



**City of Flowery Branch
City Council Meeting
Thursday, June 2, 2022, 6:00 P.M.
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Edward Asbridge called the council meeting to order at 6:00 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, Joseph Mezzanotte, and Chris Mundy. Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Alisha Gamble, Planning Director Rich Atkinson, Police Chief Chris Hulse, Public Works Director Bill Whidden and City Attorney Ron Bennett.

Absent: William McDaniel

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

PUBLIC HEARING:

Mayor Asbridge called the Public Hearing to order at 6:02 p.m.

A public hearing to consider a request from Milstead Homes, LLC to rezone a .36 +/- acre tract known as 5224 Chattahoochee Street, also identified as tax parcel identification number 08112 012008, from Residential, Detached Single-Family, Low-Density District (R-1) to Residential Multi-Family District (R-3).

City Planner Atkinson presented a request from Milstead Homes, LLC to rezone 5224 Chattahoochee Street from Residential Detached, Single-Family, Low-Density District to Residential Multi-Family District. The applicant intends to build a run of three front entry townhomes. The City comprehensive plan states the character area is intended for the Traditional Neighborhood Development District (TND) zoning designation which includes front porches and limited setback from the street. The proposed does not meet the requirements of the Traditional Neighborhood character area. The proposed site is considered too small by the applicant to feasibly construct to TND standards.

City Planner Atkinson gave an overview of the schedule:

- June 2 – Public Hearing
- July 21 – First Vote
- August 4 – Work Session (if needed)
- August 18 – Final Vote

Council Member Anglin asked even with R-3 does the face of the townhomes match up with the code and City Planner Atkinson stated he has not done a full review, but it looks like it does, but he will look at it closer when he does the staff report.

Mayor Asbridge asked if there is a house on the corner and City Planner Atkinson stated there is a house on each side of the proposed project.

Council Member Mezzanotte asked if there has been any feedback from either neighbor and City Planner Atkinson stated he has had no contact from either neighbor.

Council Member Mezzanotte asked if there are any rules as to what they can park in front of their homes and City Planner Atkinson stated the bump out is not for a parking pad but so you can turn around without having to back out onto Chattahoochee Street.

Council Member Mezzanotte asked if they can park a boat or trailer in front of their homes and City Planner Atkinson stated they cannot park a boat or trailer.

Council Member Mundy stated two things stand out to him and that is not having a front porch and front entry garages.

Council Member Mezzanotte stated there is a similar multi-family home on the same street and asked if it was during the same zoning requirement and City Planner Atkinson stated that he wasn't a part of that zoning process.

PUBLIC COMMENTS:

Against:

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

In Favor:

Tyler Milstead, 4435 Palmetto Lane, Cumming, GA 30041

Mr. Milstead stated the biggest concern, in his opinion, is the rear entry garage and trying to meet the architecture standards of the neighborhood. He stated he could possibly squeeze it down to three units with a drive around the back side with a rear entry garage, but it would limit the garage size to a one car garage.

Mayor Asbridge closed the public hearing at 6:17 p.m.

A public hearing to consider a request from Chattahoochee Construction Managers, LLC/MQ Development, LLC to rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022.

Mayor Asbridge called the Public Hearing to order at 6:17 p.m.

City Planner Atkinson presented the consideration request from Chattahoochee Construction Manager, LLC / MQ Development, LLC to rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022. Rezoning two parcels of land with the intent to construct a fifty-five-unit townhome development. The City comprehensive plan states the character area is intended for less dense single family detached homes and the proposed does not meet the comprehensive plan. However, the proposed is in line with the approved development to the west which includes detached and attached single family homes.

City Planner Atkinson gave an overview of the schedule:

- June 2 – Public Hearing
- July 21 – First Vote
- August 4 – Work Session (if needed)
- August 18 – Final Vote

Council Member Mezzanotte asked if we have taken wastewater capacity into consideration and City Planner Atkinson stated that this is a rezoning process and is a land use decision only. The wastewater capacity will get discussed during the building stage.

Council Member Mezzanotte asked if the applicant is going to clear cut to the edge of the property for visibility to I-985 and City Planner Atkinson stated he did not know if it would be clear cut, but it would have visibility from I-985.

Council Member Anglin asked if the townhomes will be front facing I-985 and City Planner Atkinson replied yes.

Council Member Mezzanotte stated based on the application that we do not have to notify Hall County School System but is curious as to the number of homes before we notify the school system and City Planner Atkinson stated that the school system is provided with our council meeting agendas and is aware of any developments going on in the City.

Council Member Mezzanotte asked if there will be rules on the number of rentals versus occupied homes and City Planner Atkinson stated will be discussed before the first vote and it will be placed in as a condition.

Council Member Mezzanotte asked about the buffer between this development and the new one being built, and City Planner Atkinson stated there is no conflict and no buffer is required since the they are both residential uses.

There was a discussion regarding the current traffic issues on Phil Niekro and Mulberry Street and if the applicant would be interested in contributing to any improvements to help with this issue.

It was noted the Stark property goes right up to this proposed development.

Against:

Mark Weber, 6114 Stella Light Drive, Flowery Branch, GA 30542

Charles Mull, 5918 Mitchell Street, Flowery Branch, GA 30542

In Favor:

Chris Fowler, 3701 Old Monroe Madison Highway, Madison, GA 30650

Mayor Asbridge closed the Public Hearing at 6:38 p.m.

NEW BUSINESS -WORK SESSION:

Commitment of Local Match of \$314,833.50 with the application for the Downtown Redevelopment Grant

City Manager Parrish presented a recommendation for the City to apply for funding through the Rural Downtown Redevelopment Grant program offered through the Georgia Department of Community Affairs. There is a required ten percent local match, and the total of the grant would be \$3,148,335.00. This would be for the development of Chestnut Street City Park and the multi-use trail connecting key residential areas of Old Town. This project will compliment Phase 1 of the Old Town Redevelopment Project which is currently in process. The investment in this Phase 2 will yield additional amenities for residents and guests. Specifically, the Chestnut Street City Park will provide greenspace and recreational amenities to compliment the Phase 1 redevelopment project. In addition to providing a healthy, recreational amenity, the multi-use trails will provide an alternative means of transportation to Old Town for Flowery Branch residents, providing a solution to the limited parking issues. These projects align with the City's Comprehensive Plan and Old Town Redevelopment Plan.

Council Member Anglin asked if there is a surplus in the local resources fund and City Manager Parrish stated there is enough money for this commitment.

DEPARTMENT REPORTS:

City Manager Report:

Rich Edinger from Clark Patterson Lee gave a Mitchell Street update. The utilities have been relocated and the old power poles have been removed. The contractor has been working and has put drainage pipe in the ground, catch basins, and curb and gutter. The contractor still does not have the block. The block may be delivered this month, but he is not sure if the vendor will be

able to ship all the block or just a part of the order. There was a discussion on the block and having a back up plan if the order does not come in.

City Clerk Report:

City Clerk Cooper invited the citizens to the June 9, 2022 Farmers Market and Block Party with the Fly Betty Band.

Planning Department Report:

City Planner Atkinson thanked Mayor and Council for their support of his department.

Council Report:

Council Member Anglin explained that sewer capacity is not a factor when determining land use in the zoning process.

ADJOURNMENT WORK SESSION:

Mayor Asbridge closed the work session at 6:52 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:52 p.m.

PUBLIC COMMENTS:

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

He is concerned with the Mitchell Street Project.

CONSENT AGENDA:

- Consider Mayor Asbridge Per Diem for April 2022 and May 2022
- Consider May 19, 2022 Minutes
- Consider Public Hearing May 26, 2022 Minutes

There was a motion made to approve the consent agenda.

MOTION: Chris Mundy
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consideration of Resolution 22-012 - To adopt the Fiscal Year 2023 Annual Budget

City Attorney Bennett read the caption to Resolution 22-012.

There was a motion made to table until June 23, 2022.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consideration of Second Reading of Ordinance 660 - A request from Lights Ferry Partners, LLC and Diego Fracasso to Rezone 5908 Lights Ferry Road, a 1.92+/- acre of land also known as Tax Parcel Identification Number 08112 027019 from Residential, Detached Single-Family, Low-Density District (R-1) to Traditional Neighborhood Development District (TND)

City Attorney Bennett read the caption for Ordinance 660.

There was a motion made to approve the second reading of Ordinance 660 with the following changes to the conditions: Condition Number 4 is a minimum of five and a maximum of ten decorative light poles matching the Flowery Branch downtown lights shall be installed in accordance with a lighting plan that must be submitted and approved by the Community Development Director prior to the issuance of a land disturbance permit. Condition Number 8 is all required stormwater detention/retention facilities shall be underground. If such underground facilities are constructed to detain/retain stormwater for more than one lot, the area shall be landscaped to promote a pocket park atmosphere for the residents of the development.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: Joseph Mezzanotte
Motion carried

NEW BUSINESS - VOTING SESSION:

Consideration of executing a Lease Agreement for Suite 102 at 5519 Main Street with 4 Elephants Catering, LLC.

There was a motion made to approve the Lease Agreement for Suite 102 at 5519 Main Street with 4 Elephants Catering, LLC.

MOTION: Chris Mundy
SECOND: Joseph Mezzanotte
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider ratifying the signing of a Master Services Agreement and Service Advantage Work Order with VC3, Inc. for Information Technology (IT) Services.

There was a motion made to approve the execution of both documents.

MOTION: Oliver McClellan
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Commitment of Local Match of \$314,833.50 with the application for the Downtown Redevelopment Grant

There was a motion made to approve the Commitment of Local Match of \$314,833.50 with the application for the Downtown Redevelopment Grant.

MOTION: Joe Anglin
SECOND: Joseph Mezzanotte
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters related to the acquisition/disposition of real estate at 7:17 p.m.

MOTION: Joe Anglin
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

There was a motion made to exit executive session at 8:03 p.m.

MOTION: Joe Anglin
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 8:04 p.m.

MOTION: Chris Mundy
SECOND: Joe Anglin
AYES: Joe Anglin, Oliver McClellan, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Ed Asbridge, Mayor

Date

Shelia Cooper, City Clerk