City of Flowery Branch
City Council Meeting
Thursday, June 3, 2021, 6:00PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542

CALL PUBLIC HEARING TO ORDER:

Mayor Pro-Tem Joe Anglin called the meeting to order at 6:00pm.

Present: Mayor Pro-Tem Joe Anglin, Council Members, Ed Asbridge, Amy Farah and Chris Mundy

Absent: Mayor Mike Miller

Also present were Vickie Short, City Manager, Shelia Cooper, Assistant City Clerk, Ron Bennett, City Attorney, Rich Atkinson, Planning Director, Alisha Gamble, Finance Director, and Chris Hulsey, Police Chief.

PLEDGE OF ALLEGIANCE:

Mayor Pro-Tem Joe Anglin led the Pledge of Allegiance.

PUBLIC HEARING:

Consider a Rezoning Request submitted by South Hall, LLC. to rezone three parcels of land from Traditional Neighborhood District (TND) to Central Business District (CBD).

Mr. Atkinson explained the land exchange between the applicant and the City.
The City plans to exchange Knight Drive and Church Street for a small townhome development. This is a land swap between the applicant and the City. This transaction is needed to accommodate the Farmer's Market Project. This is a time sensitive project and there is more information on this request that has been sent to the City for review.

PUBLIC COMMENTS

Ray Stanjevich 5627 Church Street, Flowery Branch, GA 30542

Mr. Stanjevich stated he moved from Suwanee one and a half years ago and wanted to continue with the small town feeling. He enjoys walking to the downtown businesses. He is concerned about parking and the downtown home feel. He feels it will change the whole aspect of the down-home area. He is opposed to this development.

<u>Kelly McLincha 5628 Church Street, Flowery Branch, GA 30542</u>

Mr. McLincha stated he is not opposed but has questions. He wants to know the plans for the City and what the City is doing with Knight Drive. What is the plan for the massive Pin Oak tree? He is redoing his retaining wall and has renovated his home and property and he wants to know what will go in there to enhance his property.

<u>Meg McLincha 5628 Church Street, Flowery Branch, GA 30542</u>

Mrs. McLincha stated that she has lived almost five years on Church Street and that she and her husband like the small-town feel. She stated she is concerned with the infrastructure with the downtown area and stated there is not enough room for two cars to pass and the safety of that aspect.

Mr. Anglin asked Mr. Atkinson to answer some of the concerns from the public comments. Mr. Atkinson stated he would meet with any of the citizens to discuss the project and the vision of this project. Mr. Atkinson stated he would do research on the tree. Mr. Atkinson explained that a portion of Knight Drive will be a part of the property of the townhomes and a portion of Knight Drive will be a part of the Farmer's Market. There will be 2 sets of seven townhomes.

<u>Consider Ordinances #639 and #640 for an Annexation and Rezoning requests submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111. 003001B)</u>

Mr. Atkinson explained the annexation and rezoning of the applicant into the City. The rezoning from Hall County AIII to Flowery Branch A. The request is due to a failing septic system and soil issues. The applicant was allowed to connect to Flowery Branch sewer with an agreement to annex in as soon as feasible. There are no changes proposed to the residential property.

Mayor Pro-Tem Joe Anglin closed the public hearing at 6:18 pm.

<u>UNFINISHED BUSINESS - WORK SESSION:</u>

<u>Second 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).</u>

Mr. Atkinson presented the request to rezone six parcels from M1 to R3. There are Two Phases. Phase One is 48+/- acres; 49 single family detached; 140 townhomes. Phase Two is 69+/- acres; 138 single family detached. The applicant needs to have the entirety of the six parcels properly zoned for a higher density single family detached/townhome subdivision (R3) as part of the purchase agreement. The applicant is hesitant to acquire more land without having the proper zoning designation in place. To achieve this goal, and still meet the City's desire for a cohesive two-phase development, staff recommends rezoning all six parcels to the requested R3 zoning but restricting Phase two (parcels 08117 002001 and 08134 000006) as follows:

1. No permits shall be issued unless connectivity with Phase One is achieved in a manner satisfactory to Flowery Branch Mayor and Council.
2. A revised site plan shall be submitted to Mayor and Council for approval prior to the issuance of any permits.
3. Elevations shall be submitted and approved by Mayor and Council prior to the issuance of any permits.
4. Ordinances 629 and 630 shall b amended to reflect the approved site plan, approved elevations, and all conditions as set forth by Mayor and Council.

NEW BUSINESS -WORK SESSION:

Consideration of Appraisals and Approval of Values for the Exchange of Real Property between the City of Flowery Branch and Heritage Group Homes, LLC.

Mr. Bennett presented the Exchange of Real Property between the City of Flowery Branch and Heritage Group Homes. There were no questions.

Consider a Rezoning Request submitted by South Hall, LLC. to rezone three parcels of land from Traditional Neighborhood District (TND) to Central Business District (CBD).

There were no questions.

Consider Ordinances #639 and #640 for an Annexation and Rezoning requests submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111. 003001B)

There were no questions.

First Reading of Ordinance 279-C Amendment for Hotel-Motel Tax to 8%

Ms. Short gave an overview of Ordinance 279-C and advised that the City of Flowery Branch first approved a 5% Hotel-Motel Tax in September 2008. Resolution 20-004 allowed the submission of the increase to the State of Georgia. House Bill 649 enabled the City to increase the Tax to 8%. This ordinance is the official levying of the hotel tax. There were no questions.

Resolution 21-006: I-985 Digital Sign Repairs Budget Adjustment

Mrs. Gamble presented Resolution 21-006; I-985 sign needing repairs. This was not included as a part of the City-Wide Signs Project due to budget constraints. Mrs. Gamble explained that there were available funds in the Parks Department budget and requested to move $42,000 to Public Works/Capital Items by a department-to-department budget transfer request. Mrs. Gamble advised that FORMETCO (FTX) was the only company who provided a quote and was the original installer of the current, inoperable sign. To save costs, staff requested to stay with FORMETCO.

Mr. Asbridge questioned the original cost of the Flowery Branch sign and Mrs. Gamble explained that she could not find any documentation on the original cost. Mrs. Gamble explained that in 2015 there were upgrades to the sign and the cost was $19,000.00. Mr. Asbridge wanted to know when the sign was installed, and Mrs. Gamble replied 2008. Ms. Short stated it would be best to replace the sign but because of budget restraints, it would be a tremendous amount of money. The proposed sign would be a bigger screen and accessible from our City office. Ms. Short stated the sign was originally installed in 2008 and that the Atlanta Falcons and Stonebridge had contributed to the cost of the sign.

Mr. Anglin asked if the sign might still be under warranty, but it was advised it was not. Mr. Atkinson stated that he could not get a company to come look at the outdated computer components for repair or quote. Council would like more information and research on this resolution.

DEPARTMENT REPORTS:

City Manager Report:

Occupation licenses (business licenses) are currently in the renewal process with 45 already completed. For the month of May, the Planning Department issued 85 building permits with an anticipation of receiving the beginning issuance of The Beacon subdivision along McEver Road.

Staff met with Bob Troxler with Infratec with a time frame for the sewer plant expansion:
June 22nd Legal Ad to Finance
June 30th End of Advertisement
June 30th Bid Opening at City Hall 2:00 pm.
Aug 19th Award of Bid
Work to commence as soon as possible.

Wastewater Plant Program Management Proposal:

Clark, Patterson, and Lee have provided a proposal to staff to oversee the plant expansion project. Staff is currently reviewing the proposal and anticipates a quick turnaround on the approval.

Woodfield Apartments Lift station repairs:

Clark, Patterson, and Lee will be leading this project. It has been suggested that this overhaul be completed this summer since school will not be in session. It is important to note that this project is in the beginning stages and could be affected by the continued limitations of construction materials and components needed. There is not an urgency to this repair in providing service to the area.

Wastewater Treatment Plant:

Wastewater Treatment Plant Interim Improvements

Black and Veatch will provide a proposal for evaluation as well as proposal for costs of completion of work. Further improvements are needed until the plant is expanded.

FY2021 - Financial Update, Quarter Ending March 31, 2021

Mrs. Gamble presented the Financial Update and reported the Second Quarter activity should reflect 75% average collected and expensed as of 3/31/2021. This is dependent on when revenue is received, or expenses are incurred. The financial report is for an interim period and are not audited statements.

ADJOURNMENT WORK SESSION:

Mayor Pro-Tem Anglin adjourned the work session at 6:45pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Pro-Tem Anglin called the voting session to order at 6:45pm.

PUBLIC COMMENTS:

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

Mr. McLincha would like to understand the vacancies of staff at City Hall.

CONSENT AGENDA:

There was a motion made to approve the Consent Agenda.

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

UNFINISHED BUSINESS - VOTING SESSION:

Second 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 captions to Ordinance's 625,626,627,628,629 and 630.

There was a motion made to deny the Rezoning Request submitted by Bill Stark, Ordinances 625,626,627,628,629, and 630.

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

NEW BUSINESS - VOTING SESSION:

Consider a Rezoning Request submitted by South Hall, LLC. to rezone three parcels of land from Traditional Neighborhood District (TND) to Central Business District (CBD).

Mr. Bennett read the caption for the rezoning request submitted by South Hall, LLC.

There was a motion made to approve Rezoning Request submitted by South Hall, LLC to rezone three parcels of land from Traditional Neighborhood District (TND) to Central Business District (CBD). Council has questions and concerns regarding the tree and elevations before the second read.

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

Consider Ordinance #639 for an Annexation request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111 003001B).

Mr. Bennett read the caption for Ordinance #639.

There was a motion to approve Ordinance #639 for an annexation request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111 003001B).

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

Consider Ordinance #640 for a Rezoning request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111 003001B).

Mr. Bennett read the caption for Ordinance #640 for a rezoning request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111 003001B).

There was a motion to approve Ordinance #640 for a rezoning request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111 003001B).

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

First Reading of Ordinance 279-C Amendment for Hotel-Motel Tax to 8%

Mr. Bennett read the caption for Ordinance 279-C Amendment for Hotel-Motel Tax to 8%.

There was a motion to approve Ordinance 279-C Amendment for Hotel-Motel Tax to 8%.

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

Resolution 21-006: I-985 Digital Sign Repairs Budget Adjustment

Mr. Bennett read the caption for Resolution 21-006; I-985 Digital Sign Repairs Budget Adjustment.

There was a motion to table Resolution 21-006 until the June 17, 2021, meeting.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session at 7:34 pm for matters related to pending or potential litigation.

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

There was a motion made to reconvene open session at 8:01 pm.

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

ADJOURNMENT:

There was a motion made to adjourn at 8:02 pm.

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

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Mayor – Mike Miller Date Assistant City Clerk – Shelia Cooper