



**City of Flowery Branch
City Council Meeting
Thursday, May 4, 2023. 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

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

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

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Planning & Community Development Director Rich Atkinson, Public Works & Utilities Director Bill Whidden, Finance Director Matthew Hamby, Community Relations Director Renee Carden, and City Attorney Karen Thomas.

Absent: Council Member Oliver McClellan and Police Chief Christopher Hulsey

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

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

MOTION: Joe Anglin

SECOND: William McDaniel

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

PUBLIC HEARING:

Discuss Proposed Text Amendment Implementing Zoning Ordinance Changes.

Director Atkinson presented a proposed text amendment implementing zoning ordinance changes. The goals are to update and clarify residential zoning districts, address where convenience stores may locate in the City limits, rework street design and open space requirements, and to ensure the City is in compliance with state requirements regarding advertising.

Some of the proposed changes to the zoning ordinance are the following:

- Article 6 - Conventional Residential Zoning Districts
- Article 8 - Planned Unit Development
- Article 9 - Non-Residential Zoning Districts
- Article 10 - Street Design and Open Space
- Articles 33, 34, 37, 38 - Text Amendments, Rezoning and CUP, Variances, and Administrative Variances

Article 6

- Removes the R-3 zoning district entirely
- Increases the R-2 maximum density from 3 to 4 units per acre
- Leaving Agricultural
- R-1, and MHP virtually unchanged

Article 8

- Article 8 becomes the new Mixed-Use (MU) district
- PUD Zoning is eliminated entirely
- MU allows a variety of housing types
- Commercial uses are limited to the Neighborhood Shopping (NS) district
- Density is set at a maximum of 6 units per acre
- 50-foot minimum lot width
- 1,200 square foot minimum heated floor area per residential dwelling
- Open spaces such as town greens and public squares, within developed portions of the development, should be located and designed to add to the visual amenities of the development. Greens and squares shall be spatially defined and distributed throughout the development so that no lot is more than a walking distance of 1,500 feet from a green, square, park or open space. Greens and squares should not be less than 8,000 square feet in area. A mix of peripheral as well as internal green space shall be provided.
- The residential portion of the project must include a minimum of 50% single-family detached homes.
- A minimum of 50% of the residential portion of the project must be served by rear loaded, alley fed, two car garages.
- All structures are required to meet all design and material requirements of the zoning ordinance.
- Developments over 35 units trigger additional requirements.
- Sidewalks increase from 5 feet in width to a minimum of 8 feet.
- Additional parking requirements include PTV and bicycle.
- Park benches, trash and recycling containers are required.
- Public art, drinking fountains, decorative fountains, are encouraged.

Article 9

- Update use chart 9.1
- Change convenience stores with or without pumps to be allowed in the Highway Business Zoning District (HB) only
- Additionally, a conditional use permit (CUP) will now be required.
- Other requirements (including the pumps must be located behind the primary structure) remain in place.

Article 10

- Created 10.21 Residential Street Design Requirements
- 2/3 of the required trees must be 2" caliper or larger.
- Street trees required every 25 feet.
- Tree root barriers are required.
- Corner Lot Landscaping Requirements
- Residential corner lots are a critical component to the overall theme of a community. The individual residential unit improvements specified in this section are outside of the ROW for each associated street. Therefore, all landscape improvements shall be private landscaping designed to the City's satisfaction and maintained by the landowner. The standards in this chapter regarding corner lot landscaping are the minimum requirements. The builder/designer may deviate from the planting design as long as the design consistency is preserved throughout the community. Any deviation to the planting design shall be approved by the City.
- All new residential streets shall be curvilinear. All streets more than three hundred and sixty (360) feet in length shall have at least twenty-five feet of lateral deviation from a straight course
- Created 10.22 Open Space
- Residential 10% civic and 5% amenity
- Civic – park, square, etc.
- Amenities – tennis courts, pools, etc.
- Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the eight types of civic spaces identified in Sec. 2.10.C or within an amenity space that conforms Sec. 2.10.10.D, unless part of an approved stormwater management plan for the site that includes runoff reduction measures.
- No required buffer may be used to satisfy open space requirements, except for stream buffers that are improved with trails and other authorized amenities.
- Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.

Residential Goals in the new MU:

- Curved streets
- Street trees
- Open Space
- Corner lots
- Mix of single family attached, detached, and NS commercial.
- Mix of front and rear loaded product
- Hope to encourage unique and desirable developments.

Articles 33, 34, 37, and 38

- New State requirements for advertising must be in place by July of 2023
- Requires the timeline for advertising to be 30-45 days out from the public hearing rather than the current time of 15-45 days.
- This impacts rezonings, CUP's, text amendments, and variances.

Council held a discussion with Director Atkinson on the proposed changes.

In Favor: None

Against: None

Neutral:

Kelly McLincha, 5628 Church Street, Flowery Branch, GA 30542

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

DEPARTMENT REPORTS:

City Manager Report:

City Manager Parrish recognized Billy Edge with a certificate of appreciation for faithfully volunteering for every cleanup day hosted by the City and for his dedication to the City. City Manager Parrish also presented Mr. Charles Mull with a City coin for his dedication to the cleanup days hosted by the City.

Community Relations Report:

Community Relations Director Carden invited citizens to The City of Flowery Branch Grand Opening Celebration on Thursday, June 22, 2023, from 3:00 p.m. until 5:00 p.m. There will be keynote speakers and a ribbon cutting as well as the Farmers Market on that day.

Council Report:

Council Member Mundy stated that the City cleanup day was a success and the amount of trash picked up was down.

Council Member Mezzanotte stated that the City was very clean and he complimented Director Whidden and his team on their hard work.

Council Member Anglin complemented City Manager Parrish and her hard work and dedication to the City.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 6:31 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:31 p.m.

PUBLIC COMMENTS:

Kelly McLincha, 5628 Church Street, Flowery Branch, GA 30542

Mr. McLincha thanked City Manager Parrish for taking care of the City issues. He inquired about the long-term sewer plant upgrades and if there was a timeline for the sewer upgrades. He also voiced his concerns about tractor trailers consistently parking on Thurmon Tanner by the Shell gas station in the empty lot.

CONSENT AGENDA:

- Consider April 20, 2023 City Council Meeting Minutes
- Consider April 20, 2023 Executive Session Minutes
- Consider April 2023 Per Diem for Mayor Asbridge

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

MOTION: Chris Mundy

SECOND: Joseph Mezzanotte

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Consider the First Reading of Ordinance 693, a variance request submitted by Stanton E. Porter allowing fuel pumps to be located in front of the primary structure at 4603 Atlanta Highway.

City Attorney Thomas read the caption for Ordinance 693, a variance request submitted by Stanton E. Porter allowing fuel pumps to be located in front of the primary structure at 4603 Atlanta Highway.

There was a motion made to approve the First Reading of Ordinance 693.

MOTION: Joe Anglin

SECOND: William McDaniel

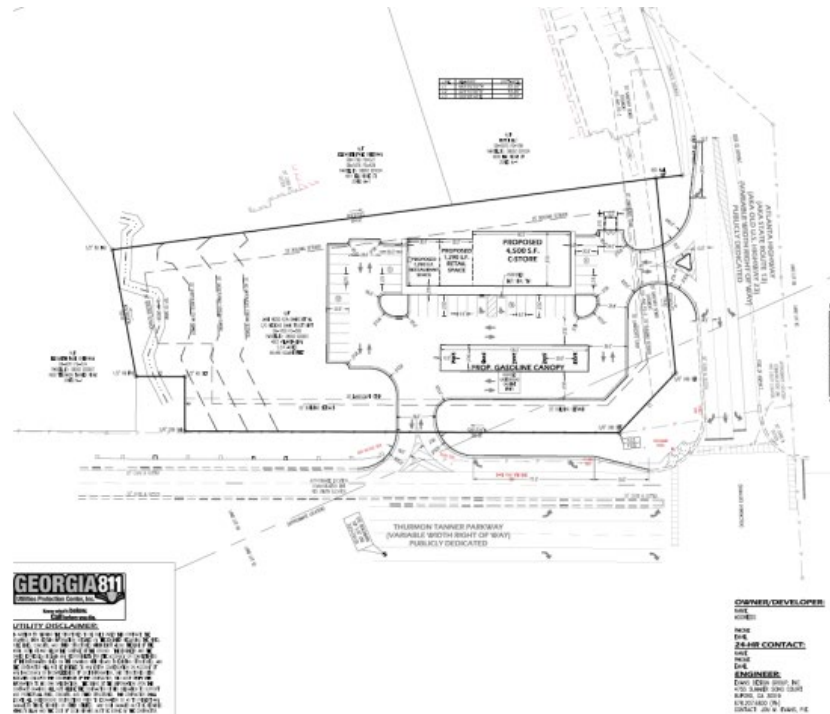
AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Council Member Anglin asked Director Atkinson to discuss the conditions of zoning for Ordinance 693 that the applicant has agreed to. The following eleven conditions are outlined below:

1. The project shall generally adhere to the site plan as shown below:



2. Sewer shall be provided by the project by the City of Flowery Branch.
3. Water shall be supplied by the City of Gainesville.
4. Welcome to Flowery Branch monument sign.
5. Exterior building material shall be brick and stone on all four sides.
6. The dumpster enclosure shall be brick.
7. Gas canopy pillars shall be brick.
8. Detailed professionally drawn landscape plan required to be submitted and approved by staff prior to the issuance of a building permit.
9. A lighting plan shall be submitted and approved by staff prior to the issuance of a building permit.
10. Five (5) foot sidewalks required along the property length of Thurmon Tanner and Atlanta Highway.
11. The following uses shall be prohibited in the additional retail spaces attached to the primary structure (convenience store): vape or smoke shop, massage parlor, tattoo shop, or health spa.

Council further discussed the conditions to Ordinance 693 with Director Atkinson. Council held a discussion with the applicant's attorney regarding a right in only and right out only into the property.

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters related to the acquisition/disposition of real estate and for matters related to pending or potential litigation at 6:43 p.m.

MOTION: Chris Mundy
SECOND: William McDaniel
AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

There was a motion made to exit executive session at 8:01 p.m.

MOTION: Joe Anglin
SECOND: William McDaniel
AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

ADJOURNMENT:

There was a motion made to adjourn the meeting at 8:01 p.m.

MOTION: Chris Mundy
SECOND: Joe Anglin
AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Joe Anglin, Mayor Pro Tempore

Date

Shelia Cooper, City Clerk