



**City of Flowery Branch
City Council Meeting
Thursday, August 3, 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 6:00 p.m.

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

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

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, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

NEW BUSINESS -WORK SESSION:

Consider Approval of Task Order with ESG Engineering, Inc. for the 2023 Water Distribution Improvements

City Manager Parrish presented a task order from ESG Engineering to provide professional engineering design services for the construction of drinking water distribution improvements in the City of Flowery Branch in an amount not to exceed \$97,500.

Council held a discussion with City Manager Parrish.

Consider Beer and Wine License for Try-La INC, DBA: Hampton Inn & Suites

City Manager Parrish led a discussion regarding a Beer and Wine license for Try-La INC, dba Hampton Inn & Suites located at 4660 Holland Dam Road, Flowery Branch, Georgia. Hampton Inn & Suites has been in business since 2008 and the Hilton brand is requiring all hotels to allow alcohol to be served to their guests.

There were no questions from Council.

Consider First Vote of Ordinance 698 to Amend the City of Flowery Branch Retirement Plan through GMA.

Director Hamby presented an amendment to Ordinance 698, amending the City of Flowery Branch Retirement plan for city employees through Georgia Municipal Association (GMA). City staff reviewed options, provided by GMA, of increasing the pension multiplier to 2.5% or 3%. It was determined, from the option studied, that an increase to a 2.5% multiplier with a 30 year cap is the best and most sustainable option.

Council held a discussion with Director Hamby.

Consider Cancellation of Contracts with Utility Service Company, Inc. for Water Tank Maintenance

City Manager Parrish led a discussion regarding cancelling current contracts with Utility Service Company, Inc. for the water tank maintenance.

Council held a discussion with City Manager Parrish.

Discussion about Potential Text Amendment to the Zoning Ordinance

Director Atkinson presented a proposed text amendment to the zoning ordinance. The goal is to restrict location of gas stations in reference to residential subdivisions.

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

Sec. 14.15. Gas Stations/Convenience Stores with Fuel Pumps

Gas Stations/Convenience Stores with Fuel Pumps shall meet all requirements set forth by the Flowery Branch Code of Ordinances and in addition shall comply with the following:

- a) A conditional use permit (CUP) shall be approved by the Flowery Branch City Council prior to any plan submittal for land disturbance, sign, or building permit.
- b) Gas or any pump that dispenses any type of fuel shall be located at least twenty-five (25) feet from the right-of-way.
- c) Pumps must be located behind the primary structure.
- d) No new gas station may be located within 1,320 feet of a residential neighborhood as measured in a straight line from property line to property line from subject property to any parcel contained within a residential subdivision.

- e) Building must be a minimum 75% brick on all four sides.
- f) Pump island columns and dumpster enclosure must match the building.

Council held a discussion with Director Atkinson.

DEPARTMENT REPORTS:

City Manager Report:

City Manager Parrish wanted to recognize Amanda Nix, Code Compliance Officer, for her hard work and compassion to a resident of Flowery Branch. Officer Nix showed compassion and determination to help a resident solve a compliance issue. She is appreciated for all her efforts.

Community Relations Report:

Director Carden wanted to remind everyone that the Farmer's Market Summer hours have been extended until 7 PM. She also wanted to invite everyone to the Back-to-School Block party on Friday August 4, 2023 and Music at the Branch on Sunday August 6, 2023. A new fall calendar has been created to detail events until October.

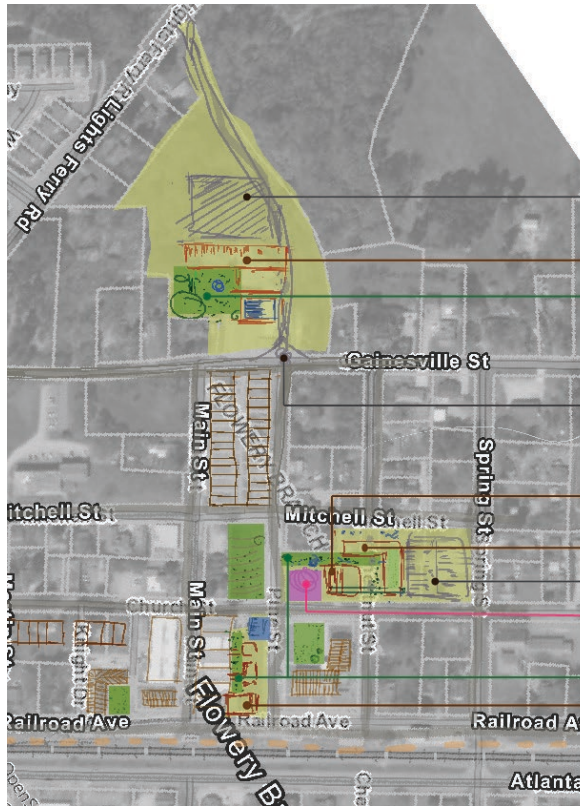
Community Relations Report:

Director Hamby wanted to address the ordinance stating if approved the change would take place September 1, 2023, and any new employee after would only have the option of 2.5% with a cap.

Planning Department Report:

City Planner Peng presented Council with *Staff Presentation of Downtown Phase II*





Citizens deserve high quality Civil use.

Parking Deck

Mixed use building

Landscaping

Outdoor seating

Roundabout

Brew pub

Mixed use building

Out door Parking

Outdoor Playground

Landscaping

Outdoor seating

Welcome Center

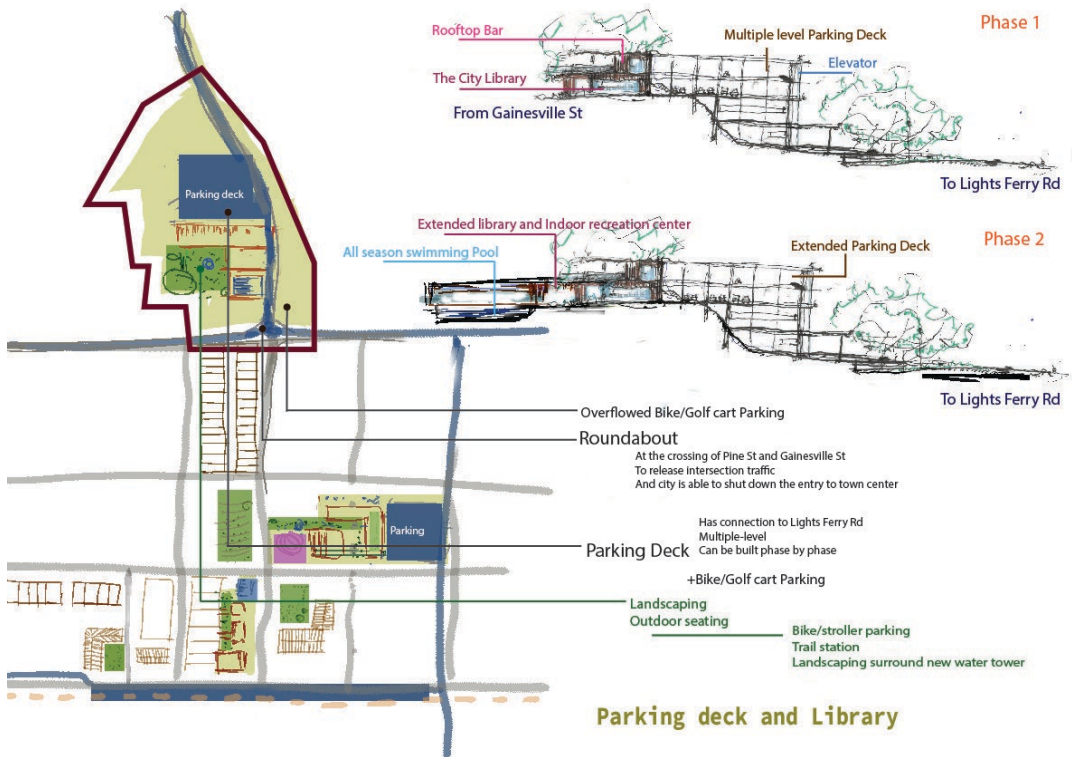
Pop-up Store

City Library
Cafe/ Restaurant/ Rooftop brunch
Small office
Extended: Indoor recreation center
Swimming Pool

Bike/stroller parking
Trail station
Landscaping surround new water tower

Rooftop garden
Apartment
Small office
Small retail

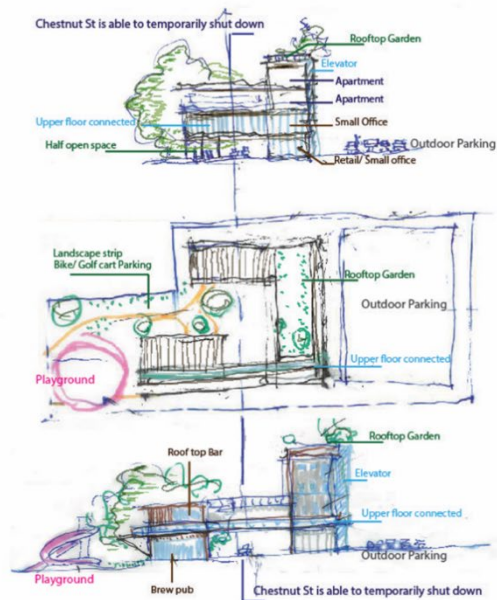
Enclosed Dumpster
Bathroom
Bike/Stroller parking/Lost and found
Temporary shop/Ice cream cart?



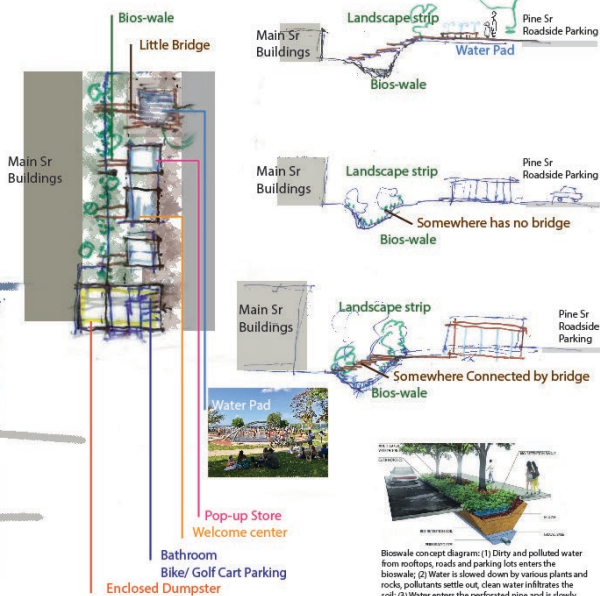
Phase 1

Phase 2

Parking deck and Library



Playground, Brew Pub, mixed-use and Parking



Bioswale, water pad and welcome center

Bioswale concept diagram: (1) Dirty and polluted water from rooftops, roads and parking lots enters the bioswale; (2) Water is slowed down by various plants and rocks, pollutants settle out, clean water infiltrates the soil; (3) Water enters the perforated pipe and is slowly absorbed into the ground; (4) Excess stormwater enters the bioswale and flows through the pipe into the recipient, cleaner than when it entered and in the amount significantly reduced. Source: <http://www.cranejapan.co/grass-bioswale-diagram.html>



Let's talk about Pedestrian-friendly.

Parking Space surrounds town center

Bike, stroller and golf cart parking along Pine St

We can temporarily shut down vehicle traffic



Let's talk about Who pay for What. And How Much.

Developer

Location	Use	Unit Number	Size	Condition
The City Library	Rooftop bar	1	2000 – 4000 sqft	Landscape
	Library Café	1	2000 – 3000 sqft	bike rack/golf cart parking
	Small Office	Multiple	2000 – 3000 sqft	Partially for Public work
Brew Pub and Mixed Use	Apartment	6-10	700 – 2500 per unit	
	Small Office	Multiple	1500 – 2500 sqft	Landscape
	Roadside Retail	1-2	1000 – 2000 sqft	Bike rack/golf cart parking
	Brew Pub	1	4000 – 6800 sqft	Build the Playground
Pop-up Store	Pop-up store	2-4	600 – 800 sqft	Partially for Bathroom and dumpster
Welcome Center				

Third party management company/ App Provider

Parking Management	Primary
EV charger Management	Could be controlled by parking management
Payment method	Could be add-on to above

	Size	Price	Cost	Capacity
Outdoor parking	20000 Sft	\$3-56/sqft	\$60k-120k	60 spots
Parking Deck	60000 Sqft	\$25,473/Spot in 2022	\$6M-8M	180 spots
EV charger: Level 2		\$2k-5k/spot	\$100k	24 spots
EV charger: FCDG		\$20k/spot transit	\$100k	5 spots
Bioswale	160 ft	\$58/9 ft-16 ft	\$9,280	
Permeable Pavement		\$1.02/sqft		
Green Roof	6080 Sqft	\$15 (\$30 concrete roof)	\$90k or \$180k	
Playground surfacing	4000 Sqft	\$12 (range: \$8-\$16)	\$50k	
Playground Equipment	2 sets: Toddler/School age 4000 – 6000 sqft		100k-200k	Maximum 60-90 kids
Bike Rack		\$50-150	TBD	
Golf Cart Parking		\$3-56/sqft		
Dumpster			Could be partially offered by developer	
Bathroom				
Water fountain	6000-8000 sqft (could be sized down)			Shelving: 2500 linear ft. 20,000 books
Library				
Indoor Recreation Center		Roughly \$1000/sqft	6-8M	

City

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 6:53 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:53 p.m.

PUBLIC COMMENTS:

CONSENT AGENDA:

- Consider July 20, 2023 City Council Meeting Minutes
- Consider July 20, 2023 Executive Session Minutes

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

MOTION: Chris Mundy

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider First Vote for an Appeal of the Zoning Administrator's Decision to Deny an Occupational Tax License Submitted by Mr. Razvan Catanitou.

There was a motion made to deny the Occupational Tax License submitted by Mr. Razvan Catanitou.

MOTION: Joe Anglin

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

Consider the Second Vote on 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 to Ordinance 693.

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

MOTION: Joe Anglin

SECOND: Oliver McClellan

Council held a discussion regarding Ordinance 693 and Exhibit “C” condition 5 (five). Council is concerned with the language. Council would like ordinance to read “Exterior building material shall be fully brick and stone on all 4 sides.” Mr. Porter is not opposed to this condition.

There was a motion made to amend Ordinance 693, Exhibit “C” condition 5 (five) to read “Exterior building material shall be fully brick and stone on all 4 sides.”

MOTION: Oliver McClellan

SECOND: William McDaniel

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

NAYS: None

Motion carried

There was a vote to approve the Second Reading of Ordinance 693 with the amendment to Exhibit “C” condition 5 (five).

MOTION: Joe Anglin

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

Consider Second Vote for Ordinance 696 for an Annexation request submitted by Cook Communities.

Applicant Cook Communities, representative Luke Pressley from 3120 Frontage Road, has requested to table Second Reading of Ordinance 696 until City Council Meeting on August 17, 2023 so council has ample time to review revised site plan.

City Attorney Thomas read the caption to Ordinance 696.

There was a motion made to table the Second Reading of Ordinance 696 until the City Council Meeting on August 17, 2023.

MOTION: Oliver McClellan

SECOND: Chris Mundy

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

NAYS: None

Motion carried

Consider Second Vote for Ordinance 697 for a Rezoning request submitted by Cook Communities.

There was a motion made to table the Second Reading of Ordinance 697 until the City Council Meeting on August 17, 2023.

MOTION: Chris Mundy

SECOND: Joe Anglin

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

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Consider Approval of Task Order with ESG Engineering, Inc. for the 2023 Water Distribution Improvements

There was a motion made to approve the Task Order with ESG Engineering, Inc. for the 2023 Water Distribution Improvements.

MOTION: Joe Anglin

SECOND: William McDaniel

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

NAYS: None

Motion carried

Consider Beer and Wine License for Try-La INC, DBA: Hampton Inn & Suites

There was a motion made to approve a Beer and Wine License for Try-La, Inc. dba Hampton Inn & Suites.

MOTION: Chris Mundy

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

Consider First Vote of Ordinance 698 to Amend the City of Flowery Branch Retirement Plan through GMA.

City Attorney Thomas read the caption for Ordinance 698.

There was a motion made to approve the First Vote of Ordinance 698 to Amend the City of Flowery Branch Retirement Plan through GMA and to authorize the Mayor and staff to execute necessary documents.

MOTION: Oliver McClellan

SECOND: Joe Anglin

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

NAYS: None

Motion carried

Council held a discussion.

Consider Cancellation of Contracts with Utility Service Company, Inc. for Water Tank Maintenance

There was a motion made to table the consideration of cancellation of contracts with Utility Service Company, Inc. for Water Tank Maintenance to a date to be determined.

MOTION: Joe Anglin

SECOND: William McDaniel

There was a motion made to amend the tabling of consideration of cancellation of contracts with Utility Service Company, Inc. for Water Tank Maintenance to set a date for the City Council Meeting on September 7, 2023.

MOTION: Chris Mundy

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

There was a vote to approve the amended tabling of consideration of cancellation of contracts with Utility Service Company, Inc. for Water Tank Maintenance to the City Council Meeting on September 7, 2023.

MOTION: Joe Anglin

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, 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, for matters related to certain personnel issues, and for matters related to pending or potential litigation at 7:13 p.m.

MOTION: Joe Anglin

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

There was a motion made to exit executive session at 7:59 p.m.

MOTION: Chris Mundy

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn the meeting at 8:00 p.m.

MOTION: Oliver McClellan

SECOND: Chris Mundy

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

NAYS: None

Motion carried

Edward R. Asbridge, Mayor

Date

Shelia Cooper, City Clerk