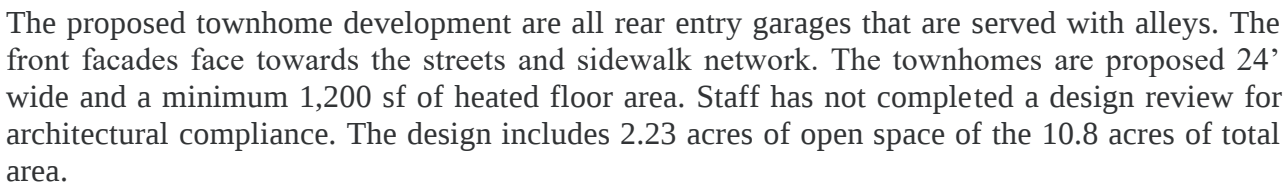
Proposed Use:

The applicant submits the Preliminary Plat for review and consideration in accordance with Article 5 – Preliminary Plat. The site is currently zoned TND, and the proposed development consists of 64 rear-loaded townhomes on 10.8 acres, yielding a density of 5.9 units per acre.



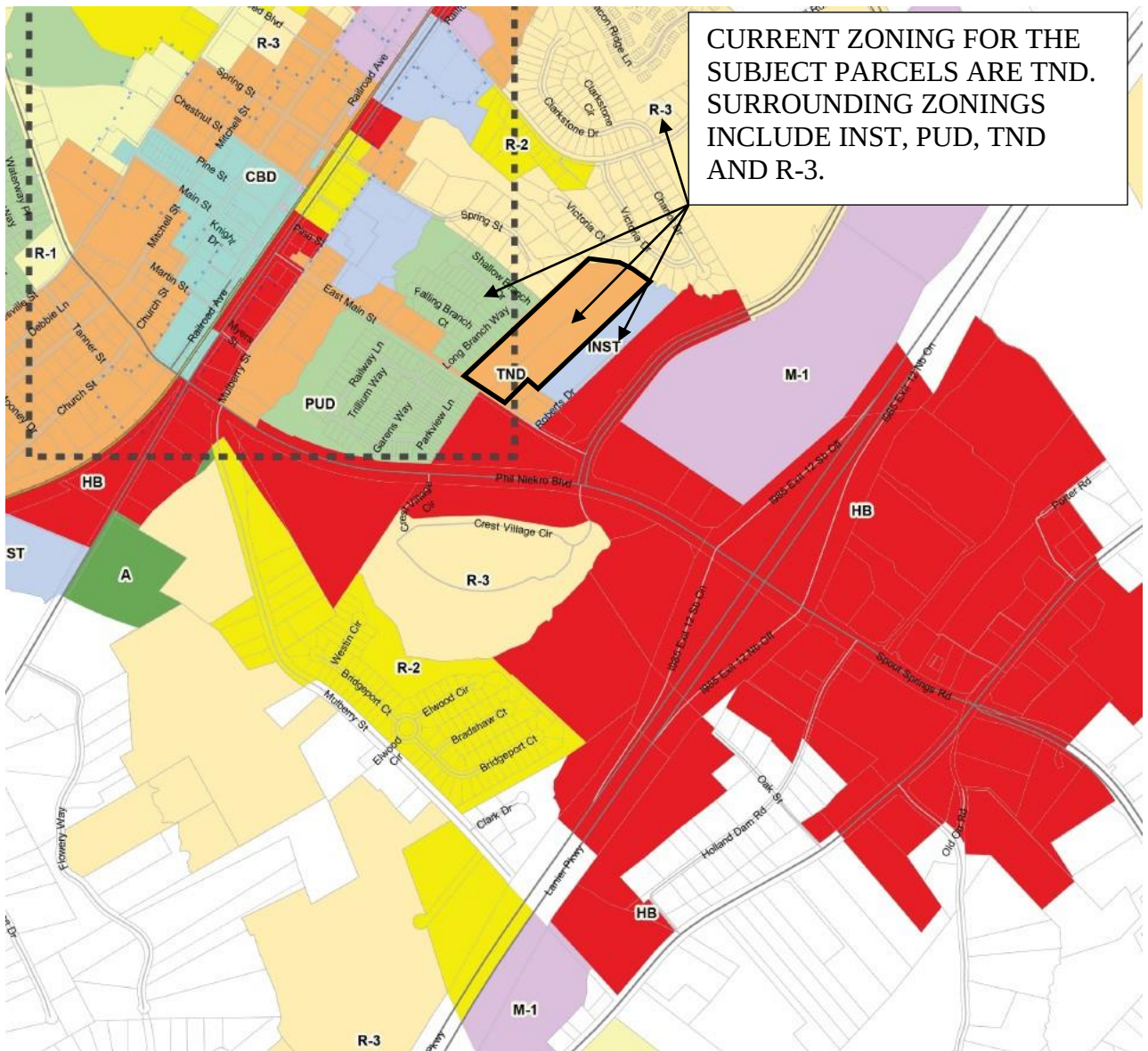
Location Map:





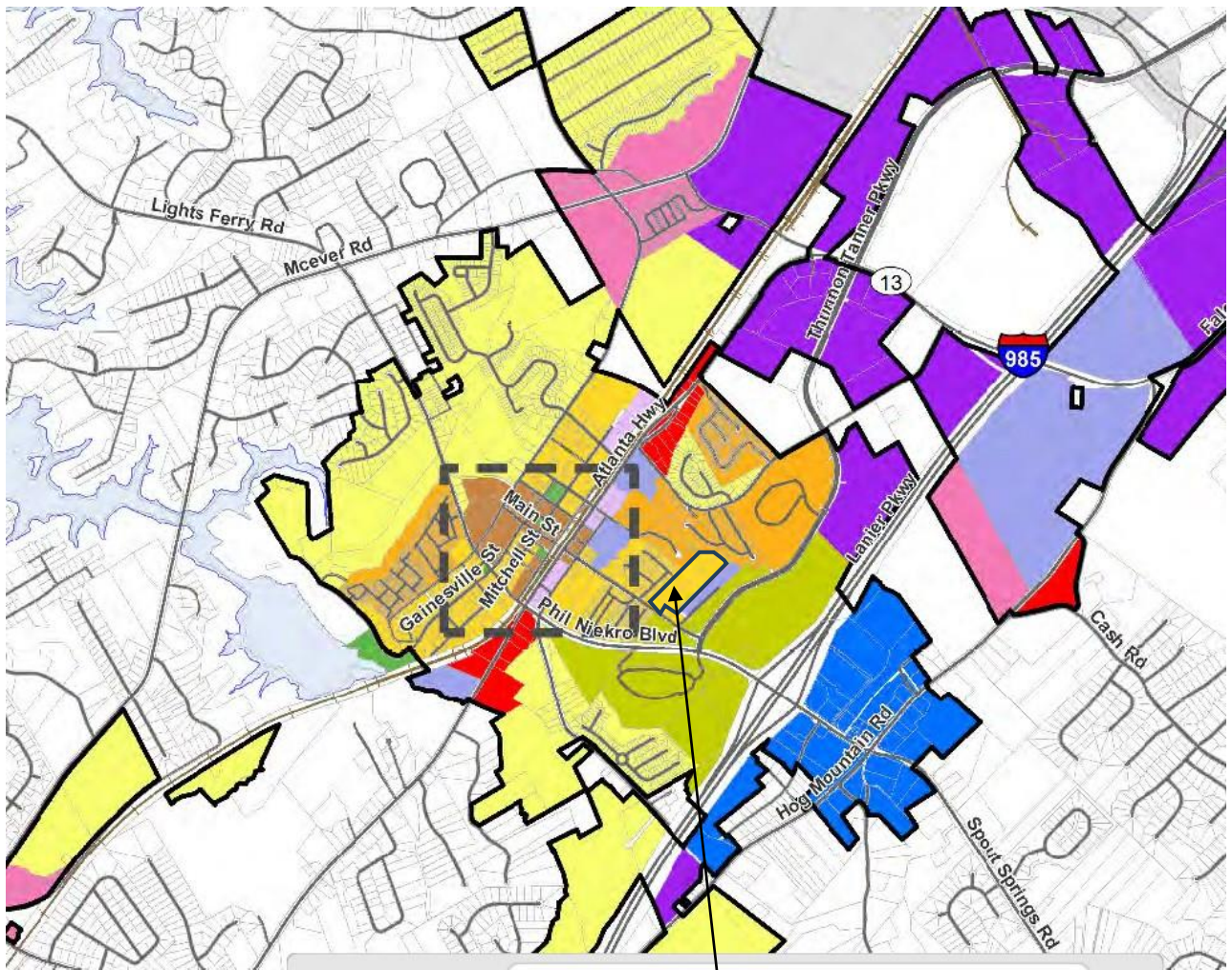


Zoning Map:





Comprehensive Plan / Future Land Use Plan:



CHARACTER AREA

- CONSERVATION
- SUBURBAN RESIDENTIAL
- TRADITIONAL NEIGHBORHOOD
- URBAN DENSITY COMMUNITY
- OLD TOWN
- MIXED USE - DOWNTOWN
- MIXED USE - NEIGHBORHOOD
- NEIGHBORHOOD COMMERCIAL
- ACTIVITY CENTER
- ACTIVITY CENTER - RETAIL
- INDUSTRIAL EMPLOYMENT
- INSTITUTIONAL CAMPUS

THE SUBJECT PARCELS ARE WITHIN THE TRADITIONAL NEIGHBORHOOD CHARACTER AREA WITH SIMILAR USES SURROUNDING THE SITE. THE PROPOSED LAND USE IS IN HARMONY WITH THE FLOWERY BRANCH COMPREHENSIVE PLAN.



Traditional Neighborhood

The Traditional Neighborhood character area includes the in-town residential areas around the downtown core of Old Town.

Vision

Maintain the character and development pattern of the originally settled neighborhoods of Flowery Branch, with sensitive residential in-fill development and careful improvements where required including new sidewalks, street trees, and other pedestrian-friendly streetscape features.

Design Principles

- Little if any building setbacks from city streets
- Rectangular or square blocks and lots, and block lengths should not exceed 800 feet without intervening (mid-block) pedestrian footpaths
- Narrow streets in a grid-like pattern with shade trees
- Building facades emphasize porches
- Rear entry garage or detached rear garage, with the exception that a garage may be recessed behind the front façade if off-street parking must be directly accessed from the street and directly facing the street
- Wide sidewalks
- Smaller lots/higher density than Suburban Residential
- Provision of public greens or common areas when new neighborhoods are created
- Design review required for compatibility with existing residences

Land Uses

- Primarily single-family detached dwellings
- Townhouses may be allowed
- Greens, plazas, and pocket parks incorporated into development plans

Zoning

- TND, Traditional Neighborhood Development

Illustrative Photos





Recommendations:

Staff recommends the approval of the Preliminary Plat, subject to the following conditions:

1. **E. Main Street Improvements:** The frontage of the proposed development along E. Main Street shall be improved in accordance with the standards set forth in Article 10. The project engineer must coordinate with the Director of Public Works prior to the issuance of a Land Disturbance Permit.
2. **Waterline Connection:** The developer shall establish a waterline loop upon connecting to the water main. Coordination with the Director of Public Works is required by the project engineer before a Land Disturbance Permit is issued.
3. **Sanitary Sewer Manhole:** The developer shall provide a sanitary sewer manhole at the common property line with the city-owned parcel (08113 002013). The project engineer must coordinate with the Director of Public Works prior to the issuance of a Land Disturbance Permit.
4. **Alley Maintenance:** All alleys within the development shall be designated as private streets, to be owned and maintained by the Homeowner's Association.
5. **Proposed Street Design:** The approval of the preliminary plat by the City Council doesn't concurrently approve any variances not specifically requested with a variance application and submittal.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider Termination of the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

On 12/10/2020, Flowery Branch entered into an Intergovernmental Agreement with Hall County for GIS Services and Property Addressing Services. This agreement superseded the previous agreement between the two agencies for GIS and Permitting Services signed on 8/24/06.

FACTS AND ISSUES:

Flowery Branch has enjoyed the use of Hall County's GIS services for many years. The time has come where Flowery Branch has a need for more than Hall County's GIS services offer. With the development of its own GIS, Flowery Branch staff will be able to redline corrections out in the field (water lines, sewer lines, stormwater, or roads) and will have real time information readily available to them in the field.

Flowery Branch's GIS software will integrate nicely with our work order systems in both public utilities and public works, allowing staff to see the items in the work order system on a map. This software will also have features to notify those customers affected should there be a water line that is down and notify the same customers of when the water line is back open.

Although, there will be savings of approximately \$25,000 that they city is no longer paying to Hall County, the funding will go into further building of Flowery Branch's GIS system so there is no savings or excess funding needed for the item.

OPTIONS:

- 1) Terminate the GIS Services and Property Addressing IGA with Hall County dated December 10, 2010.
- 2) Do not terminate the GIS Services and Property Addressing IGA with Hall County.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

Repurposing the funds of approximately \$25,000 for GIS services.

RECOMMENDATION:

To terminate the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

SAMPLE MOTION:

I make a motion to terminate the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020 and authorize the City Manager to send a letter to Hall County giving the required 90-day notice of termination.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [ES - Termination of IGA with Hall County GIS.pdf](#)
- [Hall Co IGA GIS 01.2021.pdf](#)



FLOWERY BRANCH CITY COUNCIL EXECUTIVE SUMMARY

SUBJECT: Consider termination of the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

DATE: March 25, 2025

BUDGET INFORMATION:
ANNUAL- \$0
CAPITAL-

☒ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☐ **OTHER**

COUNCIL ACTION REQUESTED ON: April 3, 2025

PURPOSE: To consider terminating the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

HISTORY: On 12/10/2020, Flowery Branch entered into an Intergovernmental Agreement with Hall County for GIS Services and Property Addressing Services. This agreement superseded the previous agreement between the two agencies for GIS and Permitting Services signed on 8/24/06.

FACTS AND ISSUES: Flowery Branch has enjoyed the use of Hall County's GIS services for many years. The time has come where Flowery Branch has a need for more than Hall County's GIS services offer. With the development of its own GIS, Flowery Branch staff will be able to redline corrections out in the field (water lines, sewer lines, stormwater, or roads) and will have real time information readily available to them in the field.

Flowery Branch's GIS software will integrate nicely with our work order systems in both public utilities and public works, allowing staff to see the items in the work order system on a map. This software will also have features to notify those customers affected should there be a water line that is down and notify the same customers of when the water line is back open.

Although, there will be savings of approximately \$25,000 that they city is no longer paying to Hall

County, the funding will go into further building of Flowery Branch's GIS system so there is no savings or excess funding needed for the item.

OPTIONS:

- 1) Terminate the GIS Services and Property Addressing IGA with Hall County dated December 10, 2010.
 - 2) Do not terminate the GIS Services and Property Addressing IGA with Hall County.
-
-

RECOMMENDED SAMPLE MOTION:

I make a motion to terminate the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020 and authorize the City Manager to send a letter to Hall County giving the required 90-day notice of termination.

DEPARTMENT: Administration

Prepared by: Tonya Parrish

**INTERGOVERNMENTAL AGREEMENT
FOR
GEOGRAPHIC INFORMATION SYSTEM (GIS) SERVICES,
AND PROPERTY ADDRESSING SERVICES**

GEORGIA, HALL COUNTY

This Agreement, made and entered into as of the 10th day of December, 2020, by and between the governing bodies of Hall County, Georgia, hereinafter called "Hall County", and the City of Flowery Branch, Georgia, hereinafter called "Flowery Branch", both of which agree as follows:

WHEREAS, Flowery Branch and Hall County desire to enter into an agreement to provide GIS and Property Addressing services; and

WHEREAS, the funding of these services provided by Hall County and Flowery Branch should reflect an equitable distribution of the costs of the services provided to each jurisdiction; and

NOW, THEREFORE, Hall County and Flowery Branch agree that the services will be provided as follows:

- A. The GIS and Property Addressing services to be provided are fully described in Appendix A.
- B. Flowery Branch agrees to provide 4% of the funding necessary to provide the services described in Appendix A.
- C. Items included in the funding percentage described above include: capital and operational expenditures associated with the services, and salary and benefits for the positions listed in Appendix A.
- D. Revenues collected from these services will be collected by the Hall County Planning Department and allocated to the applicable program to help offset the costs to Flowery Branch and Hall County of funding the services described herein. All billing and accounting for the services will be coordinated by the Hall County and Flowery Branch Finance Departments.
- E. The term of this Agreement shall be for ten years.

Each party to this Agreement has the right to terminate this Agreement without cause. Termination shall be effective on the ninetieth (90th) day after receipt of notification of termination by the other party. In such event the terminating party shall be awarded its portion of inventory of fixed assets in accordance with the funding ration allocation referenced above, provided the terminating party shall only be awarded that property which it contributed to upon commencement of its participation in this Agreement. In the event of termination by Flowery Branch, Hall County agrees to work with Flowery Branch to ensure that Flowery Branch continues to have access to all programs, software, and other related systems that relate to the services set forth in Appendix A.

All notices under this agreement shall be in writing and shall be deemed to have been given by delivering it in person or by certified mail to the following:

As to Flowery Branch:

City Manager
City of Flowery Branch
P O Box 757
5410 W. Pine Street
Flowery Branch, Ga. 30542

As to Hall County:

County Administrator
Hall County
2875 Browns Bridge Road
Gainesville, Georgia 30504

IN WITNESS THEREOF, the parties have set their hand and seals as of the date set forth above.

CITY OF FLOWERY BRANCH, GEORGIA

By: 
Mike Miller, Mayor

Attest: 
Vickie Short
City Clerk (SEAL)

Date: 1/17/2021

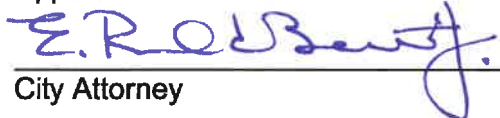
HALL COUNTY, GEORGIA

By: 
Richard Higgins, Chairman
Hall County Board of Commissioners

Attest: 
Lisa A. Ritchie
County Clerk (SEAL)

Date: December 10, 2020

Approved as to Form:


City Attorney

Approved as to Form:


County Attorney

GEOGRAPHIC INFORMATION SYSTEM (GIS) SERVICES, AND PROPERTY ADDRESSING SERVICES

STAFFING – The following positions within the Hall County Planning Department are assigned to provide the services described in further detail within this document:

- GIS Manager
- GIS Database Administrator
- GIS Analyst – Addressing Coordinator

SERVICES PROVIDED – The following is a description of the services provided by *GIS, Property Addressing, and the Development Management System*.

GIS

- GIS data support will include the acquisition, development, maintenance, updating, processing, and configuration of mapping data used by the City of Flowery Branch. New GIS data will be developed as requested.
- GIS staff will maintain and provide access to ESRI's ArcGIS Enterprise software and web services through ArcGIS Desktop application and web access to ArcGIS Online & ArcGIS Enterprise Portal. Access will be provided to GIS web map sites developed and maintained by GIS staff.
- GIS staff will provide technical support and assistance in the use of GIS software products as requested.
- GIS staff will provide maps and other GIS based reports and products as requested to other city departments and to the public.

Property Addressing

- Maintain the countywide Master Street Address Database including assigning addresses for new commercial & residential development.
- Provide street addresses to the Development Management System for all construction permits and land development projects, including commercial & industrial development, multifamily developments, and new subdivisions.
- Notify various government departments, utility companies, and post offices of street address for new land development projects.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider March 2025 Per Diem for Mayor Asbridge

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

\$200.00

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Mayor Asbridge March 2025 Per Diem.pdf](#)



**City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay**

Name: Mayor Edward R. Asbridge Month/Year: _____

Meeting Date	Description of Meeting
3-4-25	9-10 Chamber Meeting @ HC Sheriff Office
3-14-25	8 ³⁰ -9 ³⁰ " " @ LANIER TECH
3-21-25	5 PM Ribbon Cutting @ SKINTINUS ATLANTA HIGHWAY
3-27-25	Noon Chamber BOD @ Civic Center

My signature certifies that I am eligible to be paid for _____ meeting dates, a maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of \$50.00 per meeting.

Total of \$ 200⁰⁰

Edward R. Asbridge

Signature



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider Wine & Distilled Spirits at La Casa Del Taco.

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

La Casa Del Taco is a business located at 5553 Atlanta Highway Suite A. They have been in business since 2020.

The Purpose is to allow Restaurante La Casa Del Taco Inc. DBA: La Casa Del Taco to serve wine and distilled spirits at 5533 Atlanta Highway Suite A.

FACTS AND ISSUES:

La Casa Del Taco has a current lease agreement with Bailey Management Inc. The applicant, Oscar Munoz, is applying to serve wine and distilled spirits. He currently has a license for beer. This request is being made to grow their business.

The application has been processed and reviewed by the Chief of Police.

OPTIONS:

Approve or Deny.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

No motion, it is on Consent Agenda.

COLLABORATING DEPARTMENT:

DEPARTMENT: Police

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary La Casa Del Taco to consider Wine & Distiled Spirits.pdf](#)

**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: Consider wine & distilled spirits license for La Casa Del Taco

DATE: April 3rd, 2025

(X) RECOMMENDATION
() POLICY DISCUSSION
() STATUS REPORT
() OTHER

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

COUNCIL ACTION REQUESTED ON: April 3rd, 2025

PURPOSE: To allow Restaurante La Casa Del Taco Inc. DBA: La Casa Del Taco to serve wine and distilled spirits at 5533 Atlanta Highway Suite A.

HISTORY: La Casa Del Taco is a business located at 5553 Atlanta Highway Suite A. They have been in business since 2020.

FACTS AND ISSUES: La Casa Del Taco has a current lease agreement with Bailey Management Inc. The applicant, Oscar Munoz, is applying to serve wine and distilled spirits. He currently has a license for beer. This request is being made to grow their business.

The application has been processed and reviewed by the Chief of Police.

OPTIONS: Approve or Deny

RECOMMENDED SAMPLE MOTION: No motion required- on the Consent Agenda.

DEPARTMENT: Police Department

Prepared by: Kelsey Cash



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider the Second Reading of Ordinance 735 for a Text Amendment for Density Definition.

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:
No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

I make a motion to approve Ordinance 735

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary Ordinance 735 Net Density.pdf](#)
- [Ordinance 735 for Agenda.pdf](#)



Memorandum

To: City of Flowery Branch, Mayor, and City Council

From: Chris McCrary, Planning and Community Development Director

Date: April 3, 2025

Subject: Executive Summary of Ordinance 735

Pursuant to Ordinance 735, the City of Flowery Branch is hereby amending the zoning code to include a definition of “net density.” For the purposes of this ordinance, “net density” shall be calculated by subtracting from the gross area the following percentages:

- Fifty percent (50%) of any land identified as wetland;
- Fifty percent (50%) of any land identified as waters of the state, including associated buffer zones;
- Fifty percent (50%) of any land identified as a flood hazard boundary;
- Fifty percent (50%) of any land located within an electricity transmission easement or right-of-way; and
- Fifty percent (50%) of any land located within a gas transmission easement or right-of-way.

Furthermore, this ordinance shall amend the dimensional requirements specified in Chart 8.2, as well as those set forth in Tables 6.2 and 7.2, to reflect the adoption of the newly defined net density parameters.

ORDINANCE NO. 735

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FLOWERY BRANCH, GEORGIA, ORDINANCE NO. 735, TO ADD A DEFINITION OF DENSITY IN ARTICLE 2 (DEFINITIONS AND INTERPRETATIONS) AS SHOWN ON ATTACHED EXHIBIT “A”, TO STRIKE CHART 8.2 (DIMENSIONAL REQUIREMENTS) WITHIN ARTICLE 8 (MIXED-USE DEVELOPMENT DISTRICT), TO STRIKE TABLE 6.2 (DIMENSIONAL REQUIREMENTS FOR AGRICULTURAL AND CONVENTIONAL RESIDENTIAL ZONING DISTRICTS) WITHIN ARTICLE 6 (AGRICULTURAL AND CONVENTIONAL RESIDENTIAL ZONING DISTRICTS), TO STRIKE TABLE 7.2 (DIMENSIONAL REQUIREMENTS IN TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICTS) WITHIN ARTICLE 7 (TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT), TO ADD A NEW CHART 8.2 (DIMENSIONAL REQUIREMENTS) WITHIN ARTICLE 8 (MIXED-USE DEVELOPMENT DISTRICT) AS SHOWN IN ATTACHED EXHIBIT “A”, TO ADD A NEW TABLE 6.2 (DIMENSIONAL REQUIREMENTS FOR AGRICULTURAL AND CONVENTIONAL RESIDENTIAL ZONING DISTRICTS) WITHIN ARTICLE 6 (AGRICULTURAL AND CONVENTIONAL RESIDENTIAL ZONING DISTRICTS) AS SHOWN IN ATTACHED EXHIBIT “A”, TO ADD A NEW TABLE 7.2 (DIMENSIONAL REQUIREMENTS IN TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICTS) WITHIN ARTICLE 7 (TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT) AS SHOWN ON ATTACHED EXHIBIT “A”, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the Zoning Ordinance of the City of Flowery Branch, Georgia, authorizes the amendment of the text of the City of Flowery Branch Zoning Ordinance by the City Council; and

WHEREAS, the Zoning Administrator is authorized, pursuant to Section 33.2 of the Zoning Ordinance, to initiate an amendment to the Zoning Ordinance for consideration by the City Council; and

WHEREAS, it is in the public interest to update existing codes; and

WHEREAS, the changes to the code enhance the health, safety, and overall general welfare of the citizens of Flowery Branch; and

WHEREAS, the City has complied with the Zoning Procedures Law and the requirements of Article 33 of the Zoning Ordinance with regard to text amendments, including the holding of an advertised public hearing; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS THAT THE FLOWERY BRANCH ZONING ORDINANCE IS AMENDED AS FOLLOWS:

SECTION 1. AMENDMENT.

Add a definition of density in Section 2.2 of Article 2 (Definitions and Interpretations) as shown on attached Exhibit “A”. Strike Chart 8.2 (Dimensional Requirements) within Article 8 (Mixed-Use Development District), Strike Table 6.2 (Dimensional Requirements for Agricultural and Conventional Residential Zoning Districts) within Article 6 (Agricultural and Conventional Residential Zoning Districts), Strike Table 7.2 (Dimensional Requirements in Traditional Neighborhood development districts) within article 7 (TND, Traditional Neighborhood Development District). Add a new Chart 8.2 (Dimensional Requirements) within Article 8 (Mixed-Use Development District) as shown on attached exhibit “A.” Add a new Table 6.2 (Dimensional Requirements for Agricultural and Conventional Residential Zoning Districts) within Article 6 (Agricultural and Conventional Residential Zoning Districts) as shown on attached exhibit “A.” Add a new Table 7.2 (Dimensional Requirements in Traditional Neighborhood development districts) within article 7 (TND, Traditional Neighborhood Development District) as shown on attached exhibit “A.”

SECTION 2. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon approval by the City Council of the City of Flowery Branch, Georgia.

SECTION 4. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this 3rd day of April, 2025.

Edward R. Asbridge, Mayor

ATTEST:

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

Ted Baggett, City Attorney

Exhibit "A"

ARTICLE 2

Section 2.2. Design-Related Definitions.

Density: The number of families, individuals, dwelling units or housing structures per unit of land. Gross density is determined by dividing the number of families, individuals, dwelling units or housing structures by the gross area of the land (i.e. all land within the boundaries of the particular area excluding nothing). Net density is determined by subtracting from the gross area the following conditions identified on the land:

- 50 percent of any land identified as a wetland; and
- 50 percent of any land identified waters of the state including the buffer zones; and
- 50 percent of any land identified as a flood hazard boundary; and
- 50 percent of any land within an electricity transmission easement or right-of-way; and
- 50 percent of any land within a gas transmission easement or right-of-way.

The result of this calculation is the net acreage. The net acreage is divided into the number of units to determine the net density.

ARTICLE 6

Table 6.2 Dimensional Requirements for Agricultural and Conventional Residential Zoning Districts

Requirement (measurement unit)	A	R-1	R-2	MHP	SF-TH	RMU
Maximum height (feet)	75	35	35	35	35	55
Maximum height (number of stories)	3	3	3	1	3	3 stories on slab; 3-4 split on a basement construction. Front elevation 3 story.
Maximum density (Net)	0.333*	2.18*	4*	4*	6*	10*
Minimum lot size for detached single-family dwelling (square feet) (1)	130,680	20,000	15,000	10,000	6,700	N/A

Minimum lot size for attached townhome, duplex and triplex (square feet) (1)	N/A	N/A	N/A	N/A	3,500	N/A
Minimum lot size for other uses (square feet) (1)	130,680	43,560	15,000	10,000	10,000	10, 000
Minimum lot width for detached single-family. (square feet) (1)	200	90	75	50	40	N/A
Minimum unit width (feet) for single-family attached townhomes, duplex and tri-plex.	N/A	N/A	N/A	N/A	24 wide with rear entry garage; 26 wide with front entry garage.	N/A
Minimum heated floor area per dwelling unit (square feet)	2,500	2,200	2,000	1,000	1,500	1,000
Minimum front yard setback from lot line, all principal buildings, (feet)	80	35	25	25	25 (0 if dwellings are alley accessed with rear entry garages)	25
Minimum side setback, interior lot line, all principal buildings (feet)	25	25	15	20	10 (min. 20 between buildings)	20 (min. 10 between buildings)
Minimum side setback, corner lot, all principal buildings (feet)	60	35	25	20	10	20
Minimum rear setback, all principal buildings (feet)	35	25	20	20	20; minimum distance of 25' from garage to sidewalk or back of curb for rear entry garages.	20

Minimum setback, all principal or accessory buildings and structures abutting residential	Side and rear setbacks shall apply	50	50	100	50	50
Minimum width of natural buffer abutting residential	None			40	35	50
Minimum landscape strip required along rights-of-way for any nonresidential use if permitted (width in feet)	15	15	10	10	20	20
Minimum landscape strip required along rights-of-way for any apartment or condominium (residential multi-unit) use (width in feet)	N/A	N/A	N/A	N/A	N/A	20
Minimum landscape strip required along side property lines for any nonresidential use if permitted (width in feet)	5	5	5	5	5	5
Maximum coverage of principal and accessory buildings (percent of lot)	25	25	35	50	75	50
Minimum landscaped open space, all principal uses except detached, single-family residential lots (percent)	20	20	15	15	15	20

*Density shall be calculated per the definition of Net Density in Article 2 – Section 2.2.

- (1) Where an on-site sewage system is used, minimum lot size requirements of the Hall County Environmental Health Department shall be required and may exceed these minimums.

ARTICLE 7

Table 7.2 Dimensional Requirements in Traditional Neighborhood Development Districts

Requirement (measurement unit)	TND
Maximum height (feet)	30
Maximum height (number of stories)	3
Maximum density (Net)	6.5*
Minimum lot size for detached single-family dwelling (square feet)	6,700
Minimum lot size for other uses (square feet)	5,000
Minimum lot width (feet)	40
Minimum lot depth (feet)	80
Minimum heated floor area per dwelling unit (square feet)	1,200
Minimum front yard setback from lot line (feet)	0
Minimum side setback, interior lot line or corner lot, all principal buildings (feet)	5
Minimum rear setback, all principal buildings (feet)	25
Rear setback for an accessory building when abutting an alley	None
Minimum landscape strip required along rights-of-way for any nonresidential use if permitted (width in feet)	15
Maximum coverage of impervious surface (percent of lot)	45
Minimum landscaped open space, all principal uses except detached, single-family residential lots and townhomes (percent)	20

*Density shall be calculated per the definition of Net Density in Article 2 – Section 2.2

ARTICLE 8

Chart 8.2 Dimensional Requirements

Requirement (measurement unit)	MU
Maximum density (Net)	50 acres or less - 6 * 50+ acres - 5 *
Minimum lot width, single-family detached (feet)	50
Minimum heated floor area per dwelling unit (square feet)	1,200
Minimum width of natural buffer abutting residential	None
Minimum landscape strip required along rights-of-way for any nonresidential use if permitted (width in feet)	25
Minimum landscape strip required along rights-of-way for any apartment or condominium (multi-family residential) use (width in feet)	25
Minimum landscape strip required alongside property lines for any nonresidential use if permitted (width in feet)	25
Minimum landscaped open space	See Article 10

*Density shall be calculated per the definition of Net Density in Article 2 – Section 2.2



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider the Second Reading of Ordinance 736 for an Amendment to the Charter of the City of Flowery Branch to Increase the Amount of Per Diem for Meeting Attendance by the Mayor and Councilmembers

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

On 8/15/2023, the council adopted Ordinance 477 allowing for the current per diem which is \$50 per diem for the Mayor and Councilmembers attending meetings officially representing the City of Flowery Branch, not to exceed five (5) meetings per month. If the Mayor and Council all requested this amount monthly (many do not), the maximum annual amount of the expense would be \$18,000.

FACTS AND ISSUES:

After much research of area local governments, it is apparent that Flowery Branch's per diem is well below the average for others which is \$100 - \$150 per meeting. The base salaries will remain the same, which are \$9,000 annually for the mayor and \$7,200 annually for each council member.

This proposed amendment to the charter would allow for increasing Flowery Branch's per diem per meeting to \$100 per meeting for up to eight (8) meetings per month. This would be an annual increase to the budget of up to \$39,600.

In comparison to the City of Gainesville's recent increase, the Mayor of Gainesville can attend up to 216 meetings per year (18 meetings per month) at a per diem rate of \$150 per meeting (adopted by Gainesville's City Council in 2015) which equates to a maximum allowable annual per diem of reimbursement of \$32,400. Council members from Gainesville can attend up to 192 meetings per year (16 meetings per month) at a per diem rate of \$150 per meeting which equates to a maximum allowable annual per diem reimbursement of \$28,800 each. Flowery Branch's elected officials attend many of the same meetings and, if this amendment passes, will be able to be reimbursed up to \$9,600 each annually or a total expense to the City of Flowery Branch of \$57,600 if the mayor and each council member requested the maximum amount throughout the year.

If this ordinance passes, the effective date would be January 1, 2026.

The City Attorney, in drafting the ordinance, has removed the words "scheduled, special, called or a" which preceded the word "meeting" in Section 2.7(a)(2) of the Charter in order to remove confusion about the types of meetings that are included.

OPTIONS:

- 1) Adopt Ordinance No. 736.
- 2) Do not adopt Ordinance No. 736.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

If approved this will be budgeted in FY26.

RECOMMENDATION:

To consider an amendment to the charter to increase the per diem and number of meetings for which per diem can be requested by Mayor and Council.

SAMPLE MOTION:

I make a motion to Adopt Ordinance No. 736 amending the charter of the City of Flowery Branch, GA to increase the per diem for meeting attendance and the number of allowable meetings for Mayor and Council.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [ES - Charter Amendment - change to per diem.pdf](#)
- [Ord 736 Flowery Branch City Charter per diem Amendment alternative redline 3 3 25.pdf](#)
- [Ordinance 736 Flowery Branch City Charter Amendment Per Diem.pdf](#)



FLOWERY BRANCH CITY COUNCIL EXECUTIVE SUMMARY

SUBJECT: Consider Ordinance No. 736 an Amendment to the Charter of the City of Flowery Branch to Increase the Amount of Per Diem for Meeting Attendance by the Mayor and Councilmembers

DATE: March 25, 2025

(X)RECOMMENDATION
() POLICY DISCUSSION
() STATUS REPORT
() OTHER

BUDGET INFORMATION:
ANNUAL- \$39,600
CAPITAL-

COUNCIL ACTION REQUESTED ON: April 3, 2025

PURPOSE: To consider an amendment to the charter to increase the per diem and number of meetings for which per diem can be requested by Mayor and Council.

HISTORY: On 8/15/2023, the council adopted Ordinance 477 allowing for the current per diem which is \$50 per diem for the Mayor and Councilmembers attending meetings officially representing the City of Flowery Branch, not to exceed five (5) meetings per month. If the Mayor and Council all requested this amount monthly (many do not), the maximum annual amount of the expense would be \$18,000.

FACTS AND ISSUES: After much research of area local governments, it is apparent that Flowery Branch's per diem is well below the average for others which is \$100 - \$150 per meeting. The base salaries will remain the same, which are \$9,000 annually for the mayor and \$7,200 annually for each council member.

This proposed amendment to the charter would allow for increasing Flowery Branch's per diem per meeting to \$100 per meeting for up to eight (8) meetings per month. This would be an annual increase to the budget of up to \$39,600.

In comparison to the City of Gainesville's recent increase, the Mayor of Gainesville can attend up to 216 meetings per year (18 meetings per month) at a per diem rate of \$150 per meeting (adopted by

Gainesville's City Council in 2015) which equates to a maximum allowable annual per diem of reimbursement of \$32,400. Council members from Gainesville can attend up to 192 meetings per year (16 meetings per month) at a per diem rate of \$150 per meeting which equates to a maximum allowable annual per diem reimbursement of \$28,800 each. Flowery Branch's elected officials attend many of the same meetings and, if this amendment passes, will be able to be reimbursed up to \$9,600 each annually or a total expense to the City of Flowery Branch of \$57,600 if the mayor and each council member requested the maximum amount throughout the year.

If this ordinance passes, the effective date would be January 1, 2026.

The City Attorney, in drafting the ordinance, has removed the words "scheduled, special, called or a" which preceded the word "meeting" in Section 2.7(a)(2) of the Charter in order to remove confusion about the types of meetings that are included.

OPTIONS:

- 1) Adopt Ordinance No. 736.
 - 2) Do not adopt Ordinance No. 736.
-
-

RECOMMENDED SAMPLE MOTION:

I make a motion to Adopt Ordinance No. 736 amending the charter of the City of Flowery Branch, GA to increase the per diem for meeting attendance and the number of allowable meetings for Mayor and Council.

DEPARTMENT: Administration

Prepared by: Tonya Parrish

**STATE OF GEORGIA
CITY OF FLOWERY BRANCH**

ORDINANCE NO. ____

**AN ORDINANCE TO AMEND THE CHARTER OF THE
CITY OF FLOWERY BRANCH**

AN ORDINANCE AMENDING THE CITY CHARTER OF THE CITY OF FLOWERY BRANCH, GEORGIA TO INCREASE THE AMOUNT OF PER DIEM FOR MEETING ATTENDANCE BY THE MAYOR AND COUNCILMEMBERS, PROVIDING FOR AN EFFECTIVE DATE, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, changes to the City Charter may be made by the Mayor and City Council under the Home Rule Powers of a municipality as set forth in Chapter 35 of Title 36 of the O.C.G.A.; and

WHEREAS, in accordance with O.C.G.A. § 36-35-6(b)(1), a notice containing a synopsis of the proposed amendment was published in the official organ of the county or in a newspaper of general circulation in the municipal corporation once a week for three weeks within a period of 60 days immediately preceding its final adoption; and

WHEREAS, municipal charters may be amended by ordinances duly adopted at two regular consecutive meetings of the municipal governing authority, not less than seven nor more than 60 days apart; and

WHEREAS, pursuant to O.C.G.A. § 36-35-4, the governing authority of a municipal corporation is authorized to take action to increase the compensation of the members of the governing authority provided that: any such increase shall not be effective until after the taking of office of those elected at the next regular municipal election which is held immediately following the date on which the action to increase the compensation was taken, such action shall not be taken during the period of time beginning with the date that candidates for election to membership on the municipal governing authority may first qualify as such candidates and ending with the date members of the municipal governing authority take office following their election; and such action shall not be taken until notice of intent to take the action has been published in a newspaper of general circulation designated as the legal organ in the county and in the municipal corporation at least once a week for three consecutive weeks immediately preceding the week during which the action is taken.

WHEREAS, the City of Flowery Branch adopted this amendment by an ordinance duly adopted at two regular consecutive meetings of the municipal governing authority;

NOW THEREFORE, the City Council of the City of Flowery Branch hereby ordains to amend the city charter as follows:

SECTION ONE

By revising subsection (2) of Section 2.7 (a) to read as follows:

(2) For attending each meeting officially representing the Flowery Branch City Council (except for meetings of the Flowery Branch City Council), the Mayor and each Councilmember shall receive as additional compensation ~~\$50.00~~ \$100.00 per diem, payable monthly, not to exceed ~~five (5)~~ eight (8) meetings per month.

SECTION TWO

The amendments to the Charter described herein shall become effective upon the taking of office of those elected at the next regular municipal election which is held immediately following approval of this ordinance and upon a copy of the amendment, the required notice of publication, and an affidavit of a duly authorized representative of the newspaper in which the notice was published, being filed with the Secretary of State and in the office of the Clerk of the Superior Court of Hall County as required by O.C.G.A. § 36-35-5. The City Clerk is hereby authorized to make such filings.

Adopted this ____ day of _____, 2025.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

Ted C. Baggett, City Attorney

**STATE OF GEORGIA
CITY OF FLOWERY BRANCH**

ORDINANCE NO. 736

**AN ORDINANCE TO AMEND THE CHARTER OF THE
CITY OF FLOWERY BRANCH**

AN ORDINANCE AMENDING THE CITY CHARTER OF THE CITY OF FLOWERY BRANCH, GEORGIA TO INCREASE THE AMOUNT OF PER DIEM FOR MEETING ATTENDANCE BY THE MAYOR AND COUNCILMEMBERS, PROVIDING FOR AN EFFECTIVE DATE, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, changes to the City Charter may be made by the Mayor and City Council under the Home Rule Powers of a municipality as set forth in Chapter 35 of Title 36 of the O.C.G.A.; and

WHEREAS, in accordance with O.C.G.A. § 36-35-6(b)(1), a notice containing a synopsis of the proposed amendment was published in the official organ of the county or in a newspaper of general circulation in the municipal corporation once a week for three weeks within a period of 60 days immediately preceding its final adoption; and

WHEREAS, municipal charters may be amended by ordinances duly adopted at two regular consecutive meetings of the municipal governing authority, not less than seven nor more than 60 days apart; and

WHEREAS, pursuant to O.C.G.A. § 36-35-4, the governing authority of a municipal corporation is authorized to take action to increase the compensation of the members of the governing authority provided that: any such increase shall not be effective until after the taking of office of those elected at the next regular municipal election which is held immediately following the date on which the action to increase the compensation was taken, such action shall not be taken during the period of time beginning with the date that candidates for election to membership on the municipal governing authority may first qualify as such candidates and ending with the date members of the municipal governing authority take office following their election; and such action shall not be taken until notice of intent to take the action has been published in a newspaper of general circulation designated as the legal organ in the county and in the municipal corporation at least once a week for three consecutive weeks immediately preceding the week during which the action is taken.

WHEREAS, the City of Flowery Branch adopted this amendment by an ordinance duly adopted at two regular consecutive meetings of the municipal governing authority;

NOW THEREFORE, the City Council of the City of Flowery Branch hereby ordains to amend the city charter as follows:

SECTION ONE

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SECTION TWO

The amendments to the Charter described herein shall become effective upon the taking of office of those elected at the next regular municipal election which is held immediately following approval of this ordinance and upon a copy of the amendment, the required notice of publication, and an affidavit of a duly authorized representative of the newspaper in which the notice was published, being filed with the Secretary of State and in the office of the Clerk of the Superior Court of Hall County as required by O.C.G.A. § 36-35-5. The City Clerk is hereby authorized to make such filings.

Adopted this ____ day of _____, 2025.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

Ted C. Baggett, City Attorney



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider the Approval of a Preliminary Plat for a TND Zoned Tract Located at 5465 & 5475 E. Main Street, Flowery Branch, Georgia.

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

FACTS AND ISSUES:

The site is currently zoned TND and no rezoning is needed. However, City code requires the Governing Body approve a Preliminary Plat prior to the review and approval of a Land Disturbance Permit.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of the preliminary plat with staff recommended conditions

SAMPLE MOTION:

I make a motion to approve the Preliminary Plat with staff recommended conditions.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [2025-02-10 Prelim Plat Larkspur.pdf](#)
- [Preliminary Plat Staff Report - E Main Street - Larkspur Townhomes.pdf](#)

CONTACT INFORMATION:

ENGINEERING DESIGN,
PROJECT/PERMITTING CONTACT:
LAND DESIGN SOLUTIONS, LLC,
ANSLEY JOHNSTON
(P) 770-880-3259, (E) LandDesignSolutions.Ga@gmail.com
PO BOX 26, WATKINSVILLE, GA, 30677

OWNER REPRESENTATIVE:
Traton Homes
Valerie Aseff, Land Entitlement Manager
vaseff@tratonhomes.com, 770-630-8197

ENGINEER OF RECORD:
HAGERMAN DESIGN GROUP
DUANE HAGERMAN
250 CHASTAIN RD. NW, SUITE 125, KENNESAW, GA 30144
(E) LandDesignSolutions.Ga@gmail.com, (P) 770-880-3259

SURVEYOR CONTACT:
Jesse Gunnin
Gunnin Survey
jesse@gunningsurvey.com



24 HOUR CONTACT:
VALERIE ASSEFF
770.630.8197
vaseff@tratonhomes.com

WATER & SEWAGE DISPOSAL:
THIS PROPERTY WILL BE SERVED BY PUBLIC SANITARY SEWERAGE
SYSTEM. THE SITE WILL CONNECT VIA GRAVITY SEWER TO AN
EXISTING SEWER MAIN.
CONSTRUCTION PHASING:
CONSTRUCTION OF THE 64 UNITS WILL OCCUR IN ONE PHASE.

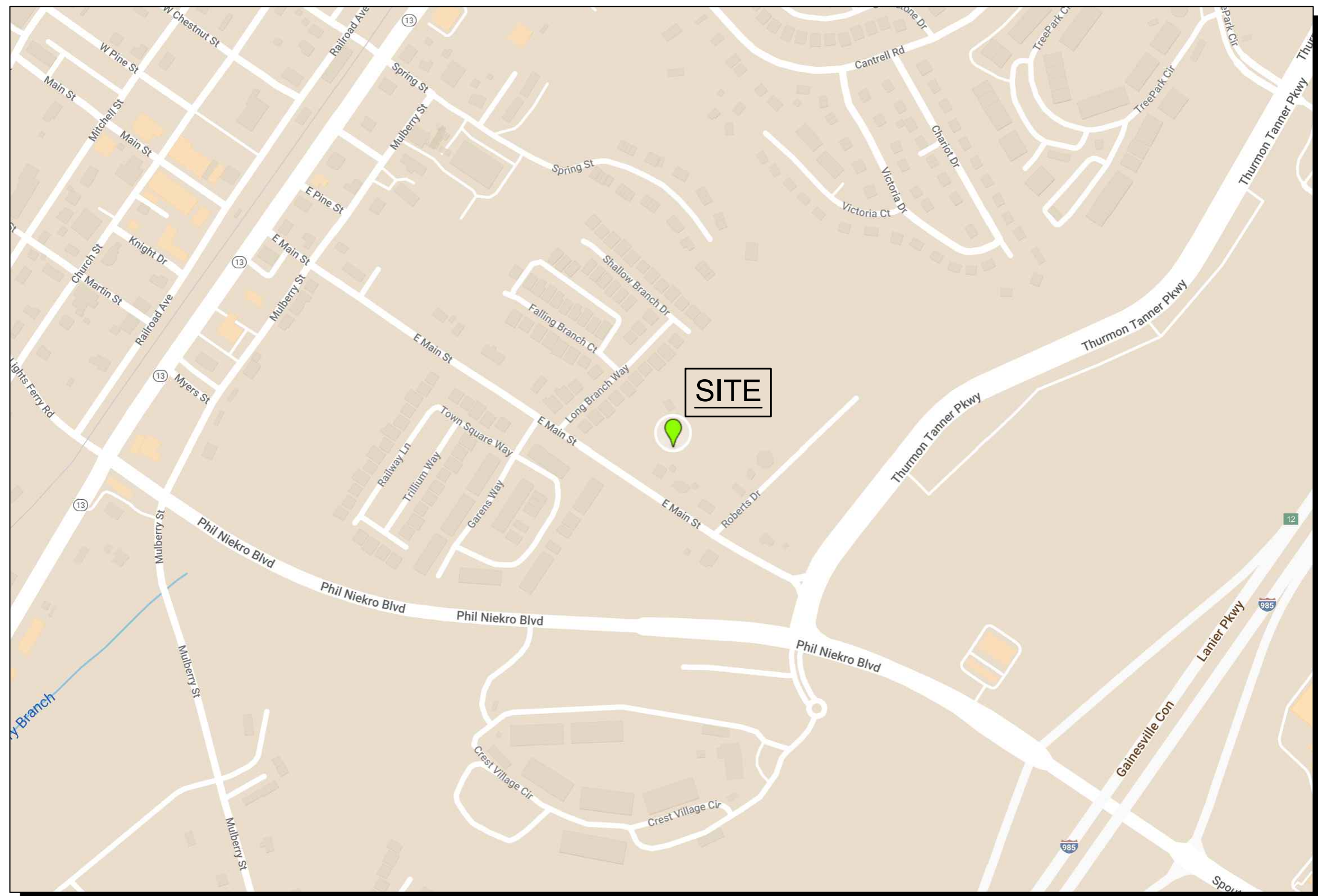
PRELIMINARY PLAT
FOR
LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION PLAN
for
TRATON HOMES

PARCEL ID 1: 08113 002011 (5.6 ACRES)
PARCEL ID 2: 08113 002010 (5.2 ACRES)
LAND LOT 113, 8TH DISTRICT

5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY
GEORGIA

SHEET INDEX:

- | | |
|------|---|
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAT: MASTER VIEW OF SITE LAYOUT PLAN |
| 3 | ROAD GEOMETRY, LOT AREA CHART, & SITE PLAN DIMENSIONS |
| SURV | SURVEY OF EXISTING CONDITIONS (BY OTHERS) |



SITE LOCATION MAP
N.T.S.

THERE ARE KNOWN STATE WATERS ON THE PROPERTY
THERE ARE NO IMPAIRED STREAMS NEAR THE SITE
THERE ARE WETLANDS NEAR THE STREAM AT THE
NORTH/NORTHWESTERN PROPERTY LINE OF THE PROPERTY

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

The following preliminary plat was approved by the Flowery Branch Mayor and City Council:

Name_____
Date_____
Tax Parcel_____
Zoning_____
Address_____

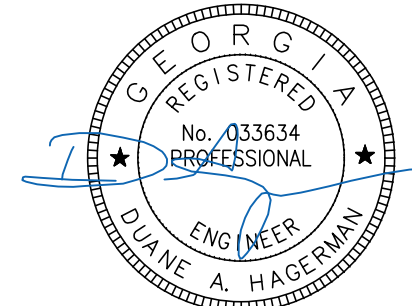
LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION
5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY, GEORGIA
PARCEL ID's: 08113-002010 + 08113-002012
LAND LOT 113, 8TH DISTRICT

PERMITTING AND DESIGN BY:

L.D.S.
LAND DESIGN SOLUTIONS, LLC

IN PARTNERSHIP WITH

HDE
HAGERMAN DESIGN GROUP
hagermandesigngroup.com



GaSWCC #10465

PROJECT CONTACT:
LandDesignSolutions.Ga@gmail.com
PHONE: 770-880-3259

L.D.S. PROJ. #
24007

DATE:
02-10-2025

REVISIONS:

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#6
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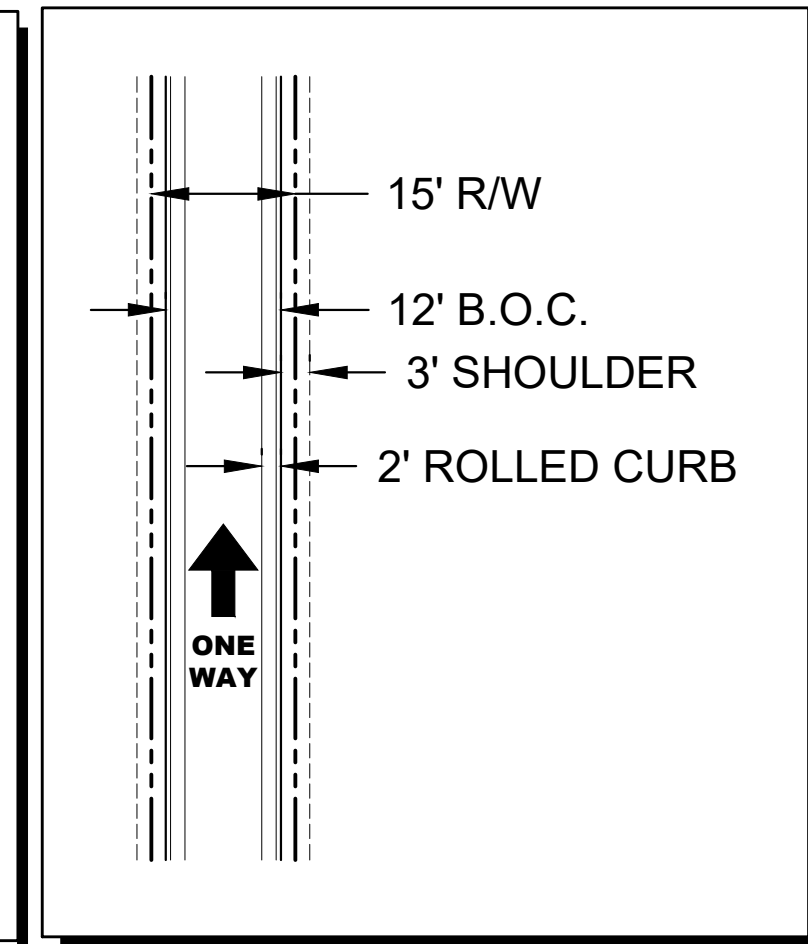
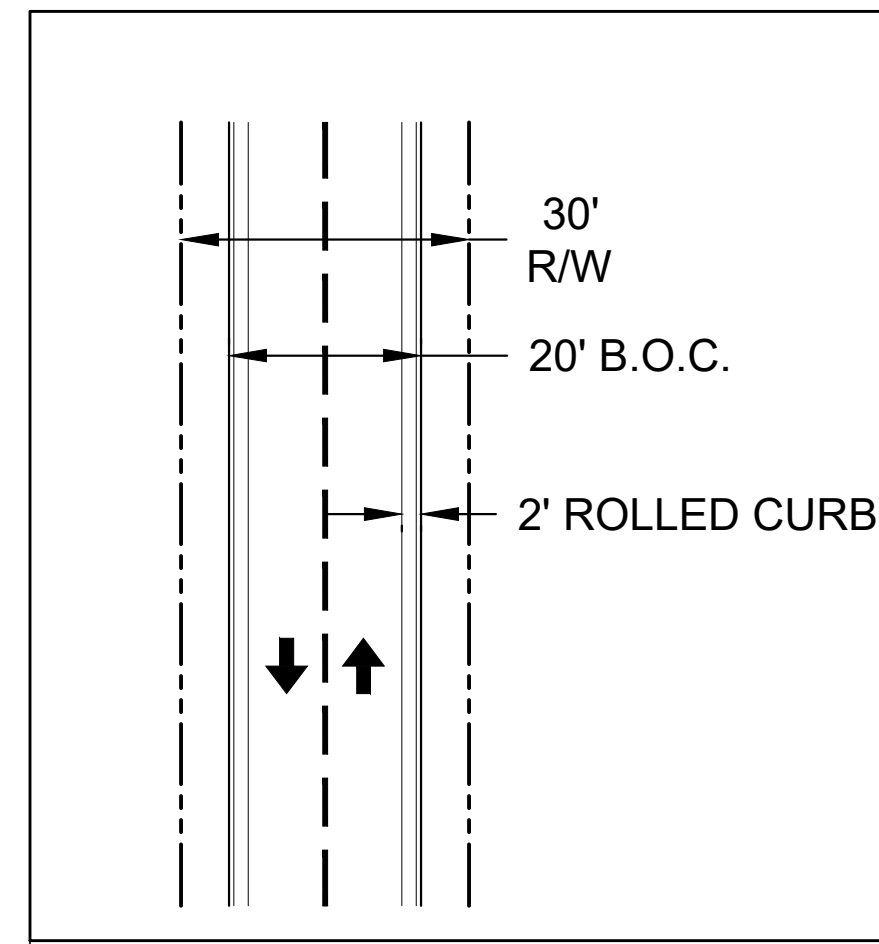
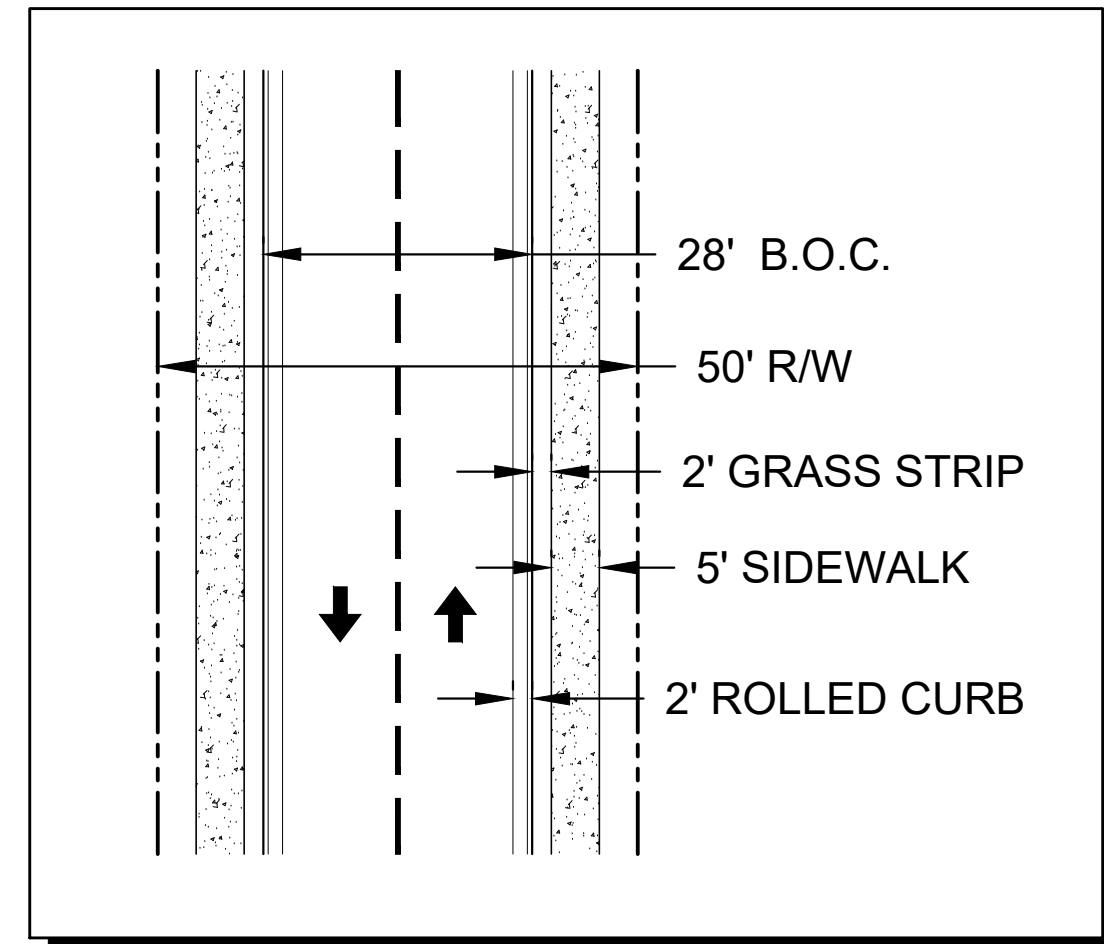
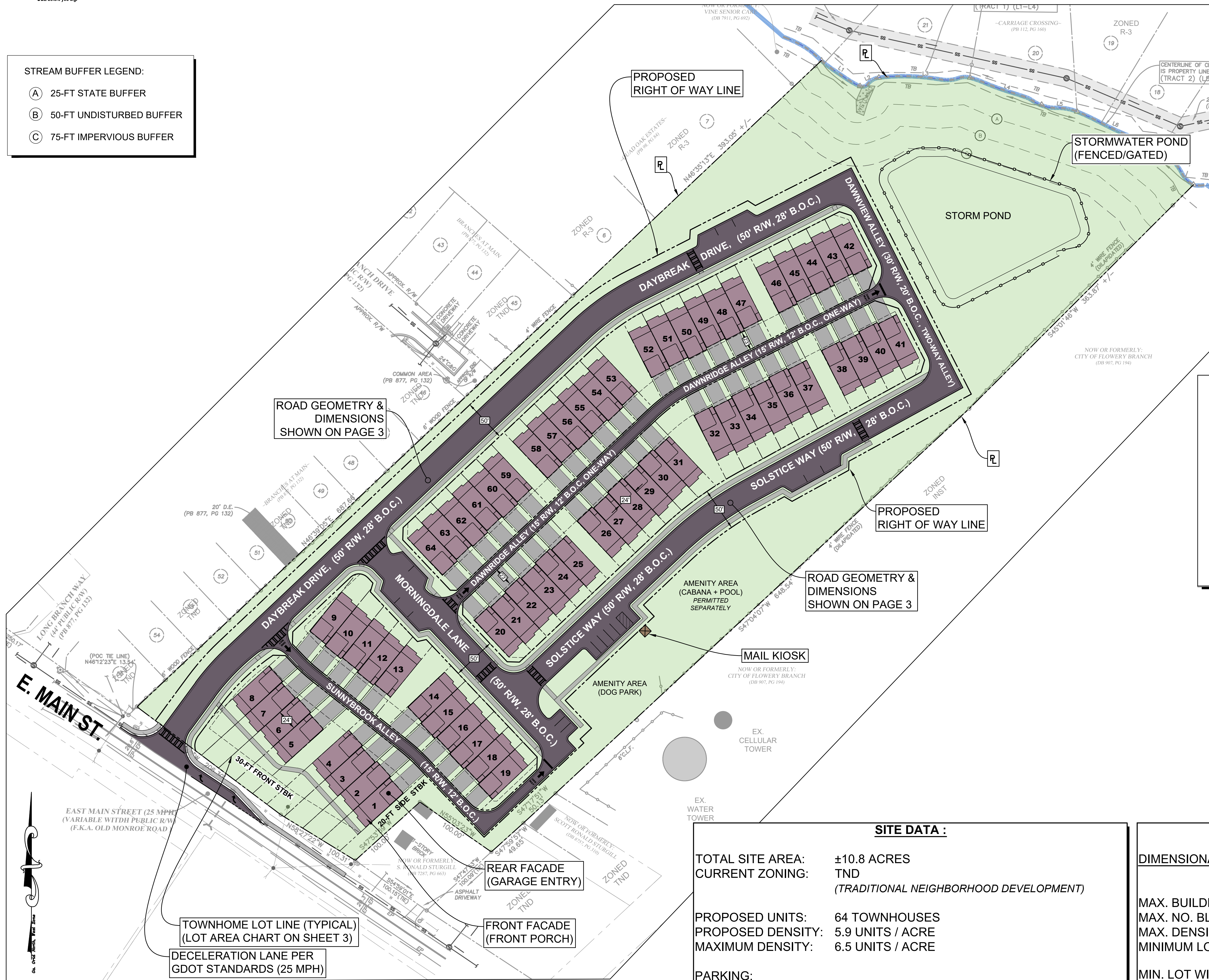
N/A
PAPER PLOT SIZE: 30" x 42"

SHEET TITLE
COVER SHEET
PRELIMINARY PLAT

SHEET NUMBER
1 OF 3

STREAM BUFFER LEGEND:

- (A) 25-FT STATE BUFFER
(B) 50-FT UNDISTURBED BUFFER
(C) 75-FT IMPERVIOUS BUFFER



SITE DATA :

TOTAL SITE AREA: ±10.8 ACRES
CURRENT ZONING: TND
(TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

PROPOSED UNITS: 64 TOWNHOUSES
PROPOSED DENSITY: 5.9 UNITS / ACRE
MAXIMUM DENSITY: 6.5 UNITS / ACRE

PARKING:
DWELLING PARKING: GARAGES = 128 SPACES (2 CARS / GARAGE)
DRIVEWAYS = 64 SPACES (1 SPACE / DRIVEWAY)
ADDITIONAL PARKING: 20 SPACES

IMPERVIOUS AREA:
ALLOWABLE IMPERVIOUS COVERAGE: 45% (4.86 AC)
PROPOSED IMPERVIOUS COVERAGE: 44.6 % (4.82 AC) *

COMMON AREA:
MINIMUM OPEN SPACE 20% (± 2.16 AC)
PROPOSED OPEN SPACE 21% (±2.23 AC) *

*SUBJECT TO CHANGE, PENDING LAND DISTURBANCE PERMIT AND BUILDING PERMITS

SITE DATA, CONTINUED:

DIMENSIONAL REQUIREMENTS :

BUILDING REQUIREMENTS:
MAX. BUILDING HEIGHT 30-FT
MAX. NO. BLDG STORIES 3 STORIES
MAX. DENSITY 6.5 UNITS / ACRE
MINIMUM LOT SIZE 2,000 SF FOR TOWNHOUSES
(SEE SHEET 3 FOR LOT AREA CHART)
MIN. LOT WIDTH RQD 20-ft
MIN. LOT WIDTH PRPSD 24-FT
MIN. HEATED FLOOR 1,200 SF / DWELLING

PERIMETER BOUNDARY & STREET SETBACKS
(FROM UDO SECTION 12.6 - TOWNHOUSES):
BUILDING SETBACK - FRONT 20-FT (FROM PERIMETER BOUNDARY)
BUILDING SETBACK - FRONT 30-FT FROM STREETS (EXTERNAL STREETS)
BUILDING SETBACK - REAR 25-FT
BUILDING SEPARATION 20-FT
MIN. DRIVEWAY LENGTH 23-FT (FROM BACK OF CURB OR SIDEWALK)

INTERIOR SETBACKS (FROM ARTICLE 7 - TND):
MIN. FRONT YARD SETBACK 0-FT (INTERIOR SETBACK)
MIN. SIDE SETBACK 5-FT (INTERIOR LOT LINE OR CORNER LOT)
MIN. REAR SETBACK 23-FT (FROM BACK OF CURB OR SIDEWALK)

LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION
5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY, GEORGIA
PARCEL IDS: 08113-002010 + 08113-002012
LAND LOT 113, 8TH DISTRICT

PERMITTING AND DESIGN BY:
L.D.S.
LAND DESIGN SOLUTIONS, LLC

IN PARTNERSHIP WITH
HDC
HAGERMAN DESIGN GROUP
hagermandesigngroup.com

REGISTERED PROFESSIONAL ENGINEER
DUANE A. HAGERMAN
GaSWCC #10465
PROJECT CONTACT:
LandDesignSolutions.Ga@gmail.com
PHONE: 770-880-3259

L.D.S. PROJ. #
24007

DATE:
02-10-2025

REVISIONS:	
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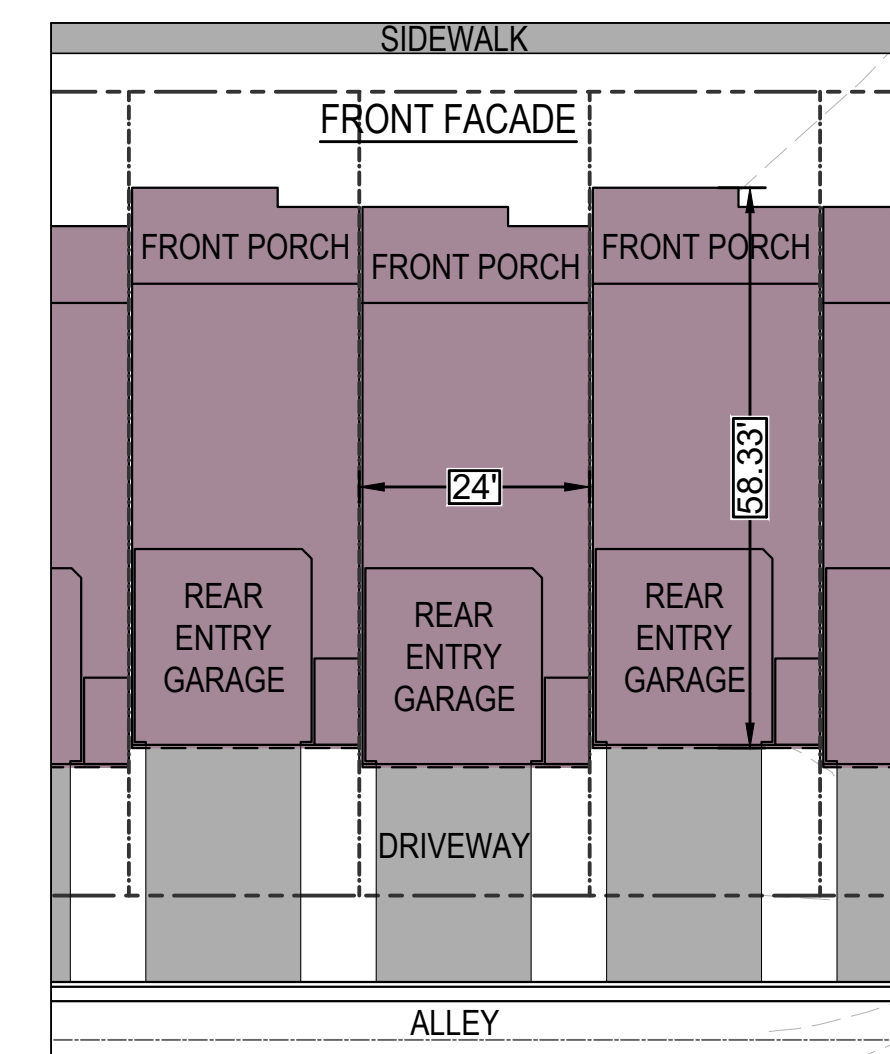
SCALE:
0 25 50 100 150
1" = 50'
PAPER PLOT SIZE: 30" x 42"

SHEET TITLE
**PRELIMINARY PLAT
SITE LAYOUT PLAN**

SHEET NUMBER
2 OF 3



LOT AREA TABLE		LOT AREA TABLE	
Parcel #	Sq. Ft.	Parcel #	Sq. Ft.
1	3227.8	33	2493.9
2	3344.7	34	2475.7
3	3420.2	35	2457.5
4	3473.6	36	2439.3
5	3503.3	37	2421.1
6	3519.1	38	2387.7
7	3542.9	39	2369.5
8	3403.2	40	2351.3
9	2750.4	41	2566.9
10	2529.2	42	2490.5
11	2445.5	43	2268.0
12	2362.3	44	2268.0
13	2399.4	45	2268.0
14	2330.1	46	2268.0
15	2252.4	47	2268.0
16	2221.0	48	2268.0
17	2220.0	49	2268.0
18	2220.0	50	2268.0
19	2201.9	51	2270.4
20	2640.5	52	2292.5
21	2268.0	53	2268.1
22	2268.0	54	2268.0
23	2268.0	55	2268.0
24	2268.0	56	2268.0
25	2268.0	57	2268.0
26	2268.0	58	2268.0
27	2268.0	59	2268.0
28	2268.1	60	2268.0
29	2279.1	61	2268.0
30	2320.7	62	2268.0
31	2395.4	63	2268.0
32	2510.6	64	2678.0



TYPICAL TOWNHOUSE DIMENSIONS*
SCALE: 1" = 20'

(*PENDING FINAL DESIGN, BUILDING PERMIT, AND LAND DISTURBANCE PERMIT APPROVAL.)

LARKSPUR TOWNHOMES
RESIDENTIAL SUBDIVISION
5465 & 5475 E. MAIN ST., FLOWERY BRANCH
HALL COUNTY, GEORGIA
PARCEL IDS: 08113.002010 + 08113.002012
LAND LOT 113, 8TH DISTRICT

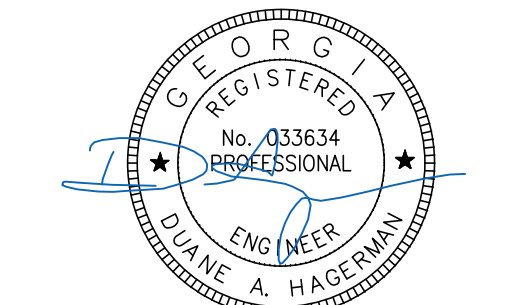
PERMITTING AND DESIGN BY:

L.D.S.
LAND DESIGN SOLUTIONS, LLC

IN PARTNERSHIP WITH



HAGERMAN DESIGN GROUP
hagermandesigngroup.com



GaSWCC #10465

PROJECT CONTACT:
LandDesignSolutions.Ga@gmail.com
PHONE: 770-880-3259

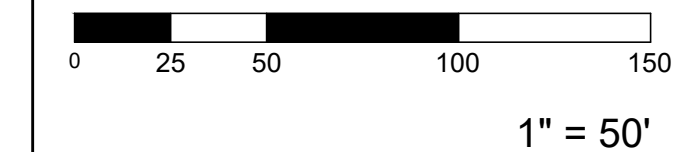
L.D.S. PROJ. #
24007

DATE:
02-10-2025

REVISIONS:

#1	
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#5	
#6	
#7	

SCALE:



PAPER PLOT SIZE: 30" x 42"

SHEET TITLE
PRELIMINARY PLAT
**ROAD GEOMETRY
& LOT DATA**

SHEET NUMBER

3 OF 3

TOTAL AREA=
10.637 +/- ACRES

FILENAME: 24085 E Main Street 5465.dwg PLOT DATE: 11.15.2024



Memorandum

To: Flowery Branch City Manager, Mayor and City Council

From: Chris McCrary, Planning and Community Development Director

Date: April 3, 2025

Subject: Preliminary Plat Staff Review

Location: 5465 & 5475 East Main Street; Parcels 08113 002011 & 08113 002010

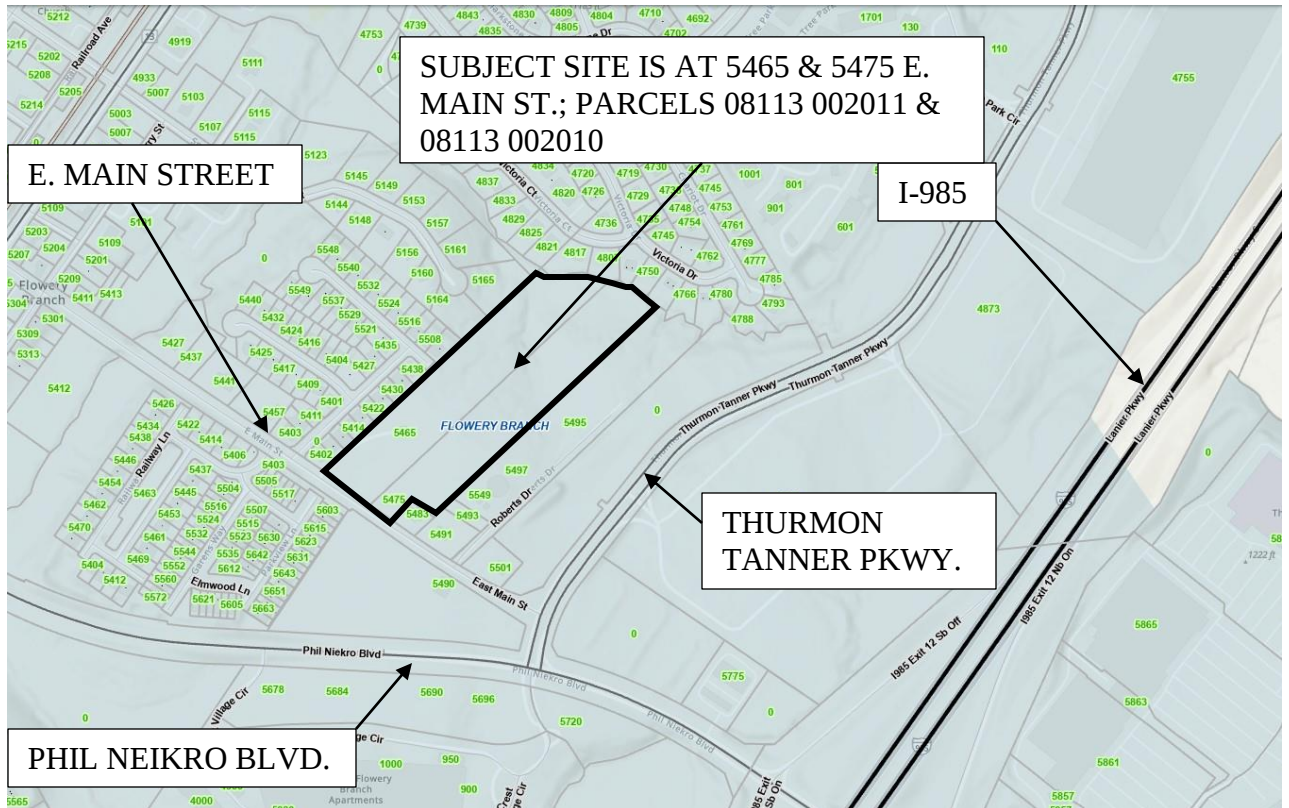
Existing Zoning: Traditional Neighborhood District – TND

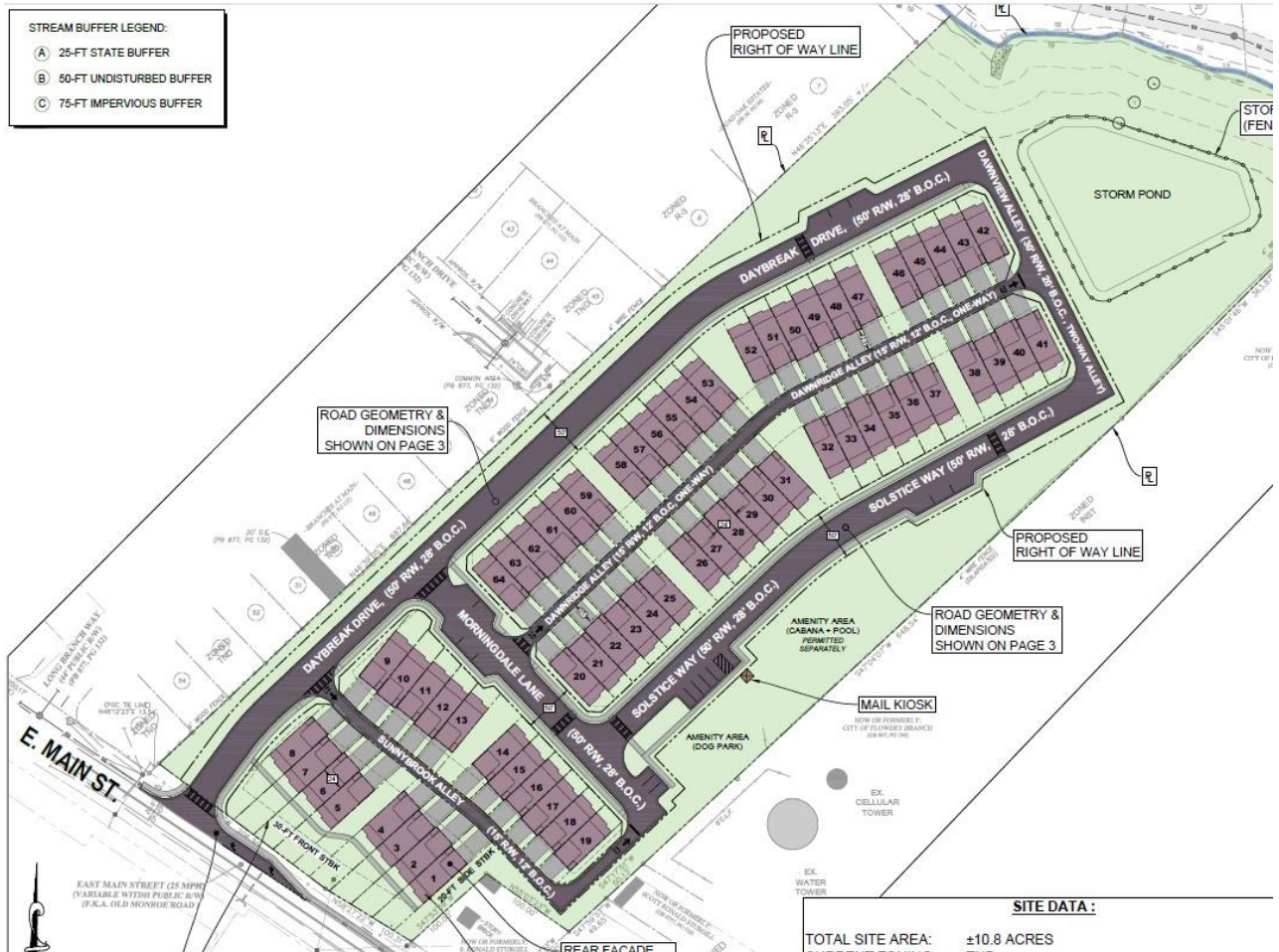
Proposed Use:

The applicant submits the Preliminary Plat for review and consideration in accordance with Article 5 – Preliminary Plat. The site is currently zoned TND, and the proposed development consists of 64 rear-loaded townhomes on 10.8 acres, yielding a density of 5.9 units per acre.



Location Map:

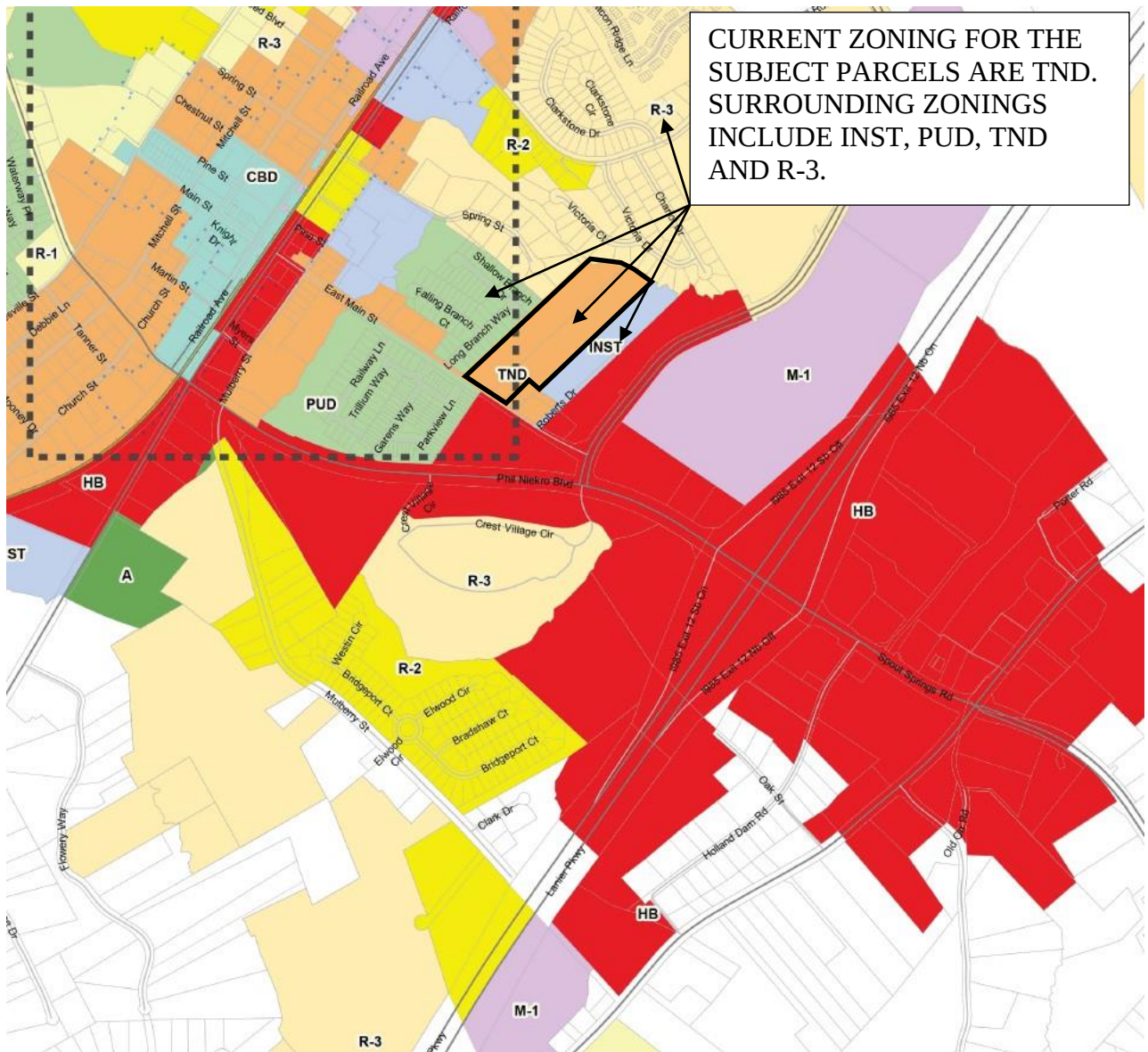




The proposed townhome development are all rear entry garages that are served with alleys. The front facades face towards the streets and sidewalk network. The townhomes are proposed 24' wide and a minimum 1,200 sf of heated floor area. Staff has not completed a design review for architectural compliance. The design includes 2.23 acres of open space of the 10.8 acres of total area.

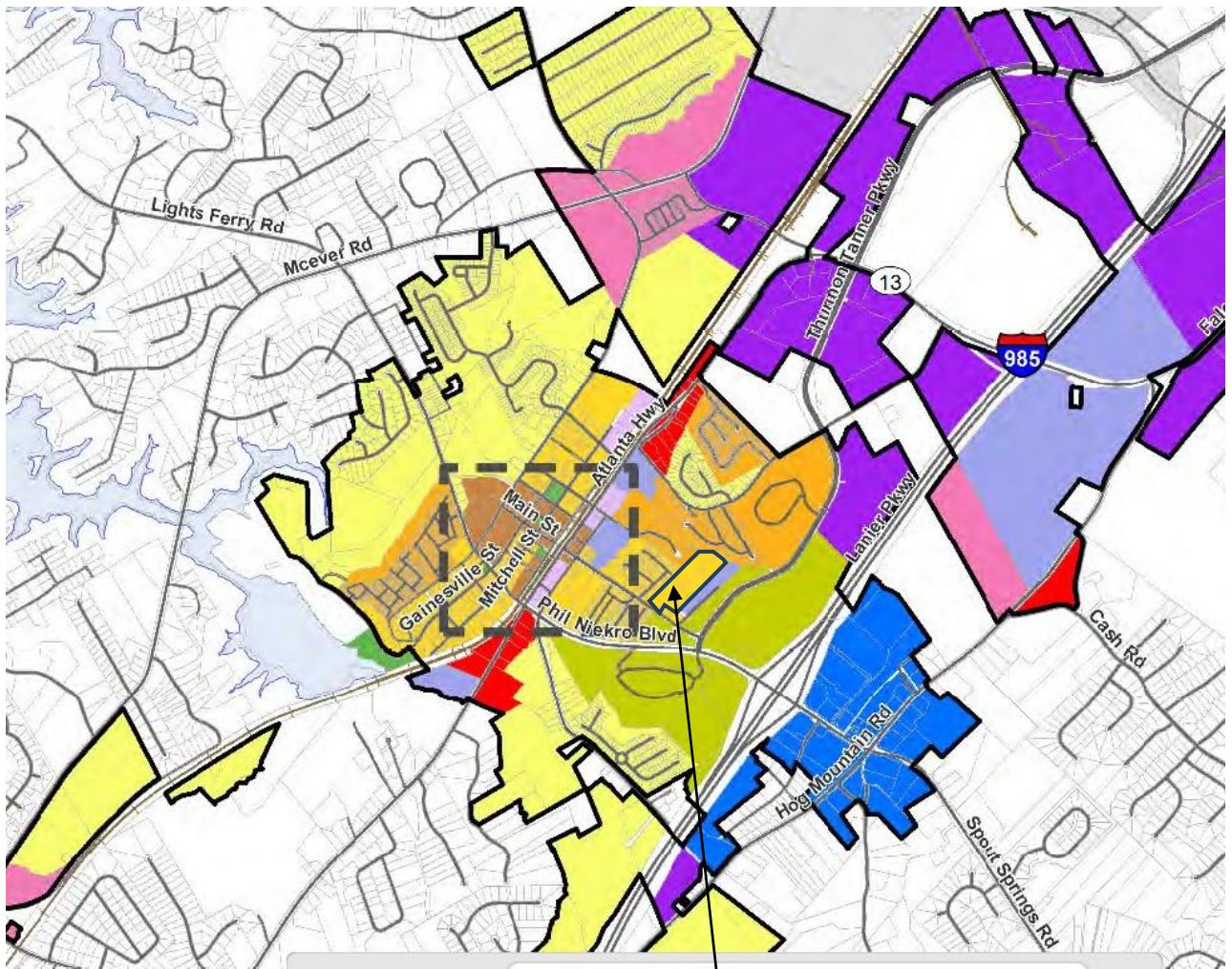


Zoning Map:





Comprehensive Plan / Future Land Use Plan:



CHARACTER AREA

- CONSERVATION
- SUBURBAN RESIDENTIAL
- TRADITIONAL NEIGHBORHOOD
- URBAN DENSITY COMMUNITY
- OLD TOWN
- MIXED USE - DOWNTOWN
- MIXED USE - NEIGHBORHOOD
- NEIGHBORHOOD COMMERCIAL
- ACTIVITY CENTER
- ACTIVITY CENTER - RETAIL
- INDUSTRIAL EMPLOYMENT
- INSTITUTIONAL CAMPUS

THE SUBJECT PARCELS ARE WITHIN THE TRADITIONAL NEIGHBORHOOD CHARACTER AREA WITH SIMILAR USES SURROUNDING THE SITE. THE PROPOSED LAND USE IS IN HARMONY WITH THE FLOWERY BRANCH COMPREHENSIVE PLAN.



Traditional Neighborhood

The Traditional Neighborhood character area includes the in-town residential areas around the downtown core of Old Town.

Vision

Maintain the character and development pattern of the originally settled neighborhoods of Flowery Branch, with sensitive residential in-fill development and careful improvements where required including new sidewalks, street trees, and other pedestrian-friendly streetscape features.

Design Principles

- Little if any building setbacks from city streets
- Rectangular or square blocks and lots, and block lengths should not exceed 800 feet without intervening (mid-block) pedestrian footpaths
- Narrow streets in a grid-like pattern with shade trees
- Building facades emphasize porches
- Rear entry garage or detached rear garage, with the exception that a garage may be recessed behind the front façade if off-street parking must be directly accessed from the street and directly facing the street
- Wide sidewalks
- Smaller lots/higher density than Suburban Residential
- Provision of public greens or common areas when new neighborhoods are created
- Design review required for compatibility with existing residences

Land Uses

- Primarily single-family detached dwellings
- Townhouses may be allowed
- Greens, plazas, and pocket parks incorporated into development plans

Zoning

- TND, Traditional Neighborhood Development

Illustrative Photos





Recommendations:

Staff recommends the approval of the Preliminary Plat, subject to the following conditions:

1. **E. Main Street Improvements:** The frontage of the proposed development along E. Main Street shall be improved in accordance with the standards set forth in Article 10. The project engineer must coordinate with the Director of Public Works prior to the issuance of a Land Disturbance Permit.
2. **Waterline Connection:** The developer shall establish a waterline loop upon connecting to the water main. Coordination with the Director of Public Works is required by the project engineer before a Land Disturbance Permit is issued.
3. **Sanitary Sewer Manhole:** The developer shall provide a sanitary sewer manhole at the common property line with the city-owned parcel (08113 002013). The project engineer must coordinate with the Director of Public Works prior to the issuance of a Land Disturbance Permit.
4. **Alley Maintenance:** All alleys within the development shall be designated as private streets, to be owned and maintained by the Homeowner's Association.
5. **Proposed Street Design:** The approval of the preliminary plat by the City Council doesn't concurrently approve any variances not specifically requested with a variance application and submittal.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider Termination of the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

COUNCIL MEETING DATE: April 3, 2025

HISTORY:

On 12/10/2020, Flowery Branch entered into an Intergovernmental Agreement with Hall County for GIS Services and Property Addressing Services. This agreement superseded the previous agreement between the two agencies for GIS and Permitting Services signed on 8/24/06.

FACTS AND ISSUES:

Flowery Branch has enjoyed the use of Hall County's GIS services for many years. The time has come where Flowery Branch has a need for more than Hall County's GIS services offer. With the development of its own GIS, Flowery Branch staff will be able to redline corrections out in the field (water lines, sewer lines, stormwater, or roads) and will have real time information readily available to them in the field.

Flowery Branch's GIS software will integrate nicely with our work order systems in both public utilities and public works, allowing staff to see the items in the work order system on a map. This software will also have features to notify those customers affected should there be a water line that is down and notify the same customers of when the water line is back open.

Although, there will be savings of approximately \$25,000 that they city is no longer paying to Hall County, the funding will go into further building of Flowery Branch's GIS system so there is no savings or excess funding needed for the item.

OPTIONS:

- 1) Terminate the GIS Services and Property Addressing IGA with Hall County dated December 10, 2010.
- 2) Do not terminate the GIS Services and Property Addressing IGA with Hall County.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

Repurposing the funds of approximately \$25,000 for GIS services.

RECOMMENDATION:

To terminate the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

SAMPLE MOTION:

I make a motion to terminate the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020 and authorize the City Manager to send a letter to Hall County giving the required 90-day notice of termination.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [ES - Termination of IGA with Hall County GIS.pdf](#)
- [Hall Co IGA GIS 01.2021.pdf](#)



FLOWERY BRANCH CITY COUNCIL EXECUTIVE SUMMARY

SUBJECT: Consider termination of the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

DATE: March 25, 2025

BUDGET INFORMATION:
ANNUAL- \$0
CAPITAL-

☒ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☐ **STATUS REPORT**
☐ **OTHER**

COUNCIL ACTION REQUESTED ON: April 3, 2025

PURPOSE: To consider terminating the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020.

HISTORY: On 12/10/2020, Flowery Branch entered into an Intergovernmental Agreement with Hall County for GIS Services and Property Addressing Services. This agreement superseded the previous agreement between the two agencies for GIS and Permitting Services signed on 8/24/06.

FACTS AND ISSUES: Flowery Branch has enjoyed the use of Hall County's GIS services for many years. The time has come where Flowery Branch has a need for more than Hall County's GIS services offer. With the development of its own GIS, Flowery Branch staff will be able to redline corrections out in the field (water lines, sewer lines, stormwater, or roads) and will have real time information readily available to them in the field.

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OPTIONS:

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-
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RECOMMENDED SAMPLE MOTION:

I make a motion to terminate the Intergovernmental Agreement for Geographic Information System (GIS) Services and Property Addressing Services between Hall County and the City of Flowery Branch dated December 10, 2020 and authorize the City Manager to send a letter to Hall County giving the required 90-day notice of termination.

DEPARTMENT: Administration

Prepared by: Tonya Parrish

**INTERGOVERNMENTAL AGREEMENT
FOR
GEOGRAPHIC INFORMATION SYSTEM (GIS) SERVICES,
AND PROPERTY ADDRESSING SERVICES**

GEORGIA, HALL COUNTY

This Agreement, made and entered into as of the 10th day of December, 2020, by and between the governing bodies of Hall County, Georgia, hereinafter called "Hall County", and the City of Flowery Branch, Georgia, hereinafter called "Flowery Branch", both of which agree as follows:

WHEREAS, Flowery Branch and Hall County desire to enter into an agreement to provide GIS and Property Addressing services; and

WHEREAS, the funding of these services provided by Hall County and Flowery Branch should reflect an equitable distribution of the costs of the services provided to each jurisdiction; and

NOW, THEREFORE, Hall County and Flowery Branch agree that the services will be provided as follows:

- A. The GIS and Property Addressing services to be provided are fully described in Appendix A.
- B. Flowery Branch agrees to provide 4% of the funding necessary to provide the services described in Appendix A.
- C. Items included in the funding percentage described above include: capital and operational expenditures associated with the services, and salary and benefits for the positions listed in Appendix A.
- D. Revenues collected from these services will be collected by the Hall County Planning Department and allocated to the applicable program to help offset the costs to Flowery Branch and Hall County of funding the services described herein. All billing and accounting for the services will be coordinated by the Hall County and Flowery Branch Finance Departments.
- E. The term of this Agreement shall be for ten years.

Each party to this Agreement has the right to terminate this Agreement without cause. Termination shall be effective on the ninetieth (90th) day after receipt of notification of termination by the other party. In such event the terminating party shall be awarded its portion of inventory of fixed assets in accordance with the funding ration allocation referenced above, provided the terminating party shall only be awarded that property which it contributed to upon commencement of its participation in this Agreement. In the event of termination by Flowery Branch, Hall County agrees to work with Flowery Branch to ensure that Flowery Branch continues to have access to all programs, software, and other related systems that relate to the services set forth in Appendix A.

All notices under this agreement shall be in writing and shall be deemed to have been given by delivering it in person or by certified mail to the following:

As to Flowery Branch:

City Manager
City of Flowery Branch
P O Box 757
5410 W. Pine Street
Flowery Branch, Ga. 30542

As to Hall County:

County Administrator
Hall County
2875 Browns Bridge Road
Gainesville, Georgia 30504

IN WITNESS THEREOF, the parties have set their hand and seals as of the date set forth above.

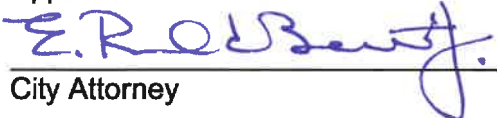
CITY OF FLOWERY BRANCH, GEORGIA

By: 
Mike Miller, Mayor

Attest: 
Vickie Short
City Clerk (SEAL)

Date: 11/17/2021

Approved as to Form:


City Attorney

HALL COUNTY, GEORGIA

By: 
Richard Higgins, Chairman
Hall County Board of Commissioners

Attest: 
Lisa A. Ritchie
County Clerk (SEAL)

Date: December 10, 2020

Approved as to Form:


County Attorney

GEOGRAPHIC INFORMATION SYSTEM (GIS) SERVICES, AND PROPERTY ADDRESSING SERVICES

STAFFING – The following positions within the Hall County Planning Department are assigned to provide the services described in further detail within this document:

- GIS Manager
- GIS Database Administrator
- GIS Analyst – Addressing Coordinator

SERVICES PROVIDED – The following is a description of the services provided by *GIS, Property Addressing, and the Development Management System*.

GIS

- GIS data support will include the acquisition, development, maintenance, updating, processing, and configuration of mapping data used by the City of Flowery Branch. New GIS data will be developed as requested.
- GIS staff will maintain and provide access to ESRI's ArcGIS Enterprise software and web services through ArcGIS Desktop application and web access to ArcGIS Online & ArcGIS Enterprise Portal. Access will be provided to GIS web map sites developed and maintained by GIS staff.
- GIS staff will provide technical support and assistance in the use of GIS software products as requested.
- GIS staff will provide maps and other GIS based reports and products as requested to other city departments and to the public.

Property Addressing

- Maintain the countywide Master Street Address Database including assigning addresses for new commercial & residential development.
- Provide street addresses to the Development Management System for all construction permits and land development projects, including commercial & industrial development, multifamily developments, and new subdivisions.
- Notify various government departments, utility companies, and post offices of street address for new land development projects.