



**City of Flowery Branch
City Council Meeting
Thursday, May 20, 2021 at 6:00 PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Mike Miller called the meeting to order at 6:03 p.m.

PRESENT: Mayor Mike Miller and Councilmembers Chris Mundy, Ed Asbridge, Leslie Jarchow and Amy Farah.

ABSENT: Joe Anglin (until the end of Executive Session).

Also present were Vickie Short, Interim City Manager, Shelia Cooper, Interim Assistant City Clerk, Ron Bennett, City Attorney, Alisha Gamble, Finance Director, Rich Atkinson, Planner, Bill Whidden, Public Works Director, Sgt. Dalton Hall, PD Patrol Commander, Chris Hulsey, Interim Police Chief, Jimmy Dean, Water/Wastewater Director

PLEDGE OF ALLEGIANCE:

Mayor Mike Miller led the Pledge of Allegiance.

UNFINISHED BUSINESS - WORK SESSION:

First Reading of the rezoning application submitted by NNP-Looper Lake, LLC. to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

NNP Looper Lake has withdrawn the application to rezone Tax Parcel 15047 000885. Mayor Mike Miller asked Mr. Atkinson to explain to the citizens the present application. Mr. Atkinson presented the details of the applicant's request.

First Reading of the rezoning request submitted by Mr. Bill Stark. Request is to rezone six parcels totaling 118+- acres from M-1 (Light Industrial) to R-3 (Multi-Family) with the intention to construct a residential community consisting of single family detached homes and townhomes. The request includes six (6) parcels and therefore requires (6) corresponding ordinances. The ordinances are 625, 626, 627, 628 (encompassing phase one), and 629, 630 (encompassing phase two).

Mr. Atkinson explained the zoning request and reported that the traffic study was completed as requested by Mayor and Council.

Clark Kennedy, with Clark, Patterson, Lee CPL fielded several questions. Mr. Billy Stark, with Stark Enterprises fielded several questions.

Mr. Asbridge questioned the traffic study and was advised that the proposed community will not impact traffic negatively on Mulberry during Phase One. The traffic study does point out that there is already a traffic issue as it currently sits. The traffic study suggests a turning lane be added to compensate for the additional traffic on Mulberry Street during Phase Two. Mrs. Farah asked for clarification on the traffic levels and asked for an explanation on the grading of the traffic study. Mr. Kennedy explained that a Grade D is acceptable and that a Grade E or F is failing. The city is currently a Grade C for that area. Mr. Asbridge continued to question the turning lanes.

Mr. Billy Stark explained the property as having 5 streams and 19 acres of open space. He also explained this is the reasoning behind building townhomes versus single family homes. The land cost's factor into the price of the structures. Less homes equals higher cost for the homeowner. Mayor Miller asked about the price and size of the townhomes. Mr. Stark advised that 1,650 to 1,850 square foot townhomes will be priced between \$250,000 to \$275,000. Mr. Stark advised the 2,200 to 2,500 square foot single family homes will start at \$300,000 and up.

NEW BUSINESS-WORK SESSION:

Resolution 21-004: 5318 Railroad Ave and The Depot Repairs Budget Adjustment Request

Mrs. Gamble presented the details and costs for the rental property located at 5318 Railroad Avenue and bathroom repairs and upgrades at The Depot. Mr. Asbridge asked if the windows had already been replaced at 5318 Railroad Ave, however Mrs. Gamble reminded him that the windows had been replaced at The Depot. Mr. Mundy requested a timeline for both projects and Mrs. Gamble reported that the 5318 Railroad projected is estimated to 10-11 weeks and The Depot bathroom is estimated to 5-6 weeks.

DEPARTMENT REPORTS:

Interim City Manager Report

Ms. Short presented a list of the 31 current, completed, or projected developments going on in the city. She also reported that the Finance Department is working with each department on the final budget expenditures for FY2021. Mrs. Gamble is also preparing the budget and millage rate information for FY2022. Staff is gearing up for audit preparations. The Public Works Department has several pending projects with the large meter replacements and continuation of repairs at the Depot and 5318 Railroad Avenue building. Ms. Short advised that the police department is adding a new patrolman on May 24, 2021. She advised the final stages of the new sewer plant plans are expected to be completed at the end of this month. Ms. Short spoke about the downtown development being the forefront of the priorities and that the project requires input from planning, finance as well as public works. The City staff is in unprecedented times regarding growth. Each department is committed to assuring the completion of each of the projects as well as continuing to provide the needs of our citizens.

ADJOURNMENT WORK SESSION:

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

PUBLIC COMMENTS: There were no public comments.

CONSENT AGENDA:

Consider May 6, 2021, Council Meeting Minutes

Consider Mayor Mike Miller Per Diem

There was a motion made to approve consent agenda.

MOTION: Leslie Jarchow

SECOND: Ed Asbridge

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

NAYS: None

Motion carried.

UNFINISHED BUSINESS - VOTING SESSION:

First Reading of the rezoning application submitted by NNP-Looper Lake, LLC. to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

There was a motion made to approve withdrawal of the application.

MOTION: Ed Asbridge

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried.

First Reading of the rezoning request submitted by Mr. Bill Stark. Request is to rezone six parcels totaling 118 +/- acres from M-1 (Light Industrial) to R-3 (Multi-Family) with the intention to construct a residential community consisting of single family detached homes and townhomes. The request includes six (6) parcels and therefore requires six (6) corresponding ordinances. The ordinances are 625, 626, 627, 628 (encompassing phase one), and 629, 630 (encompassing phase two).

Mr. Bennett read the caption.

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There was a motion made to approve First vote. Staff recommends approval.

MOTION: Ed Asbridge
SECOND: Chris Mundy
AYES: Ed Asbridge, Chris Mundy, Leslie Jarchow
NAYS: Amy Farah
Motion carried.

Heritage Homes Group, LLC Land Exchange Amendment

There was a motion made to approve the Heritage Homes Group, LLC Land Exchange Agreement.

MOTION: Amy Farah
SECOND: Leslie Jarchow
AYES: Ed Asbridge, Chris Mundy, Leslie Jarchow, Amy Farah
NAYS: None
Motion carried.

NEW BUSINESS-VOTING SESSION:

Resolution 21-004: 5318 Railroad Ave and The Depot Repairs Budget Adjustment Request

There was a motion made to approve a budget adjustment to move \$31,300 from the Public Works Department budget to City Hall/Buildings – Repairs & Maintenance to complete repairs at 5318 Railroad Avenue and The Depot.

MOTION: Amy Farah
SECOND: Ed Asbridge
AYES: Ed Asbridge, Chris Mundy, Leslie Jarchow, Amy Farah
NAYS: None
Motion carried.

EXECUTIVE SESSION:

There was a motion made to enter executive session executive session at 7:15 PM.

MOTION: Chris Mundy
SECOND: Amy Farah
AYES: Ed Asbridge, Chris Mundy, Leslie Jarchow, Amy Farah
NAYS: None
Motion carried.

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There was a motion made to reconvene open session executive session at 8:40 PM.

MOTION: Amy Farah

SECOND: Chris Mundy

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

NAYS: None

Motion carried.

APPOINTMENT OF VICKIE SHORT AS INTERIM CITY MANAGER

There was a motion made to approve the appointment of Vickie Short as Interim City Manager.

This also includes adding Vickie Annette Short as a signor on the City of Flowery Branch bank accounts with Renasant Bank.

MOTION: Amy Farah

SECOND: Chris Mundy

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

NAYS: None

Motion carried.

APPOINTMENT OF SHELIA COOPER AS INTERIM ASSISTANT CITY CLERK

There was a motion made to approve the appointment of Shelia Cooper as Interim Assistant City Clerk.

MOTION: Amy Farah

SECOND: Ed Asbridge

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

NAYS: None

Motion carried.

ADJOURNMENT:

There was a motion made to approve adjournment at 8:44PM.

MOTION: Chris Mundy

SECOND: Ed Asbridge

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

NAYS: None

Motion carried.