



**City of Flowery Branch
City Council Meeting
Thursday, September 01, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 West Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

PLEDGE OF ALLEGIANCE:

ADOPTION OF AGENDA:

PUBLIC HEARING:

- A Public Hearing to consider a request from Sparrow Acquisitions, LLC. to rezone three properties totaling 14.55 +/- acres from Highway Business (HB) to Residential Multi-Family (R-3).

[Sparrow Zoning and Variance application LOI and Exhibits.pdf](#)

[Sparrow Flowery Branch Rezone and Variance Application \(Fully Executed\).pdf](#)

NEW BUSINESS -WORK SESSION:

- Consider First Reading of Ordinance 447-C, a Speed Zone Ordinance.
[Executive Summary Ordinance 447-C.pdf](#)
[City of Flowery Branch LOR 2022 #2800-05-2022.pdf](#)
[Ordinance 447-C Speed Zone.pdf](#)
- Consider Approving Change Order #5 to the Farmers Market Project
[Executive Summary Change Order #5.pdf](#)
[CO5 Draft Binder.pdf](#)
- Consider Resolution 22-016, adopting a Climate Resiliency Plan as prepared by Clark Patterson Lee.
[FloweryBranchReport_02.21.22_Draft for Client Review \(1\).pdf](#)
[Climate Resilience Action Plan.pptx](#)
[Resolution .pdf](#)

UNFINISHED BUSINESS - WORK SESSION:

- Ordinance 670, a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Planned Unit Development (PUD).
[Final Application Submitted 5.13.2022.pdf](#)
[SF Detached Renderings.pdf](#)
[Townhome-300colorR1.pdf](#)
[Edge City Revised Zoning Submittal 7.28.2022.pdf](#)
[Edge City Revised Gainesville Street PUD.pdf](#)

DEPARTMENT REPORTS: - a. City Manager Report

- b. City Clerk Report
- c. Downtown Director Report
- d. Finance Director Report
- e. Planning Department Report
- f. Police Report
- g. Attorney Report
- h. Council Report

ADJOURNMENT WORK SESSION:**VOTING SESSION AGENDA****CALL VOTING SESSION TO ORDER:****PUBLIC COMMENTS:** - Please limit to two minutes**CONSENT AGENDA:**

- Consider August 18, 2022 City Council Meeting Minutes
[August 18, 2022 Unofficial Minutes.pdf](#)
- Consider Resolution 22-014 a request by NNP, Looper Lake, LLC. for the City to accept the roadways and stormwater structures therein totaling 3.21 miles located in various pods in the Sterling on the Lake subdivision.
[Resolution 22-014.pdf](#)
- Consider Resolution 22-015 - A request by RangeWater Real Estate for the City to accept the roadways and stormwater structures therein totaling 1.305 miles located in the Beacon Subdivision.
[Resolution 22-015.pdf](#)
- Consider Mayor Asbridge Per Diem for August 2022.
[Mayor Per Diem August 2022.pdf](#)

NEW BUSINESS - VOTING SESSION:

- Consider Resolution 22-016, adopting a Climate Resiliency Plan as prepared by Clark Patterson Lee.
[FloweryBranchReport_02.21.22_Draft for Client Review \(1\).pdf](#)
[Climate Resilience Action Plan.pptx](#)
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- Consider First Reading of Ordinance 447-C, a Speed Zone Ordinance.
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[CO5 Draft Binder.pdf](#)

EXECUTIVE SESSION:

ADJOURNMENT:

If you have a disability or impairment and need special assistance please contact the City Clerk prior to the meeting at 770-967-6371 - Meeting agenda is subject to change



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: A Public Hearing to consider a request from Sparrow Acquisitions, LLC. to rezone three properties totaling 14.55 +/- acres from Highway Business (HB) to Residential Multi-Family (R-3).

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

FACTS AND ISSUES:

Sparrow Acquisitions, LLC, requests the R-3 zoning classification (including concurrent variances) with the intention of developing a 220 unit age restricted community.

The following three parcels are being considered for rezoning:

5977 Spout Springs Road; Tax ID # 15046 000151

4685 Hog Mountain Road; Tax ID # 15046 000071

4717 Hog Mountain Road; Tax ID # 15046 000009B

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Public hearing Only - No vote at this time.

SAMPLE MOTION:

No vote at this time

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- Sparrow Zoning and Variance application LOI and Exhibits.pdf
- Sparrow Flowery Branch Rezone and Variance Application (Fully Executed).pdf

Steven L. Jones | Counsel
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenghish.com

June 17, 2022

VIA EMAIL AND HAND DELIVERY

Rich Atkinson, Director of Planning and Community Development
5410 Pine Street
Flowery Branch, GA 30542

**Re: Letter of Intent;
Flowery Branch Tax Parcel Identification Numbers 15046 000151, 15046
000009B, and 15046 000071;
Rezoning – Zoning Ordinance Article 34
Variance – Zoning Ordinance Article 37**

Dear Mr. Atkinson,

This letter serves as the letter of intent of Sparrow Acquisitions, LLC, a Texas limited liability company (“**Sparrow**”) regarding its applications (collectively the “**Applications**”) for:

- (1) a Rezoning (“**Rezoning Application**”) under Article 34, *Et Seq.* of the Zoning Ordinance to rezone the Property from HB Highway Business District to R-3 Residential Multi-Family District, and
- (2) a Variance (“**Variance Application**”), under Article 37, *Et Seq.* of the zoning Ordinance, to (1) increase the max dwelling units to 15.1 units per acre; (2) decrease the landscaped open space area to 9.2%; (3) decrease in the minimum natural buffer of 10 ft; (4) decrease the minimum Steep Slope of less than 25%; (5) decrease the minimum heated floor area of 557 sq ft, 669 sq ft, 734 sq ft, 965 sq ft, 967 sq ft, and 986 sq ft for seven (7) dwelling unit types; and (6) decrease the required parking consistent with the Site Plan.

The Property consist of 14.55 +/- acres, identified as TPNs 15046 000151, 15046 000009B, and 15046 000071 and by postal addresses 5977 Spout Springs Road, 4685 Hog Mountain Road, and 4717 Hog Mountain Road, respectively. As shown in **Exhibit B**, the Property fronts Hog Mountain Road. TPN 1506 000151 is undeveloped. Historically, both TPNs 1506 000009B and 1506 000071 have a single family mobile home on the properties.

Sparrow is in the business of operating a real estate and management company which focuses on developing and managing 55+ age restricted retirement communities. On May 16, 2022, Sparrow entered into a Purchase and Sale Agreement (“**Sparrow PSA**”) with Capstone Gateway 1, LLC and FB Senior Holdings 1, LLC (collectively the “**Owner**”) to purchase the Property. Sparrows proposed use of the property is to develop a 55+ age restricted retirement communities which services the Flowery Branch community.

Under the Zoning Ordinance, the Property is zoned HB Highway Business District (“**HB**”). In the HB zoning district, Dwelling, Multi-Family is prohibited as the principal use. See Table 9.1 of the Zoning Ordinance. In order to accomplish the goal of developing the Property into a 55+ age restricted retirement community, the property will need to be rezoned to R-3 Residential Multi-Family zoning district (“**R-3**”) under the Zoning Ordinance. Additionally, the property will need a variance for the items listed in (2) above, as may be amended and supplemented from time to time.

Development Statistics

- (a) Maximum and proposed height of any structure:

45 Feet

- (b) Maximum and proposed gross square footage of the building area (nonresidential only):

Not Applicable

- (c) Color renderings of any proposed structures:

Black and White. See Site Plan as Exhibit C.

- (d) Material list (with percentages) of any proposed structures;

Because of global supply chain issues for raw materials, we are still ascertaining the availability of certain materials for the proposed structures. As such, we are not able to provide a material list at this point in time. We will provide a material list in advance of the first public hearing.

- (e) Maximum and proposed number of dwelling units and minimum and proposed square footage of heated floor area for any dwelling unit (residential only):

Max dwelling units = 12 units/acre = 175 units

Proposed dwelling units = ~15.1 units/acre = 220 units

Minimum Heated Floor Area per dwelling unit = 1,000 SF

Proposed Min. heated floor area = 557

- (f) Maximum and proposed lot coverage of building area (square feet and percent):

Max lot coverage of building area = 40% = 254,390 SF

Proposed lot coverage of building area = 90,912 SF = ~14.3%

- (g) Minimum and proposed square footage of landscaped area (square feet and percent):

Min required landscaped open space area = 15% = 95,396 SF

Proposed open space area = 58,200 SF = 9.2%*

- (h) Minimum, maximum and proposed number of parking spaces; and

Minimum = 1.6 per unit (352 total spaces)

Maximum = 2.2 per unit (484 total spaces)
Proposed = 1.82 per unit (401 total spaces)

Rezoning Factors

Section 34.7 of the Zoning Ordinance requires the following factors to be met to amend the official zoning map and for conditional uses.

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map.
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal
- (g) Existing use(s) and zoning of the subject property and nearby properties.
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification.
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts
- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district.
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance.

The letter, below, restates each Variance Factor and shows why each is met.

(a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The adjacent properties are commercial buildings, undeveloped land, residential neighborhoods, and apartment complexes. As such, the proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

(b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property

The proposal will have no adverse effects on the use or usability of the adjacent or nearby properties. Additionally, the Flowery Branch Apartments directly north of the property is similar in use as the proposal.

(c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.

While the property may be used in accordance with the existing regulations, the current zoning unreasonably limits the use of the property and creates a substantial burden to the applicant. The Zoning Ordinance as applied to the property creates a practical and unnecessary difficulty. Specifically, it would prevent the applicant from developing the Property, and the applicant would be forced to locate the Business elsewhere, at a significant cost.

(d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools

The proposal will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

(e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map.

The comprehensive plan indicates that the future growth pace of the Flowery Branch is expected to rise in the next few decades at an accelerated pace, with a population expected to reach over sixteen thousand residents by 2035. This population growth well exceeds the previously contemplated growth of the community by three thousand.

(f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal

As indicated above, the population growth projections far exceed the previous expectations of the community. Additionally, as the housing market rises, the proposal of a 55+ community will help alleviate the expected housing needs of Flowery Branch by providing a place for its older residents to live, thereby freeing residential housing needs for growing families and providing a safe and thriving community for the communities aging residents.

(g) Existing use(s) and zoning of the subject property and nearby properties.

The subject property is currently undeveloped and zoned as HB.

The existing use and zoning of the nearby properties are as follows:

- The land north of the property is undeveloped and an apartment complex, currently zoned as R-II R-III, and AR-III.
- The land east of the property is undeveloped and a residential neighborhood, currently zoned PRD and R-1.
- The land south of the property is an office building and a Walgreens, currently zoned as HB.
- The land west of the property is a bank and shopping center, currently zoned HB.

(h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification.

As currently zoned, the Property is without a reasonable economic value. The Property has been vacant or under utilized for the known past and, upon information and belief, has not been marketable as currently zoned.

(i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations

The proposed zoning map amendment would increase the value of the adjacent commercial properties, as well as drive more business by virtue of having a residential community in close proximity to local shopping centers and other business establishments.

(j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts

The proposal would not create an isolated zoning district to unrelated adjacent and nearby districts.

(k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district.

The current area in which the Property is located is mixed use, with properties being zoned in a way that creates an environment where compatible land is located in close proximity of each other and thereby contributes to the economic base of the city. The proposal would only further this environment, by creating more compatibility between uses.

(l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The proposal is not expected to have any substantial environmental impacts.

(m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance.

The proposal is intended to enhance the overall character of the area allowing the residents ease of access to local pedestrian friendly establishments.

Variance Criteria

Section 37.5 of the Zoning Ordinance sets forth the following criteria for evaluation of variance applications.

- (a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district;
- (b) A literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located;
- (c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;
- (d) The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare;
- (e) The special circumstances are not the result of the actions of the applicant;
- (f) The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed; and
- (g) The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.

(a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district;

The properties' unique shape, size, and topography are different than other properties in the same district. Without the requested variances, the proposed use will not be viable.

(b) A literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located;

A literal interpretation of the provision of the ordinance would deprive the applicant of a development that is commonly enjoyed by other properties in the same district. Specifically, due to the unique characteristics of the property, if the variances are not granted, the property will be unable to be developed, consistent with the site plan submitted with the Applications.

(c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

Granting the variances will not confer upon the property any special privileges that are denied to other properties in the same district. Specifically, other properties in the same district are able to seek similar variances, if those properties were subject to the same burdens as the subject properties.

(d) The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare;

The requested variances will be in harmony with the purpose and intent of the ordinance and will not be injurious to the neighborhood or the general welfare. The area surrounding the property is a regional node with a variety and mixture of uses. If the requested variances are granted, the development of the subject properties will be consistent with the overall development theme of the surrounding area. Therefore, the variances, if granted, will be in harmony with the purpose and intent of the ordinance. Additionally, given that the proposed development will have a lower burden on infrastructure than surrounding developments, granting the requested variances will not be injurious to the neighborhood or to the general welfare.

(e) The special circumstances are not the result of the actions of the applicant;

The special circumstances giving rise to the requested variance are a result of the unique topography, size, and shape of the subject properties and are not the result of the actions of the applicant.

(f) The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed; and

The requested variances are the minimum variance necessary to make the proposed use of the land in the district proposed. Without the requested variances, the applicant will not be able to develop the community proposed by the Application.

(g) The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.

The requested variances do not seek a use variance.

Enclosed hereto are the following additional documents:

- (a) Application form furnished by the Zoning Administrator, including signed and notarized signature of property owner.
- (b) Legal description of the Property. See **Exhibit A.**
- (c) Survey plat of the Property. See **Exhibit B.**
- (d) Site and concept plan of the Property. See **Exhibit C.**

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Jones", with a stylized, cursive script.

Steven L. Jones

EXHIBIT A

HISTORICAL DESCRIPTION OF LAND

TRACT I:

All that tract or parcel of land lying and being located in GMO 1270, city of Flowery Branch, Hall County, Georgia and being more particularly described as follows.

Beginning at a point located at the centerline of intersection of Spout Springs Road and Hog Mountain Road commence South 78 Degrees 58 Minutes 55 Seconds East for a distance of 333.06 feet to a 1/2" rebar found on the northern right-of-way of Spout Springs Road; Thence leaving said right-of-way North 35 Degrees 09 Minutes 44 Seconds East for a distance of 89.81 feet to a 1/2" rebar found; Thence North 45 Degrees 08 Minutes 32 Seconds East for a distance of 322.39 feet to a 1/2" rebar found; Thence North 41 Degrees 46 Minutes 13 Seconds East for a distance of 74.41 feet to a 1/2" rebar set, which is the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING commence North 41 Degrees 46 Minutes 13 Seconds East for a distance of 39.58 feet to a 1/2" rebar found; Thence North 50 Degrees 26 Minutes 35 Seconds West for a distance of 71.51 feet to a 1/4" rebar found; Thence North 50 Degrees 31 Minutes 10 Seconds East for a distance of 211.73 feet to a 5/8" rebar found; Thence North 24 Degrees 25 Minutes 45 Seconds East for a distance of 174.99 feet to a 3/8" rebar found; Thence North 47 Degrees 07 Minutes 06 Seconds West for a distance of 198.34 feet to a 1/2" open top pin found on the southerly right-of-way of Hog Mountain Road (80' right-of-way); Thence along said right-of-way North 47 Degrees 23 Minutes 53 Seconds East for a distance of 155.71 feet to a PK nail found; Thence leaving said right-of-way South 47 Degrees 50 Minutes 19 Seconds East for a distance of 253.84 feet to a 1-1/2" open top pin found; Thence North 51 Degrees 57 Minutes 48 Seconds East for a distance of 143.34 feet to a 2" open top pin found; Thence South 47 Degrees 47 Minutes 03 Seconds East for a distance of 634.13 feet to a 1" open top pin found; Thence South 46 Degrees 27 Minutes 42 Seconds West for a distance of 766.60 feet to an axle found; Thence North 44 Degrees 42 Minutes 58 Seconds West for a distance of 221.69 feet to an axle found; Thence North 43 Degrees 44 Minutes 13 Seconds East for a distance of 32.03 feet to a 1/2" rebar set; Thence North 46 Degrees 17 Minutes 09 Seconds West for a distance of 356.20 feet to a 1/2" rebar set, which is the TRUE POINT OF BEGINNING.

Said property contains 513,600 Square Feet, 11.79 Acres more or less.

This being the same property described and conveyed in a Limited Warranty Deed from LRG-5977 Spout Springs Road, LLC to Capstone Acquisitions, LLC dated February 6, 2019, recorded in Deed Book 8220, page(s) 557 of the Hall County Deed Records, and being known and designated under the present system of numbering as Tax Parcel # 15046 000151.

[legal description continues on following pages]

EXHIBIT "A"

[continued]

TRACT II:

All that tract or parcel of land, including all improvements, thereon, lying and being in the Flowery Branch (1270) District of Hall County, Georgia, more particularly described as follows:

BEGINNING at an iron pin on the right-of-way of Hog Mountain Road 383.13 feet from the northwesterly corner of property belonging to Cantrell; thence South 45 degrees 25 minutes East 198.31 feet to an iron pin; thence South 25 degrees 58 minutes West 175 feet to an iron pin; thence South 52 degrees 07 minutes West 25.82 feet to property of Cantrell; thence along property of Cantrell North 45 degrees 25 minutes West 249.08 feet to a point on the right-of-way of Hog Mountain Road; thence along the right-of-way of Hog Mountain Road North 43 degrees 02 minutes East 38.20 feet to a point and North 44 degrees 18 minutes East 153.36 feet to the beginning corner. Said tract containing 1.005 acres and being bounded on the Northwest by Hog Mountain Road, on the Northeast and Southeast by other property of Grantor, on the Southwest by property of Cantrell, and its more fully shown on a plat of property of Linda Sue Cantrell prepared by Farley-Collins Associates on May 4, 1977, revised May 12, 1977.

This being the same property described and conveyed in a Limited Warranty Deed from Louise Bales to Capstone Acquisitions, LLC dated July 30, 2019, recorded in Deed Book 8312, page(s) 273-276 of the Hall County Deed Records, and being known and designated under the present system of numbering streets as 4685 Hog Mountain Road, Flowery Branch, Georgia, bearing Tax Parcel # 15046 000071.

TRACT III:

All that tract or parcel of land lying and being in the Flowery Branch (1270) District of Hall County, Georgia, and more particularly described as follows:

Beginning at an iron pin on the South right-of-way of Hog Mountain Road 559.40 feet from the right-of-way of Spout Springs Road; thence along said right-of-way N 43 degrees 53 minutes 18 seconds E 115.36 feet to an iron pin; thence leaving said right-of-way and running S 45 degrees 36 minutes 11 seconds E 287.91 feet to an iron pin; thence S 46 degrees 48 minutes 14 seconds W 114.02 feet to an iron pin; thence N 45 degrees 53 minutes 39 seconds W 282.10 feet to the beginning point.

The above tract contains 0.750 acres and is more fully shown on a plat made for Linda S. Cantrell by Mike T. Hosch, Georgia Registered Land Surveyor, which plat is recorded in Slide 347, Page 66B, of the Hall County Deed Records and is incorporated herein by reference.

[legal description continues on following pages]

EXHIBIT "A"
[continued]

TOGETHER WITH:

All that tract or parcel of land lying and being in the Flowery Branch (1270) District of Hall County, Georgia, containing 1.005 acres as shown as the Cantrell Tract on a plat prepared by Farley-Collins Associates, Georgia Registered Surveyors, revised May 12, 1977, and recorded in Plat Book 66, Page 178 Hall County Deed Records, and more fully described as follows:

BEGINNING at an iron pin located on the Southeasterly right-of-way of Hog Mountain Road, said pin being 722 feet from the center line of Spout Springs Road; thence North 41° 22' East a distance of 118.40 feet; thence North 43° 02' East a distance of 73.17 feet; thence South 45° 25' East a distance of 249.08 feet; thence South 52° 07' West a distance of 186 feet to an iron pin; thence North 47 degrees 16 minutes West a distance of 216.18 feet to the point of beginning.

Said Tract III being the same property described and conveyed in a Limited Warranty Deed from Eva Cantrell a/k/a Eva M. Cantrell to Capstone Acquisitions, LLC dated July 30, 2019, recorded in Deed Book 8312, page(s) 269-272 of the Hall County Deed Records, and being known and designated under the present system of numbering streets as 4685 Hog Mountain Road, Flowery Branch, Georgia, bearing Tax Parcel # 15046 000009B.

The combination of all three tracts above are further depicted in the following preliminary site plan:

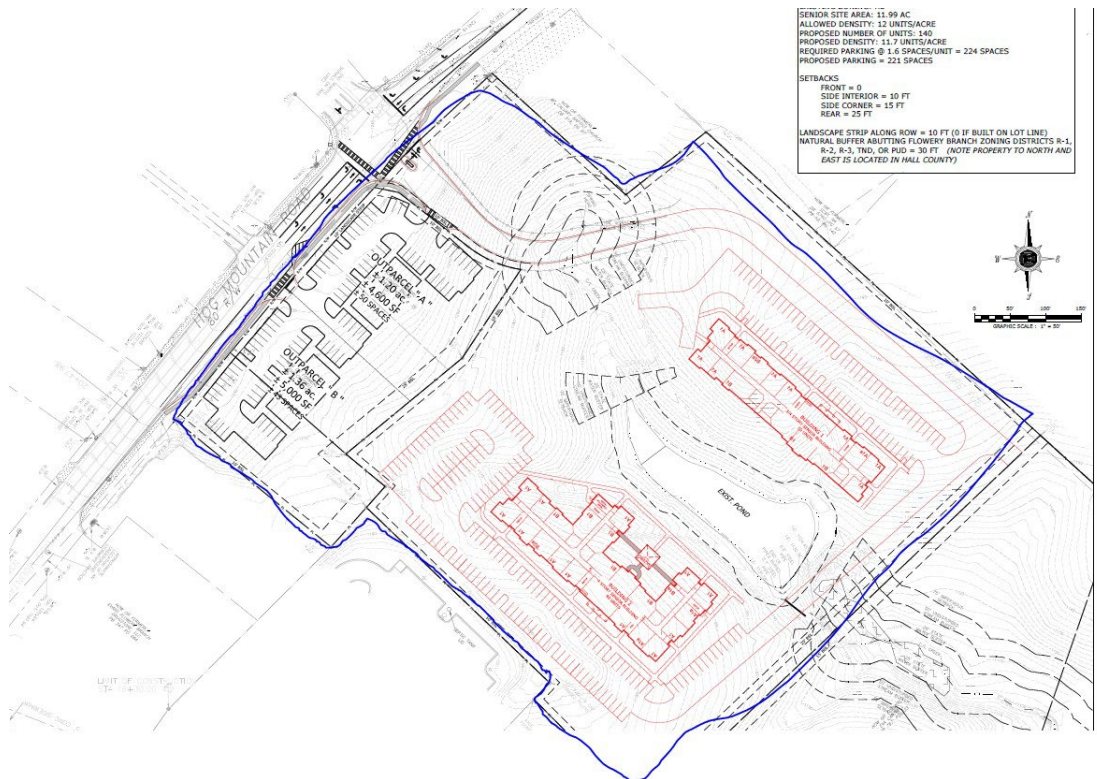
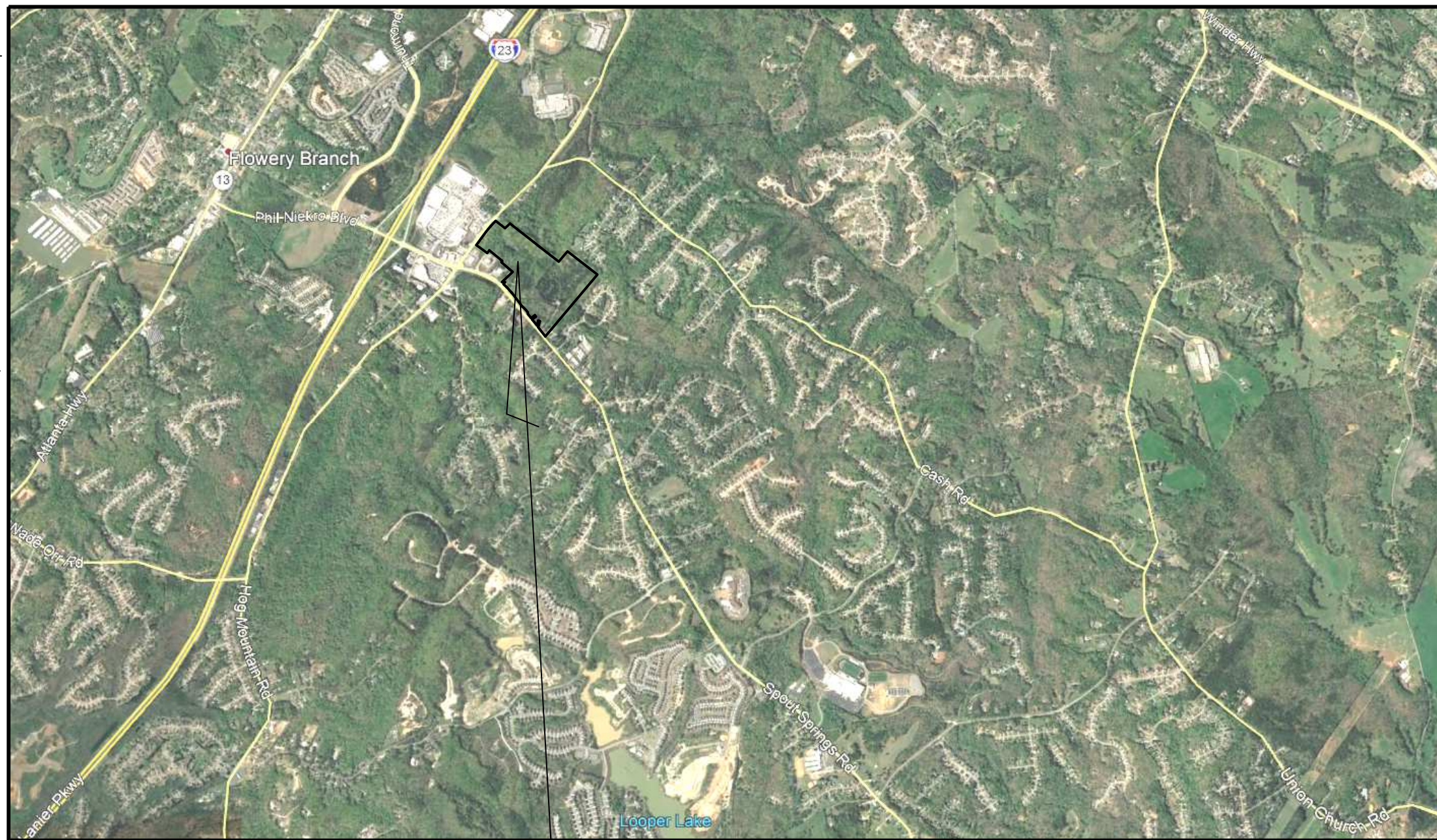


EXHIBIT B

SUBDIVIDE SURVEY FOR: CAPSTONE AT BLOSSOM CREEK



VICINITY MAP
(NOT TO SCALE)

PROJECT LOCATION

REFERENCES:

- DEED BOOK 7352, PAGES 79-82
- DEED BOOK 8168, PAGES 185-187
- DEED BOOK 8106, PAGES 70 & 71
- DEED BOOK 8096, PAGE 348
- DEED BOOK 7816, PAGES 667-670
- DEED BOOK 2418, PAGES 74 & 75
- DEED BOOK 319, PAGE 67
- DEED BOOK 7096, PAGES 307-310
- DEED BOOK 7874, PAGE 645
- DEED BOOK 1633, PAGE 303
- DEED BOOK 4144, PAGES 436 & 436
- DEED BOOK 7950, PAGE 404
- DEED BOOK 4391, PAGE 444
- DEED BOOK 5437, PAGE 415
- DEED BOOK 7518, PAGES 377 & 378
- DEED BOOK 7982, PAGES 765 & 766
- DEED BOOK 1865, PAGE 308
- DEED BOOK 7521, PAGE 778 & 779
- DEED BOOK 7521, PAGES 778 & 779
- DEED BOOK 7701, PAGES 774-777
- DEED BOOK 7674, PAGES 95-98
- DEED BOOK 8220, PAGES 557-559
- PLAT BOOK 91, PAGE 76
- PLAT BOOK 66, PAGE 178
- PLAT BOOK 854, PAGES 134 & 135
- PLAT SLIDE 532, PAGE 151A
- PLAT SLIDE 347, PAGE 66A
- PLAT BOOK 347, PAGE 66B
- PLAT SLIDE 437, PAGE 207A
- PLAT BOOK 12, PAGES 142 & 143
- PLAT BOOK 109, PAGE 25
- PLAT BOOK 870, PAGE 94
- PLAT SLIDE 271, PAGE 600
- SURVEY PREPARED FOR KHTW BY GEORGIA PREMIER LAND SERVICES, INC., PROJECT NUMBER 14055, DATED MARCH 2ND, 2014.
- ALTA/NSPS LAND TITLE SURVEY FOR, LRG-5977 ROLTA SPRINGS ROAD, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY FLOYD & ASSOCIATES, INC. JOB FILE #2016-81, DATED NOVEMBER 29TH, 2016.
- THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SPOUT SPRINGS ROAD, PROJECT NUMBER 9679, LAST REVISED OCTOBER 3RD, 2018
- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED PER DEED BOOK 8221, PAGES 192-200

SHEET INDEX

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| SHEET 6 | BOUNDARY MAP SHEET |

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

AREAS: 61.05 ACRES
OUTPARCEL "A": 1.20 ACRES
OUTPARCEL "B": 1.38 ACRES
OUTPARCEL "C": 2.03 ACRES
OUTPARCEL "D": 3.29 ACRES
MULTI-FAMILY PHASE 1: 11.99 ACRES
MULTI-FAMILY PHASE 2: 41.17 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE

SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130333 0291 G, EFFECTIVE DATE: APRIL 4TH, 2018, & PANEL NO. 130333 0291 F, EFFECTIVE DATE: SEPTEMBER 20TH, 2006. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- THIS PROPERTY IS AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999906914. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVING USING REAL TIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EPGS NETWORK.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 24,181 FEET AND AN ANGULAR CLOSURE OF 00'00"04" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.J. & H.R.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:
OUTPARCEL "A" - WITHIN ONE FOOT IN 198,191 FEET.
OUTPARCEL "B" - WITHIN ONE FOOT IN 128,946 FEET.
OUTPARCEL "C" - WITHIN ONE FOOT IN 248,245 FEET.
OUTPARCEL "D" - WITHIN ONE FOOT IN 188,053 FEET.
MULTI-FAMILY PHASE 1 - WITHIN ONE FOOT IN 512,866 FEET.
MULTI-FAMILY PHASE 2 - WITHIN ONE FOOT IN 810,484 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
- IF THE PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
- THE FIELD SURVEY WAS CONDUCTED ON JANUARY 2ND, 22ND-25TH AND FEBRUARY 13TH & 14TH, 25TH & 26TH, MARCH 5TH & 6TH 2019.
- STREAM AND WETLAND DELINEATION WAS PROVIDED BY TALLMAN ENVIRONMENTAL IN A REPORT AND CAD FILE, DATED JUNE 15TH, 2018.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SUBSURFACE MARKINGS PROVIDED BY UTILITY MARKING, LLC, 3042 GALA TRAIL SNELLVILLE, GA 30039 678-357-1946 AND SURFACE EVIDENCE AND INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

- Prior to receiving a building permit, the developer shall submit an amenity plan for passive recreation and common space for the pleasure and benefit of the residents in the proposed development.
- Sidewalks and/or walking trails shall connect residential and non-residential uses with green spaces to ensure the highest level of pedestrian safety, accessibility, and circulation.
- All conditions of zoning shall be made a part of any plat created for the subdivision.
- The apartment density shall not exceed 10 per acre.
- There shall be no government rental assistance apartments.
- Each apartment shall be individually metered for water consumption. The meters are privately installed and the meter reads will be provided to Hall County for use of charge on a monthly basis to ensure proper sewer billing.
- The zoning will not go into effect until after a sewer service agreement has been proposed and fees have been paid in accordance to the Hall County Government's Sewer Use Ordinance at the time of processing.
- A traffic signal warrant study shall be conducted at the developers expense after completion of the development.
- The applicant shall coordinate with Hall County Engineering and Traffic Engineering regarding the Spout Springs Road widening project.
- The access driveway shall be aligned with the proposed median cut on the Spout Springs Road widening project.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Superior,

Lisa A. Ritchie

Hall County Commission Clerk

CC: Eva Cantrell

6001 Spout Springs Road

Flowery Branch, GA 30542

Joan & Tommy Wingo

6005 Spout Springs Road

Flowery Branch, GA 30542

Spout Springs Capital, LLC

4549 Montclair Circle

Gainesville, GA 30506

Srikanth Yamsa, Planning Director

ZONING & SETBACKS (S/B):

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>

CURRENT HALL COUNTY ZONING:
P.R.D. - PLANNED RESIDENTIAL DEVELOPMENT
H-B - HIGHWAY BUSINESS
AR-III - AGRICULTURAL RESIDENTIAL III

BUILDING SETBACKS FOR P.R.D.:
PER CONDITIONS ATTACHED - NO APARTMENT BUILDINGS
SHALL BE CONSTRUCTED AT A DISTANCE LESS THAN 40' FROM ANY ADJOINING PROPERTY LINES

BUILDING SETBACKS FOR H-B:
FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 20' FROM PROPERTY LINE
REAR: 10' FROM PROPERTY LINE

BUILDING SETBACKS FOR AR-III:
FRONT: 40' FROM RIGHT-OF-WAY LINE OR 65' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 15' FROM PROPERTY LINE
REAR: 25' FROM PROPERTY LINE

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

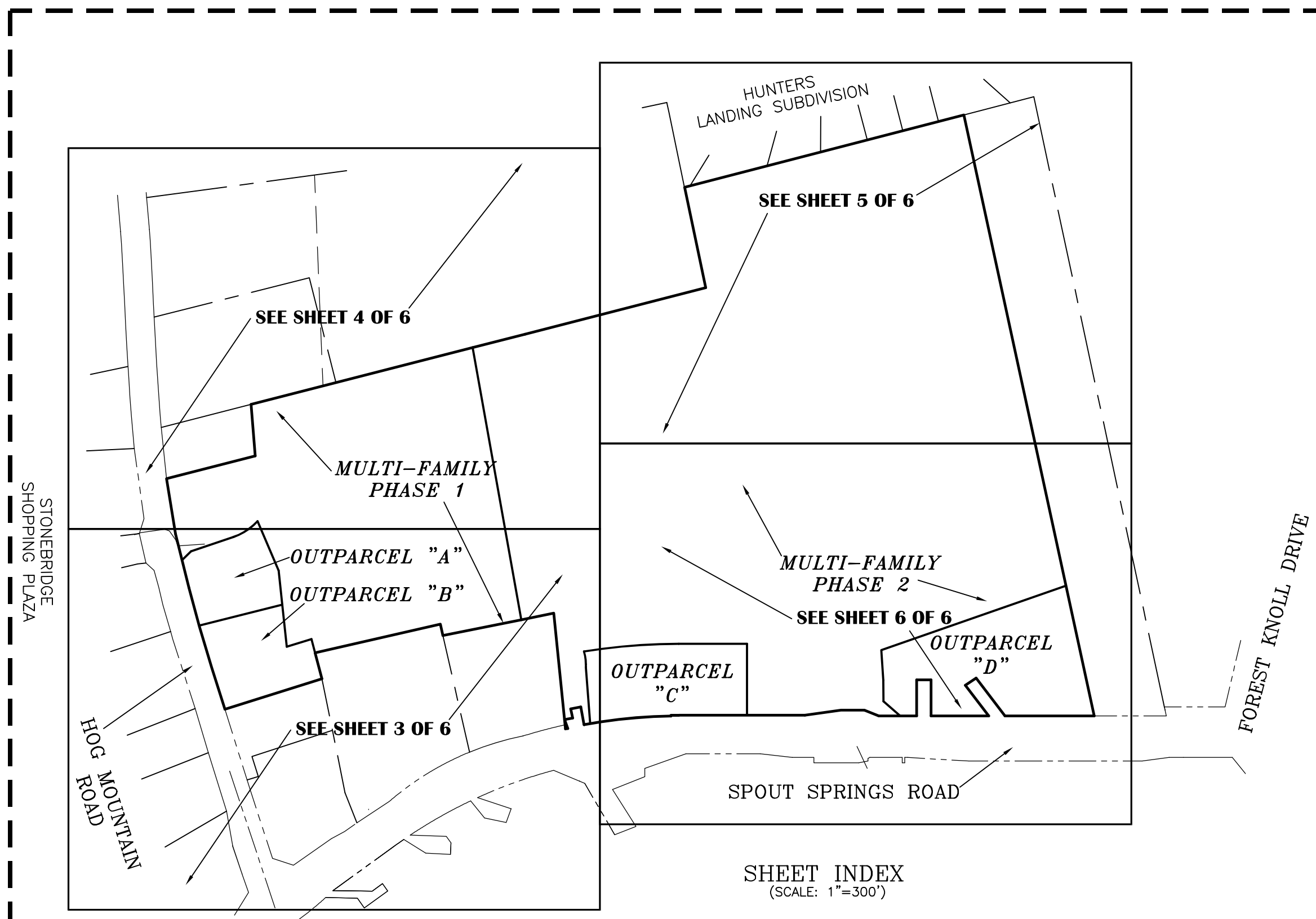
HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE:
HALL COUNTY PLANNING COMMISSION	DATE:
HALL COUNTY ENGINEERING	DATE:

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CHRIS M. PATTON, GA. R.L.S. #2647
02/26/2018
DATE:

GEORGIA
REGISTERED
PROFESSIONAL
No. 2647
LAND SURVEYOR
CHRIS M. PATTON

HALL COUNTY SURVEYOR



SHEET INDEX
(SCALE: 1"=300')

LEGEND:

- ▲ A.I.F. - ANGLE IRON FOUND
- A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- X.F. - X-CUT FOUND
- ◆ N.F. - NAIL FOUND
- ◆ R.F. - ROCK FOUND
- ◆ R.R.F. - RAILROAD SPIKE FOUND
- ◆ T.F. - TACK FOUND
- ◆ P.K.N.S. - PARKER KALON NAIL SET
- ◆ R.B.S. - 1/2" REBAR SET WITH CAP
- ◆ C.M.S. - CONCRETE MONUMENT SET
- ◆ N.S. - NAIL SET
- ◆ C.P. - CALCULATED POINT
- ◆ D.I. - DROP INLET
- ◆ J.B. - JUNCTION BOX
- ◆ W.I. - WIER INLET
- ◆ Y.I. - YARD INLET
- ◆ C.V. - CABLE TV VAULT
- ◆ C.R. - CABLE RISER
- ◆ T.R. - TELEPHONE RISER
- ◆ T.V. - TELEPHONE VAULT
- ◆ T.P. - TELEPHONE POLE
- ◆ T.M.H. - TELEPHONE MANHOLE
- ◆ U.T.B. - UNDERGROUND TELEPHONE BOX
- ◆ A.C. - AIR CONDITIONER
- ◆ P.B. - POWER TRANSFORMER BOX
- ◆ E.P.B. - ELECTRIC PULL BOX
- ◆ P.M. - POWER METER
- ◆ P.W. - POWER POLE
- ◆ F.L. - FLOOD LIGHT
- ◆ S.P. - SERVICE POLE
- ◆ L.P. - LIGHT POLE
- ◆ G.W. - GUY WIRE
- ◆ G.P. - GUY ANCHOR POLE
- ◆ E.S. - ELECTRIC SERVICE
- ◆ W.M. - WATER METER
- ◆ W.V. - WATER VALVE
- ◆ F.H. - FIRE HYDRANT
- ◆ F.D.C. - FIRE DEPARTMENT CONNECTION
- ◆ I.C.V. - IRRIGATION CONTROL VALVE
- ◆ W.P. - WELL POINT
- ◆ S.P.G. - WATER SPIGOT
- ◆ S.O. - WATER BLOW OFF
- ◆ B.F.P. - WATER BACKFLOW PREVENTER
- ◆ C.O. - SANITARY CLEANOUT
- ◆ S.S.M.H. - SANITARY SEWER MANHOLE
- ◆ G.V. - SANITARY GATE VALVE
- ◆ G.T. - GREASE TRAP
- ◆ OAK - OAK TREE
- ◆ PINE - PINE TREE
- ◆ POP. - POPULAR TREE
- ◆ SG. - SWEETGUM TREE
- ◆ W.O. - WHITE OAK TREE
- ◆ R.O. - RED OAK
- ◆ HIC. - HICKORY TREE
- ◆ MAP. - MAPLE TREE
- ◆ W.O. - WATER OAK TREE
- ◆ ELM - ELM TREE
- ◆ M.T. - MISCELLANEOUS TYPE TREE
- ◆ BEECH - BEECH TREE
- ◆ S.T. - SYCAMORE TREE
- ◆ U.M. - UNKNOWN TYPE MANHOLE
- ◆ GAS - GAS VALVE
- ◆ GAS - GAS METER
- ◆ P.R. - PROPANE TANK
- ◆ F.P. - FLAG POLE
- ◆ T.S.P. - TRAFFIC SIGNAL POLE
- ◆ T.S.B. - TRAFFIC SIGNAL BOX
- ◆ M.W. - MONITORING WELL
- ◆ S.H. - SPRING HEAD
- ◆ B.P. - BOLLARD POST
- ◆ S.N.L. - TRAFFIC SIGN
- ◆ H.C.P. - HANDICAP PARKING
- ◆ B.M. - BENCHMARK
- ◆ H.C.R. - HANDICAP RAMP
- ◆ A. - ACCESS HATCH
- ◆ R.L. - ROOF LINE
- ◆ E. - EDGE OF PAVEMENT
- ◆ B. - BACK OF CURB
- ◆ S.W.C.B. - SINGLE WING CATCH BASIN
- ◆ D.W.C.B. - DOUBLE WING CATCH BASIN
- ◆ I.E. - INVERT ELEVATION
- ◆ E. - ELEVATION
- ◆ C.M.P. - CORRUGATED METAL PIPE
- ◆ R.C.P. - REINFORCED CONCRETE PIPE
- ◆ B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
- ◆ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- ◆ P.V.C. - POLYVINYL CHLORIDE PIPE
- ◆ D.I.P. - DUCTILE IRON PIPE
- ◆ R.W. - RETAINING WALL
- ◆ T. - BURIED TELEPHONE LINE
- ◆ V. - OVERHEAD TELEPHONE LINE
- ◆ W. - BURIED WATER MAIN
- ◆ S. - BURIED SEWER LINE
- ◆ G. - BURIED GAS LINE
- ◆ E. - BURIED ELECTRIC LINE
- ◆ T.V. - BURIED CABLE TV
- ◆ C. - CHAIN LINK FENCE
- ◆ W. - WOOD FENCE
- ◆ X. - WIRE FENCE
- ◆ W. - WROUGHT IRON FENCE
- ◆ OHP. - OVERHEAD POWER LINES
- ◆ T. - TRAFFIC SIGNAL LINE
- ◆ F. - FENCE GATE
- ◆ P/L. - PROPERTY LINE
- ◆ R/W. - RIGHT-OF-WAY
- ◆ N/F. - NOW OR FORMERLY
- ◆ C. - CENTERLINE
- ◆ INT. - INTERSECTION
- ◆ R. - CURVE RADIUS
- ◆ L. - CURVE ARC LENGTH
- ◆ A. - CURVE CENTRAL ANGLE
- ◆ C.BRG. - CHORD BEARING
- ◆ C.DIST. - CHORD DISTANCE
- ◆ L.L. - LAND LOT
- ◆ N. - NORTHING COORDINATE
- ◆ E. - EASTING COORDINATE
- ◆ S/B. - SETBACK
- ◆ P.O.B. - POINT OF BEGINNING
- ◆ P.O.C. - POINT OF COMMENCEMENT
- ◆ SQ. FT. - SQUARE FEET
- ◆ C. - CONTINUOUS OWNERSHIP
- ◆ B. - BUILDING HEIGHT LOCATION
- ◆ G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
- ◆ ZIT. - G.D.O.T. PARCEL NUMBER (SEE REFERENCES)
- ◆ P.C.N. - PARCEL CONTROL NUMBER
- ◆ SPOT ELEVATION
- ◆ CONCRETE
- ◆ WOOD DECKING
- ◆ GRAVEL
- ◆ ASPHALT
- ◆ PAVEMENT

REGISTERED PROFESSIONAL
LAND SURVEYORS

PATTON
LAND SURVEYING, LLC

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

COMPUTATIONS BY: C.H.K.
SURVEYED BY: J.J. & W.H.
DRAFTED BY: C.H.K.
CHECKED BY: C.M.P.

CAPSTONE AT BLOSSOM CREEK

SUBDIVIDE SURVEY FOR:

- LOCATED IN -

G.M.D. 1270
CITY OF FLOWERY BRANCH &
HALL COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION	REVISED BOUNDARY LINE BETWEEN MULTI-FAMILY PHASE 1 & 2.	REVISED LEGAL DESCRIPTIONS.
No. 1	03/12/2021		

SHEET NUMBER:

1 of 6

SCALE: N/A

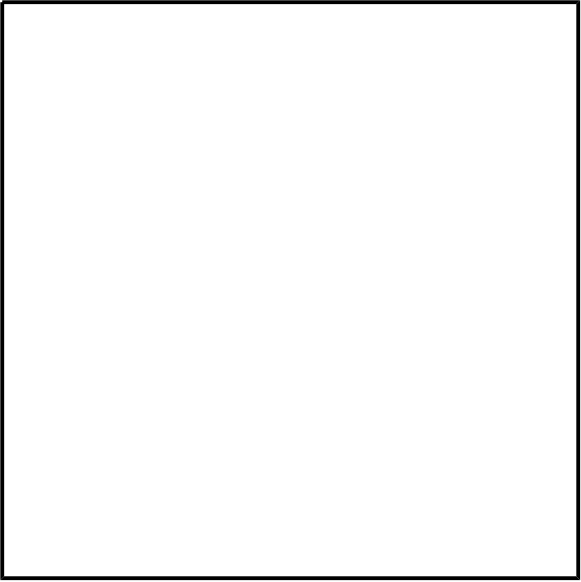
SURVEY DATE: 03/06/2019

PLAT DATE: 03/12/2019

18-069.02.dwg

JN. 18-069

5



THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

4

Legal Description: OUTPARCEL "A"

All that tract or parcel of land lying and being in G.M.D. 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Spout Springs Road (Station 498+30.66) and Hog Mountain Road (Station 15+13.62), per the Mainline Plan prepared for Hall County for the Spout Springs Road project prepared by STV Incorporated, Drawing 13-012, located at Georgia State Plane Coordinate Northing 1519391.4851, Easting 2374296.9328, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 41 degrees 31 minutes 54 seconds East for a distance of 810.53 feet to a point on the Easterly right-of-way line of Hog Mountain Road (having a varying width right-of-way), and said point being the TRUE POINT OF BEGINNING.

Thence following said Hog Mountain Road the following courses:

Thence North 41 degrees 29 minutes 45 seconds East for a distance of 109.28 feet to a point; Thence North 42 degrees 45 minutes 15 seconds East for a distance of 78.38 feet to a point;

Thence leaving said Hog Mountain Road the following courses:

Thence South 78 degrees 22 minutes 23 seconds East for a distance of 34.91 feet to a point; Thence South 52 degrees 00 minutes 19 seconds East for a distance of 123.56 feet to a point; Thence along a curve to the left having a radius of 160.50 feet and an arc length of 81.51 feet, being subtended by a chord of South 66 degrees 33 minutes 17 seconds East for a distance of 80.64 feet to a point; Thence South 33 degrees 29 minutes 20 seconds West for a distance of 149.22 feet to a 1/2" rebar pin found; Thence South 50 degrees 31 minutes 23 seconds West for a distance of 94.86 feet to a point; Thence North 47 degrees 33 minutes 58 seconds West for a distance of 237.93 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 1.20 acres more or less.

Legal Description: OUTPARCEL "B"

All that tract or parcel of land lying and being in G.M.D. 1270, City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Spout Springs Road (Station 498+30.66) and Hog Mountain Road (Station 15+13.62), per the Mainline Plan prepared for Hall County for the Spout Springs Road project prepared by STV Incorporated, Drawing 13-012, located at Georgia State Plane Coordinate Northing 1519391.4851, Easting 2374296.9328, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 42 degrees 25 minutes 01 seconds East for a distance of 568.15 feet to a 1/2" rebar pin set on the Easterly right-of-way line of Hog Mountain Road (having a varying width right-of-way), and said point being the TRUE POINT OF BEGINNING.

Thence following said Hog Mountain Road the following courses:

Thence North 39 degrees 03 minutes 48 seconds East for a distance of 122.13 feet to a point; Thence North 39 degrees 49 minutes 45 seconds East for a distance of 119.40 feet to a point; Thence North 41 degrees 29 minutes 45 seconds East for a distance of 2.09 feet to a point;

Thence leaving said Hog Mountain Road the following courses:

Thence South 47 degrees 33 minutes 58 seconds East for a distance of 237.93 feet to a point; Thence South 50 degrees 31 minutes 23 seconds West for a distance of 116.94 feet to a 3/8" rebar pin found; Thence South 50 degrees 25 minutes 11 seconds East for a distance of 71.53 feet to a 1/2" rebar pin found; Thence South 41 degrees 42 minutes 42 seconds West for a distance of 39.54 feet to a 1/2" rebar pin and cap found stamped 'Floyd'; Thence South 41 degrees 48 minutes 22 seconds West for a distance of 74.42 feet to a 1/2" rebar pin found; Thence North 50 degrees 50 minutes 35 seconds West for a distance of 282.10 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 1.38 acres more or less.

Legal Description: OUTPARCEL "C"

All that tract or parcel of land lying and being in G.M.D. 1270, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Spout Springs Road (Station 498+30.66) and Hog Mountain Road (Station 15+13.62), per the Mainline Plan prepared for Hall County for the Spout Springs Road project prepared by STV Incorporated, Drawing 13-012, located at Georgia State Plane Coordinate Northing 1519391.4851, Easting 2374296.9328, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 63 degrees 43 minutes 53 seconds East for a distance of 1012.45 feet to a point on the Northeasterly right-of-way line of said Spout Springs Road (having a varying width right-of-way), and said point being the TRUE POINT OF BEGINNING.

Thence leaving said Spout Springs Road the following courses:

Thence North 52 degrees 16 minutes 48 seconds East for a distance of 157.30 feet to a point; Thence along a curve to the right having a radius of 89.50 feet and an arc length of 7.35 feet, being subtended by a chord of North 54 degrees 37 minutes 58 seconds East for a distance of 7.35 feet to a point; Thence along a curve to the left having a radius of 117.93 feet and an arc length of 36.20 feet, being subtended by a chord of North 48 degrees 11 minutes 31 seconds East for a distance of 36.06 feet to a point; Thence along a curve to the right having a radius of 1650.00 feet and an arc length of 264.52 feet, being subtended by a chord of South 37 degrees 59 minutes 50 seconds East for a distance of 264.23 feet to a point; Thence South 33 degrees 24 minutes 17 seconds East for a distance of 188.64 feet to a point; Thence South 56 degrees 35 minutes 43 seconds West for a distance of 198.00 feet to a point on the Northeasterly right-of-way line of said Spout Springs Road;

Thence following said Spout Springs Road the following courses:

Thence North 33 degrees 24 minutes 17 seconds West for a distance of 188.64 feet to a point; Thence along a curve to the left having a radius of 1452.00 feet and an arc length of 22.05 feet, being subtended by a chord of North 33 degrees 50 minutes 23 seconds West for a distance of 22.05 feet to a point; Thence South 54 degrees 08 minutes 03 seconds West for a distance of 2.00 feet to a point; Thence along a curve to the left having a radius of 1450.00 feet and an arc length of 225.26 feet, being subtended by a chord of North 38 degrees 43 minutes 22 seconds West for a distance of 225.03 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 2.03 acres more or less.

Legal Description: OUTPARCEL "D"

All that tract or parcel of land lying and being in G.M.D. 1270, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Spout Springs Road (Station 498+30.66) and Hog Mountain Road (Station 15+13.62), per the Mainline Plan prepared for Hall County for the Spout Springs Road project prepared by STV Incorporated, Drawing 13-012, located at Georgia State Plane Coordinate Northing 1519391.4851, Easting 2374296.9328, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 50 degrees 28 minutes 09 seconds East for a distance of 1813.75 feet to a point on the Northeasterly right-of-way line of said Spout Springs Road (having a varying width right-of-way), and said point being the TRUE POINT OF BEGINNING.

Thence leaving said Spout Springs Road the following courses:

Thence North 07 degrees 36 minutes 59 seconds East for a distance of 62.21 feet to a point; Thence North 56 degrees 19 minutes 44 seconds East for a distance of 58.44 feet to a point; Thence North 52 degrees 53 minutes 54 seconds East for a distance of 83.35 feet to a point; Thence South 52 degrees 39 minutes 59 seconds East for a distance of 542.12 feet to a point; Thence South 44 degrees 22 minutes 24 seconds West for a distance of 369.67 feet to a point on the Northeasterly right-of-way line of said Spout Springs Road;

Thence following said Spout Springs Road the following courses:

Thence North 33 degrees 24 minutes 17 seconds West for a distance of 247.00 feet to a point; Thence North 19 degrees 17 minutes 29 seconds East for a distance of 132.00 feet to a point; Thence North 67 degrees 05 minutes 41 seconds West for a distance of 36.06 feet to a point; Thence South 19 degrees 11 minutes 24 seconds West for a distance of 107.00 feet to a point; Thence North 33 degrees 24 minutes 17 seconds West for a distance of 160.00 feet to a point; Thence North 56 degrees 35 minutes 43 seconds East for a distance of 100.00 feet to a point; Thence North 33 degrees 24 minutes 17 seconds West for a distance of 40.00 feet to a point; Thence South 56 degrees 35 minutes 43 seconds West for a distance of 100.00 feet to a point; Thence North 33 degrees 24 minutes 17 seconds West for a distance of 45.45 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 3.29 acres more or less.

Legal Description: Multi Family - Phase 1

All that tract or parcel of land lying and being in G.M.D. 1270, a portion lying in the City of Flowery Branch and a portion lying in Hall County, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Spout Springs Road (Station 498+30.66) and Hog Mountain Road (Station 15+13.62), per the Mainline Plan prepared for Hall County for the Spout Springs Road project prepared by STV Incorporated, Drawing 13-012, located at Georgia State Plane Coordinate Northing 1519391.4851, Easting 2374296.9328, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 41 degrees 37 minutes 26 seconds East for a distance of 998.18 feet to a point on the Easterly right-of-way line of Hog Mountain Road (having a varying width right-of-way), and said point being the TRUE POINT OF BEGINNING.

Thence following said Hog Mountain Road the following courses:

Thence North 42 degrees 45 minutes 15 seconds East for a distance of 74.70 feet to a point to 1/2" open top pin found; Thence North 47 degrees 16 minutes 44 seconds East for a distance of 155.67 feet to a PK Nail found;

Thence leaving said Hog Mountain Road the following courses:

Thence South 47 degrees 43 minutes 47 seconds East for a distance of 253.90 feet to a 2" open top pin found; Thence North 51 degrees 59 minutes 26 seconds East for a distance of 143.34 feet to a 2" open top pin found; Thence South 47 degrees 47 minutes 24 seconds East for a distance of 634.06 feet to a point to a 1/2" open top pin found; Thence South 46 degrees 26 minutes 55 seconds West for a distance of 766.54 feet to a 2" open top pin found; Thence North 44 degrees 44 minutes 06 seconds West for a distance of 221.72 feet to an axle found; Thence North 43 degrees 35 minutes 57 seconds East for a distance of 31.99 feet to a 1/2" rebar pin and cap found stamped 'Floyd'; Thence North 46 degrees 17 minutes 04 seconds West for a distance of 356.17 feet to a 1/2" rebar pin and cap found stamped 'Floyd'; Thence North 41 degrees 42 minutes 42 seconds East for a distance of 39.54 feet to a 1/2" rebar pin found; Thence North 50 degrees 25 minutes 11 seconds West for a distance of 71.53 feet to a 3/8" rebar pin found; Thence North 50 degrees 31 minutes 23 seconds East for a distance of 211.80 feet to a 1/2" rebar pin found; Thence North 33 degrees 29 minutes 20 seconds East for a distance of 149.22 feet to a point; Thence along a curve to the right, having a radius of 160.50 feet and an arc length of 81.51 feet, being subtended by a chord of North 66 degrees 33 minutes 17 seconds West for a distance of 80.64 feet to a point; Thence North 52 degrees 00 minutes 19 seconds West for a distance of 123.56 feet to a point; Thence North 42 degrees 45 minutes 23 seconds West for a distance of 34.91 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 11.99 acres more or less.

Legal Description: Multi Family - Phase 2

All that tract or parcel of land lying and being in G.M.D. 1270, Hall County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Spout Springs Road (Station 498+30.66) and Hog Mountain Road (Station 15+13.62), per the Mainline Plan prepared for Hall County for the Spout Springs Road project prepared by STV Incorporated, Drawing 13-012, located at Georgia State Plane Coordinate Northing 1519391.4851, Easting 2374296.9328, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 41 degrees 37 minutes 26 seconds East for a distance of 998.18 feet to a point on the Easterly right-of-way line of Hog Mountain Road (having a varying width right-of-way);

Thence following said Hog Mountain Road the following courses:

Thence North 42 degrees 45 minutes 15 seconds East for a distance of 74.70 feet to a point to 1/2" open top pin found; Thence North 47 degrees 16 minutes 44 seconds East for a distance of 155.67 feet to a PK Nail found;

Thence leaving said Hog Mountain Road the following courses:

Thence South 47 degrees 43 minutes 47 seconds East for a distance of 253.90 feet to a 2" open top pin found; Thence North 51 degrees 59 minutes 26 seconds East for a distance of 143.34 feet to a 2" open top pin found; Thence South 47 degrees 47 minutes 24 seconds East for a distance of 634.06 feet to a 1/2" open top pin found and said point being the TRUE POINT OF BEGINNING;

Thence South 47 degrees 44 minutes 13 seconds East for a distance of 150.14 feet a 1/2" open top pin found; Thence South 47 degrees 49 minutes 43 seconds East for a distance of 517.53 feet to a concrete monument found; Thence North 44 degrees 38 minutes 51 seconds East for a distance of 284.42 feet to a 1/2" rebar pin found; Thence South 47 degrees 56 minutes 02 seconds East for a distance of 800.41 feet to a 1/2" crimp top pin found; Thence South 44 degrees 22 minutes 24 seconds West for a distance of 1335.54 feet to a 1/2" rebar pin set; Thence North 52 degrees 39 minutes 59 seconds West for a distance of 542.12 feet to a 1/2" rebar pin set; Thence South 52 degrees 53 minutes 54 seconds West for a distance of 83.35 feet to a 1/2" rebar pin set; Thence South 56 degrees 19 minutes 44 seconds West for a distance of 58.44 feet to a 1/2" rebar pin set; Thence South 07 degrees 36 minutes 59 seconds West for a distance of 62.21 feet to a 1/2" rebar pin set on the Northeasterly right-of-way line of said Spout Springs Road;

Thence following said Spout Spring Road the following courses:

Thence North 33 degrees 24 minutes 17 seconds West for a distance of 59.55 feet to a 1/2" rebar pin set; Thence North 11 degrees 36 minutes 12 seconds West for a distance of 43.08 feet to a 1/2" rebar pin set; Thence North 33 degrees 24 minutes 17 seconds West for a distance of 65.00 feet to a 1/2" rebar pin set; Thence North 41 degrees 22 minutes 27 seconds West for a distance of 100.98 feet to a 1/2" rebar pin set; Thence North 33 degrees 24 minutes 17 seconds West for a distance of 160.78 feet to a 1/2" rebar pin set;

Thence leaving said Spout Springs Road the following courses:

Thence North 56 degrees 35 minutes 43 seconds East for a distance of 198.00 feet to a 1/2" rebar pin set; Thence North 33 degrees 24 minutes 17 seconds West for a distance of 188.64 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 1650.00 feet and an arc length of 264.51 feet, being subtended by a chord of North 37 degrees 59 minutes 50 seconds West for a distance of 264.23 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 117.93 feet and an arc length of 36.20 feet, being subtended by a chord of South 48 degrees 11 minutes 31 seconds West for a distance of 36.06 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 89.50 feet and an arc length of 7.35 feet, being subtended by a chord of South 54 degrees 37 minutes 58 seconds West for a distance of 7.35 feet to a 1/2" rebar pin set; Thence South 52 degrees 16 minutes 48 seconds West for a distance of 157.30 feet to a 1/2" rebar pin set on the Northeasterly right-of-way line of said Spout Springs Road;

Thence following said Spout Springs Road the following courses:

Thence along a curve to the left having a radius of 1450.00 feet and an arc length of 17.49 feet, being subtended by a chord of North 43 degrees 31 minutes 08 seconds West for a distance of 17.49 feet to a 1/2" rebar pin set; Thence North 46 degrees 08 minutes 08 seconds East for a distance of 50.01 feet to a 1/2" rebar pin set; Thence North 44 degrees 25 minutes 17 seconds West for a distance of 28.04 feet to a 1/2" rebar pin set; Thence South 45 degrees 03 minutes 52 seconds West for a distance of 25.98 feet to a point; Thence North 43 degrees 25 minutes 29 seconds West for a distance of 22.63 feet to a concrete monument found; Thence South 37 degrees 36 minutes 50 seconds West for a distance of 26.45 feet to a point; Thence along a curve to the left having a radius of 1040.00 feet and an arc length of 6.32 feet, being subtended by a chord of North 43 degrees 05 minutes 28 seconds West for a distance of 6.32 feet to a 1/2" rebar pin set;

Thence leaving said Spout Springs Road the following courses:

Thence North 50 degrees 46 minutes 20 seconds East for a distance of 322.30 feet to a 3/8" rebar pin found; Thence North 44 degrees 44 minutes 35 seconds West for a distance of 91.67 feet to a 2" open top pin found; Thence North 46 degrees 26 minutes 55 seconds East for a distance of 766.54 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 41.17 acres more or less.

3

2

1

A

B

C

D

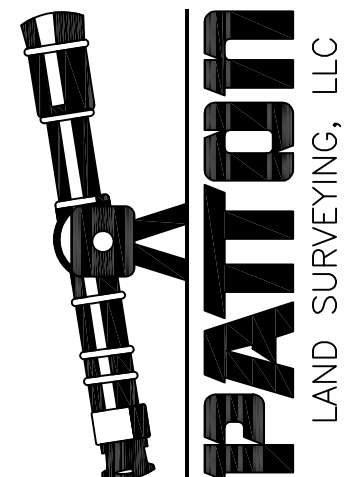
E

F

G

REGISTERED PROFESSIONAL
LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com



COMPUTATIONS BY: C.H.K.

SURVEYED BY: J.J. & W.H.

DRAFTED BY: C.H.K.

CHECKED BY: C.M.P.

CAPSTONE AT BLOSSOM CREEK

SUBDIVIDE SURVEY FOR:

- LOCATED IN -

G.M.D. 1270
CITY OF FLOWERY BRANCH &
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	03/12/2021	REVISED BOUNDARY LINE BETWEEN MULTI-FAMILY PHASE 1 & 2. REVISED LEGAL DESCRIPTIONS.

SHEET NUMBER:

2 of 6

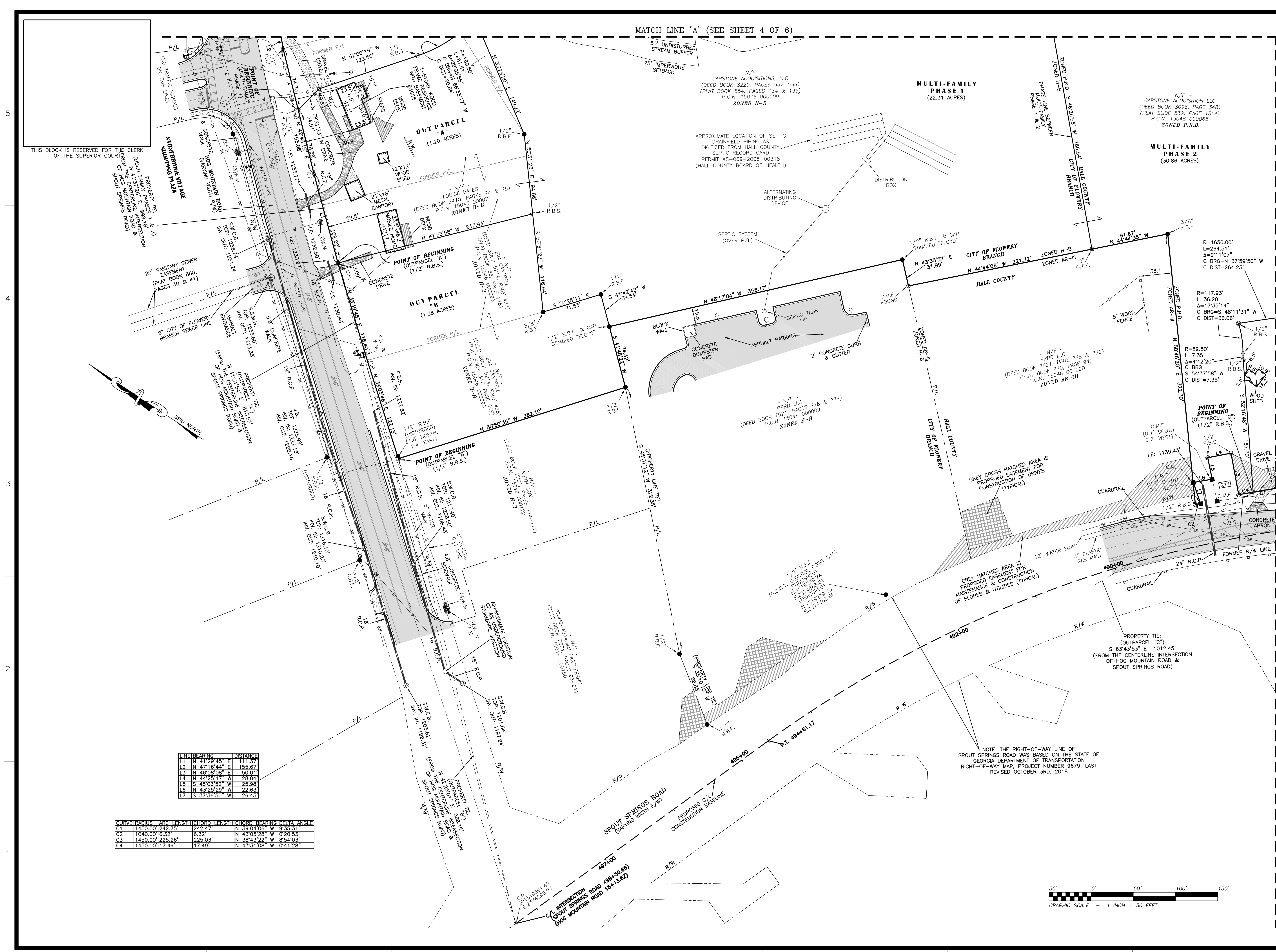
SCALE: N/A

SURVEY DATE: 03/06/2019

PLAT DATE: 03/12/2019

18-069.02.dwg

JN. 18-069



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1450.00	242.75	242.47	N 39°04'06" W	9°35'31"
C2	1040.00	16.32	6.32	N 43°05'28" W	0°20'53"
C3	1450.00	1225.26	225.03	N 38°43'22" W	8°54'03"
C4	1450.00	117.49	17.49	N 43°31'08" W	0°41'28"

LINE	BEARING	DISTANCE
L1	N 41°29'45" E	111.37
L2	N 47°16'44" E	155.87
L3	N 46°08'08" E	50.01
L4	N 44°25'17" W	28.04
L5	S 45°03'52" W	25.98
L6	N 43°26'29" W	22.63
L7	S 37°36'50" W	26.45

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LAND SURVEYING, LLC

COMPUTATIONS BY: C.H.K.

SURVEYED BY: J.J. & W.H.

DRAFTED BY: C.H.K.

CHECKED BY: C.M.P.

CAPSTONE AT BLOSSOM CREEK

SUBDIVIDE SURVEY FOR:

REVISIONS

No.	DATE	DESCRIPTION
1	03/12/2021	REVISED BOUNDARY LINE BETWEEN MULTI-FAMILY PHASE 1 & 2. REVISED LEGAL DESCRIPTIONS.

SHEET NUMBER:

3 of 6

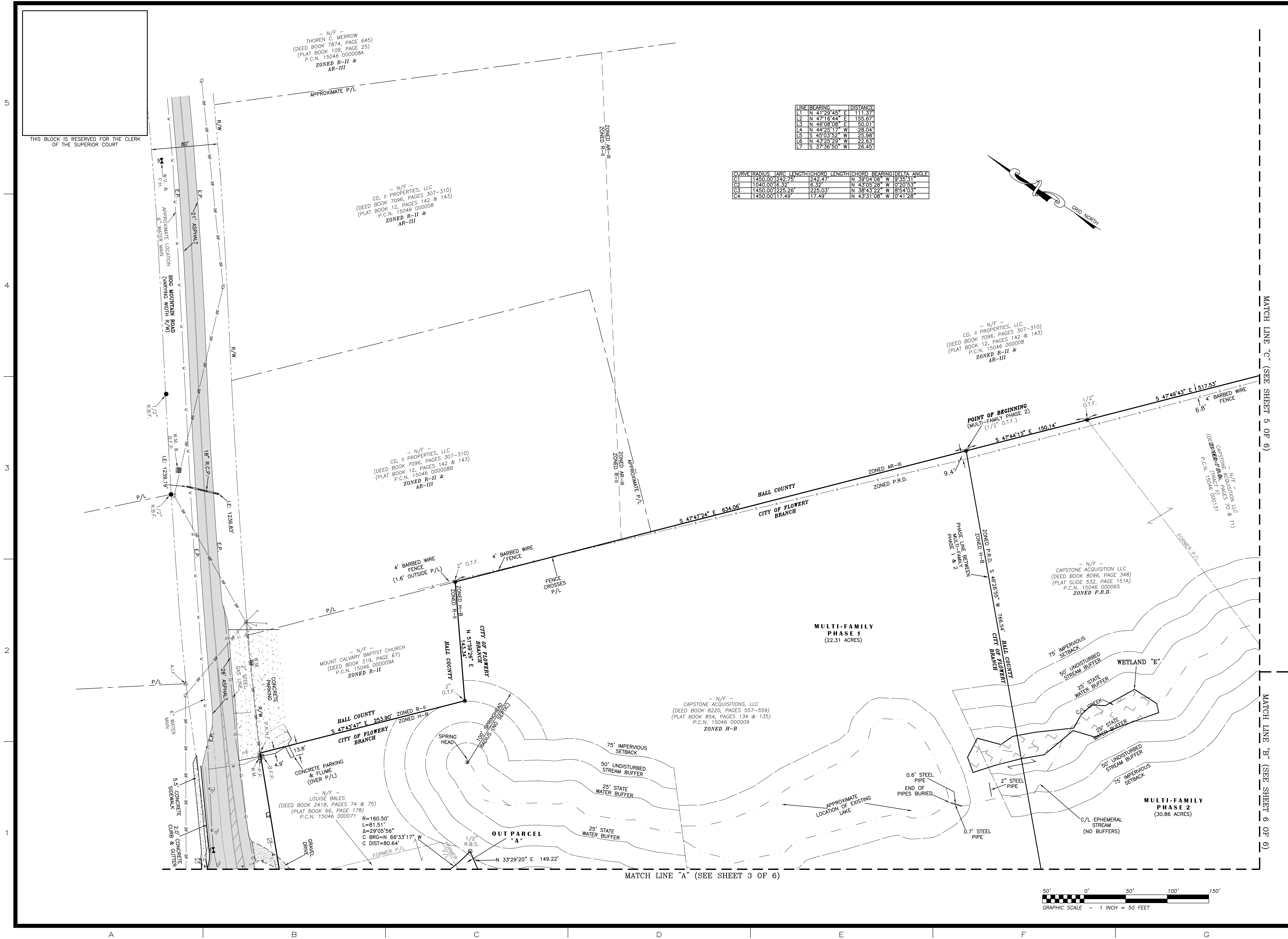
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SURVEY DATE: 03/06/2019

PLAT DATE: 03/12/2019

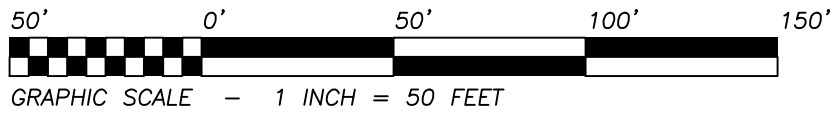
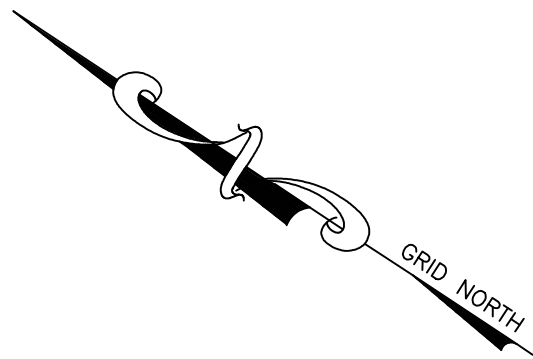
18-069.02.dwg

JN. 18-069



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1450.00	242.75	242.47	N 39°04'06" W 9°35'51"	
C2	1040.00	16.32	6.32	N 43°05'28" W 0°20'53"	
C3	1450.00	225.26	225.03	N 38°43'22" W 8°54'03"	
C4	1450.00	17.49	17.49	N 43°31'08" W 0°41'28"	

LINE	BEARING	DISTANCE
L1	N 41°29'45" E	111.37
L2	N 47°16'44" E	155.67
L3	N 48°08'08" E	50.01
L4	N 44°25'17" W	28.04
L5	S 45°03'52" W	25.98
L6	N 43°25'29" W	22.83
L7	S 37°36'50" W	28.48



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PATTON
LAND SURVEYING, LLC

COMPUTATIONS BY: C.H.K.
SURVEYED BY: J.J. & W.H.
DRAFTED BY: C.H.K.
CHECKED BY: C.M.P.

CAPSTONE AT BLOSSOM CREEK

SUBDIVIDE SURVEY FOR:

— LOCATED IN —

G.M.D. 1270
CITY OF FLOWERY BRANCH &
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	03/12/2021	REVISED BOUNDARY LINE BETWEEN MULTI-FAMILY PHASE 1 & 2. REVISED LEGAL DESCRIPTIONS.

SHEET NUMBER:

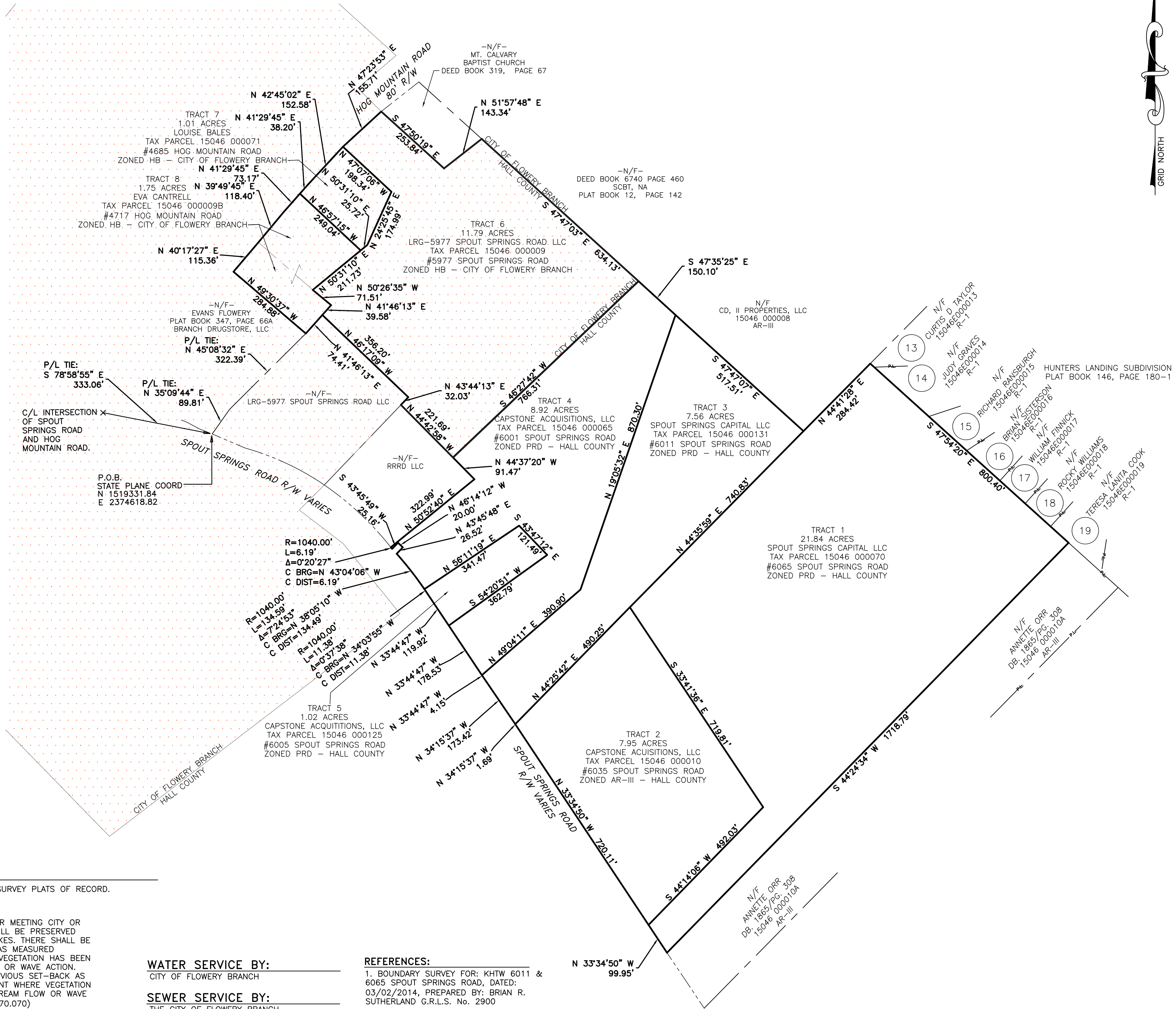
4 of 6

SCALE: 1" = 50'

SURVEY DATE: 03/06/2019

PLAT DATE: 03/12/2019

18-069.02.dwg
JN. 18-069



SURVEYOR'S NOTES:

1. THIS PLAT WAS COMPILED FROM SURVEY PLATS OF RECORD.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

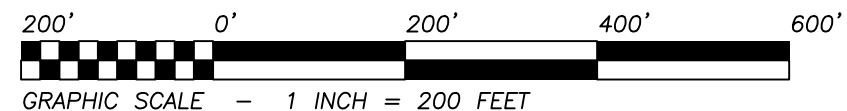
WATER SERVICE BY:
CITY OF FLOWERY BRANCH

SEWER SERVICE BY:
THE CITY OF FLOWERY BRANCH

REFERENCES:

- BOUNDARY SURVEY FOR: KHTW 6011 & 6065 SPOUT SPRINGS ROAD, DATED: 03/02/2014, PREPARED BY: BRIAN R. SUTHERLAND G.R.L.S. No. 2900
- ALTA/NSPS LAND TITLE SURVEY FOR: LRG-5977 SPOUT SPRINGS ROAD, LLC, DATED: 11/29/2016, PREPARED BY: W. SHANE FLOYD G.R.L.S. No. 2801.

AREA: 61.83 ACRES TOTAL



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FAX: (770) 532-1995
www.pattonsurveying.com

PATTON
LAND SURVEYING, LLC

COMPUTATIONS BY: CMP
SURVEYED BY: N/A

DRAFTED BY: CMP
CHECKED BY: C.M.P.

BOUNDARY EXHIBIT PLAT FOR:

CAPSTONE AT BLOSSOM CREEK

- LOCATED IN -

G.M.D. 1270

CITY OF FLOWERY BRANCH &
HALL COUNTY, GEORGIA

REVISIONS:
DATE:

SHEET NUMBER:

1 of 1

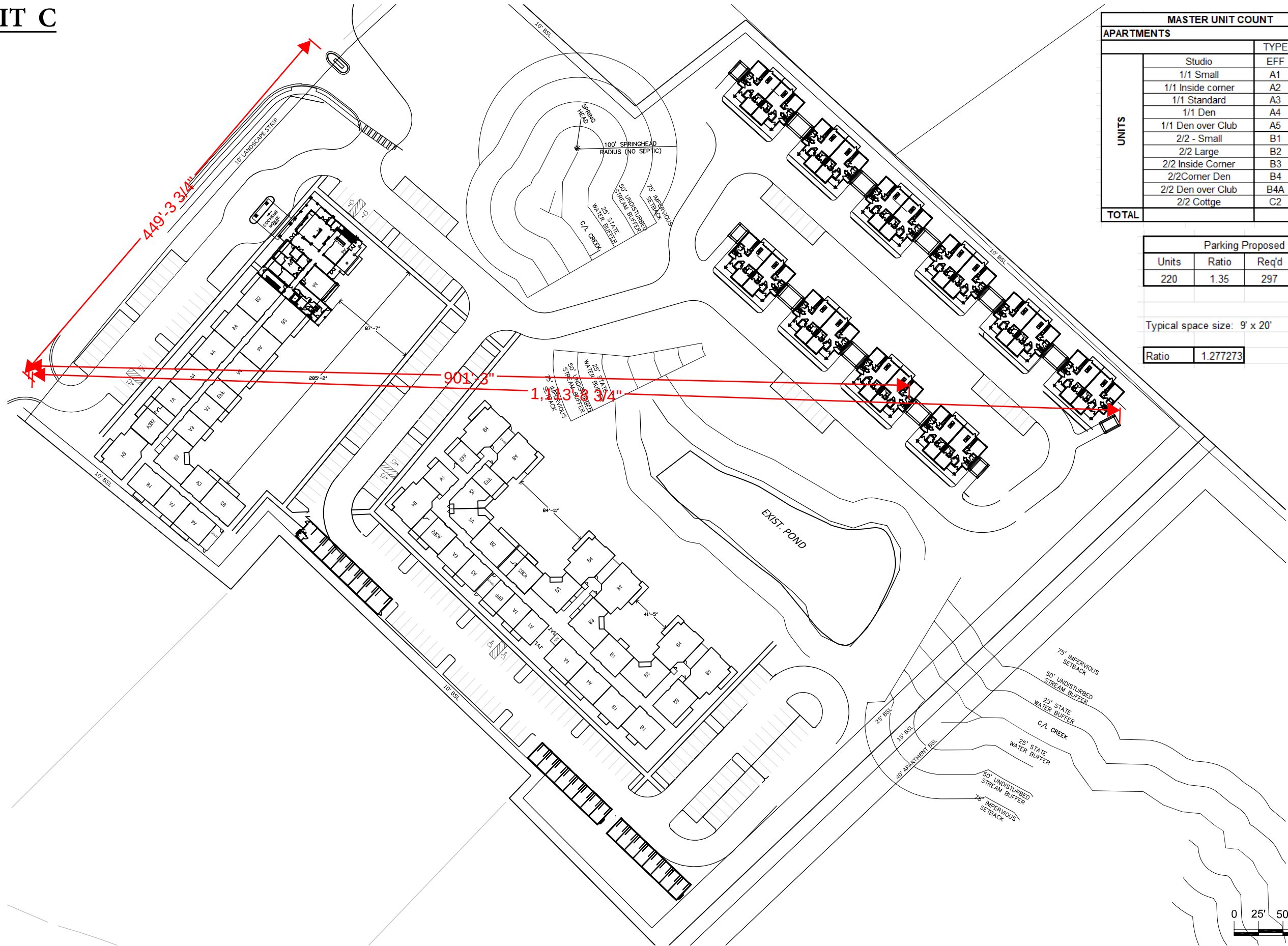
SCALE: 1" = 200'

PLAT DATE: 09/05/2018

18-069.dwg

JN. 18-069

EXHIBIT C



MASTER UNIT COUNT					
APARTMENTS					
		TYPE	No.	Mix	Target
UNITS	Studio	EFF	16	47.3%	55.0%
	1/1 Small	A1	20		
	1/1 Inside corner	A2	8		
	1/1 Standard	A3	24		
	1/1 Den	A4	32		
	1/1 Den over Club	A5	4	52.7%	45.0%
	2/2 - Small	B1	16		
	2/2 Large	B2	28		
	2/2 Inside Corner	B3	16		
	2/2Corner Den	B4	32		
	2/2 Den over Club	B4A	4		
2/2 Cottge	C2	20			
TOTAL			220		

Parking Proposed				
Units	Ratio	Req'd	Provided	
220	1.35	297	0	0
			220	Surface
			21	Garage
Typical space size: 9' x 20'			20	Cottage Carport
			20	Cottage Driveway
Ratio	1.277273		281	TOTAL



SPARROW PARTNERS

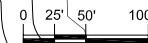
Flowery Branch, GA - Site Plan





MASTER UNIT COUNT					
APARTMENTS					
		TYPE	No.	Mix	Target
UNITS	Studio	EFF	16		
	1/1 Small	A1	20		
	1/1 Inside corner	A2	8		
	1/1 Standard	A3	24		
	1/1 Den	A4	32		
	1/1 Den over Club	A5	4	47.3%	55.0%
	2/2 - Small	B1	16		
	2/2 Large	B2	28		
	2/2 Inside Corner	B3	16		
	2/2 Corner Den	B4	32		
2/2 Den over Club	B4A	4			
2/2 Cottage	C2	20	52.7%	45.0%	
TOTAL			220		

Parking Proposed			
Units	Ratio	Req'd	Provided
220	1.35	297	0
			0
			220
			21
			Garage
Typical space size: 9' x 20'			20
			Cottage Carport
			20
			Cottage Driveway
Ratio	1.277273		281
			TOTAL



SPARROW

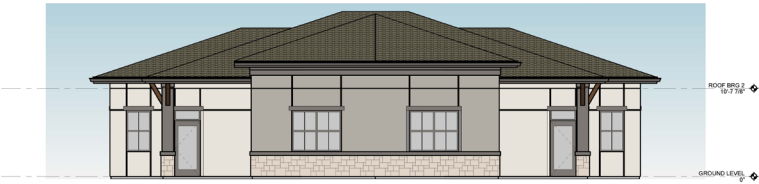
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2022-05-02





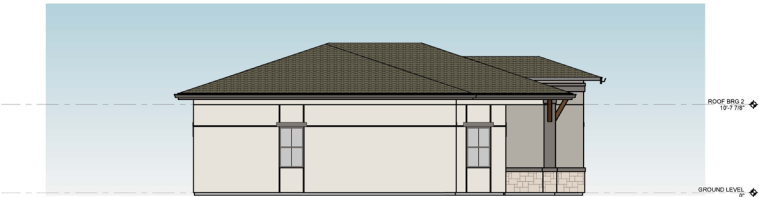


Cottage Elevations: C1



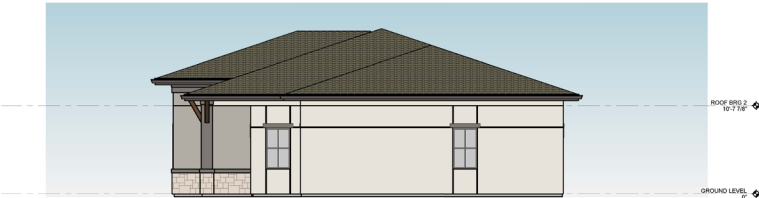
UNIT C1 FRONT ELEVATION2

3/16" = 1'-0"



UNIT C1 LEFT ELEVATION2

3/16" = 1'-0"



UNIT C1 RIGHT ELEVATION2

3/16" = 1'-0"



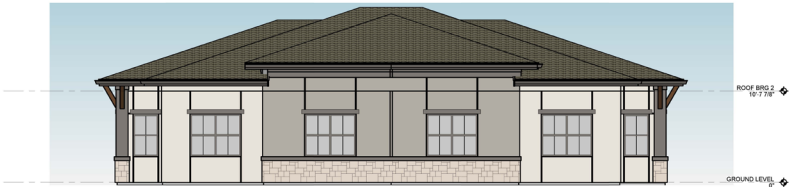
UNIT C1 REAR ELEVATION2

3/16" = 1'-0"



COTTAGE C1 PERSPECTIVE

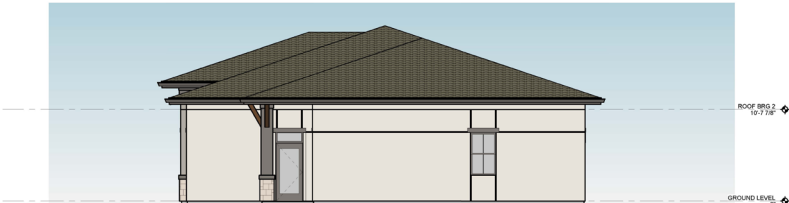
Cottage Elevations: C2



UNIT C2 FRONT ELEVATION1



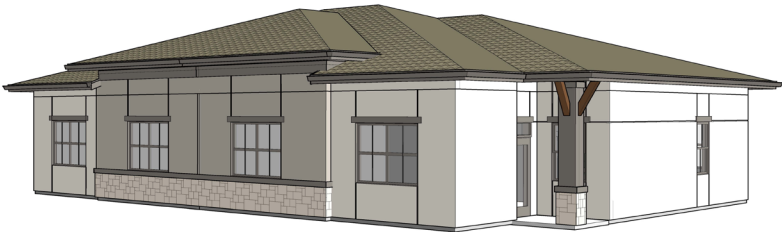
UNIT C2 LEFT ELEVATION1



UNIT C2 RIGHT ELEVATION1



UNIT C2 REAR ELEVATION1

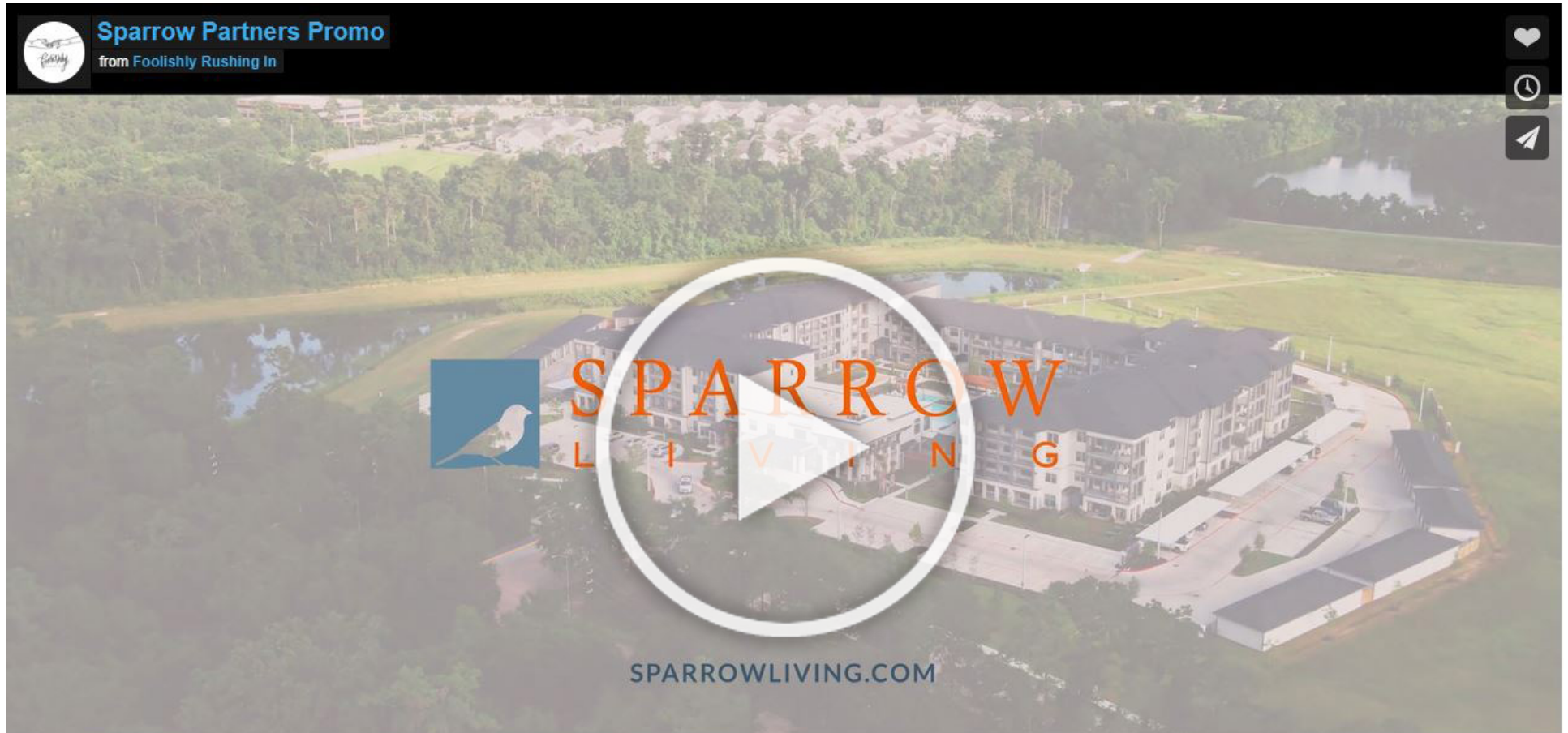


COTTAGE C2 PERSPECTIVE



SPARROW PARTNERS

Sparrow Living Communities
Introduction Video:





REZONING APPLICATION

Date: 6/16/22

Address of Request:

5977 Spout Springs Road, Flowery Branch, GA 30542,

Tax Map # 15046 000151 Current Zoning: HB

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? See attached Letter of Intent

Applicant Information

Name: Sparrow Acquisitions, LLC C/O Taylor English Duma, LLP Attn: Steven Jones

Address: 2500 Bee Caves Road, Building 1, Suite 380, Austin, Texas 78746
C/O1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

E-mail address: sjones@taylorenghish.com

Phone number: 678.426.4628

Signature: [Signature]

Notary: Terr LAGRISOLA 133253931
6/16/2022

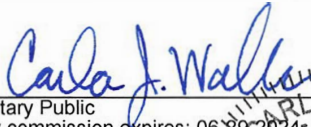




Property owner information (if different than the applicant)

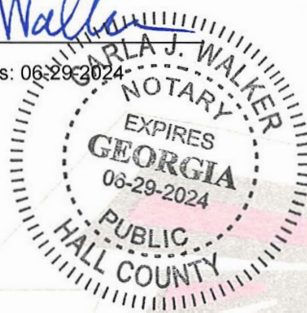
Property owner (please print): Capstone Gateway 1, LLC

Signature of property owner: 
Jonathan Collins, Manager

Notary: 

Notary Public

My commission expires: 06-29-2024



Property Information

Tax Map Number: 15046 000151

Current Zoning: HB Total Acres: 11.79

Is this property located within the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: R3

Current Use: Undeveloped

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None



Disclosure of Campaign Contributions

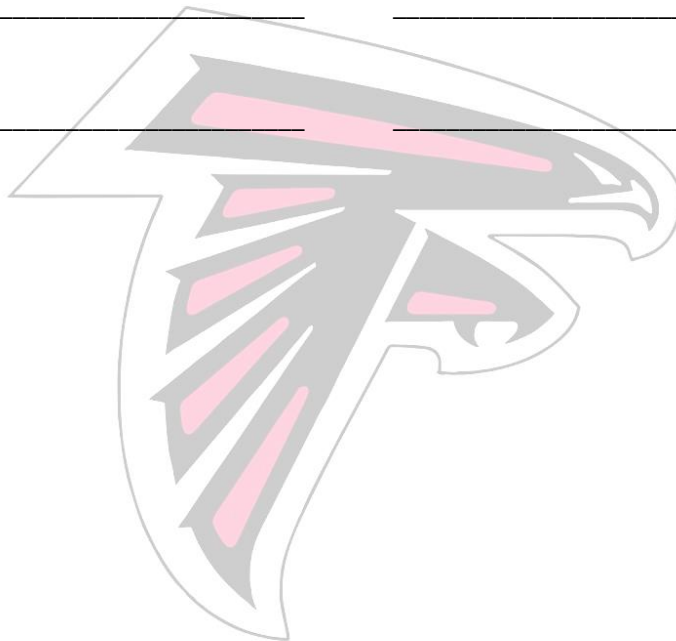
List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

None

None



CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____



VARIANCE APPLICATION

Address of Request:

5977 Spout Springs Road, Flowery Branch, GA 30542

Tax Map Parcel #s 15046 000151

Type of Variance Requested

Complete requirements for variances can be found in the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37;

Please verify all the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37, section 37.5 are being met.

Explain below:

In accordance with section 37.5, which states that one or more of the conditions must be exist, we verify that Sections 37.5 (c), (d), (e), and (f) exist.

Applicant: Sparrow Acquisitions, LLC C/O Taylor English Duma Attn: Steven Jones

Address: 2500 Bee Caves Road, Building 1, Suite 380, Austin, Texas 78746

C/O 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

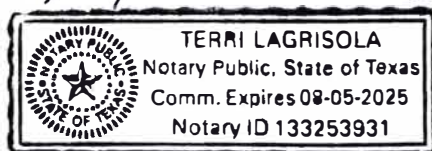
E-mail address: sjones@taylorenghish.com

Phone number: 678.426.4628

Signature: [Signature]

Notary Seal:

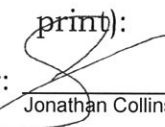
Terry Lagrisola 133253931
6/16/2022



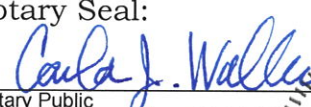


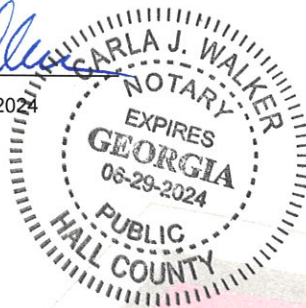
Property owner information (if different than the applicant)

Property owner (please print): Capstone Gateway 1, LLC

Signature of property owner:  _____
Jonathan Collins, Manager

Notary Seal:


Notary Public
My commission expires: 06-29-2024



Please provide the following at time of submittal:

- Payment of \$325.00
- Legal description – one hard copy and on a flash drive
- Current survey of property – one hard copy and on a flash drive
- Site plan – one hard copy and on a flash drive
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

Not Applicable

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

Not Applicable

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

Not Applicable

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

Not Applicable

Not Applicable



REZONING APPLICATION

Date: 6/16/22

Address of Request:

4685 Hog Mountain Road, Flowery Branch, Georgia 30542

Tax Map # 15046 000071 Current Zoning: HB

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? See Letter of Intent

Applicant Information

Name: Sparrow Acquisitions, LLC C/O Taylor English Duma, LLP Attn: Steven Jones

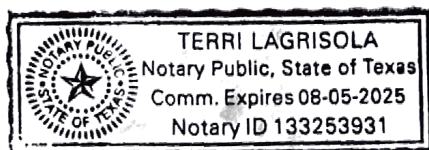
Address: 2500 Bee Caves Road, Building 1, Suite 380, Austin, Texas 78746
C/O 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30039

E-mail address: sjones@taylorenghish.com

Phone number: 678.426.4628

Signature: [Signature]

Notary: Terri Lagrisola 133253931
6/16/2022





Property owner information (if different than the applicant)

Property owner (please print): FB Senior Holdings 1, LLC

Signature of property owner: _____

Jonathan Collins, Manager

Notary: _____

Notary Public

My commission expires: 06-29-2024



Property Information

Tax Map Number: 15046 000071

Current Zoning: HB

Total Acres: 1.01

Is this property located within the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: R3

Current Use: Mobile Home

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None



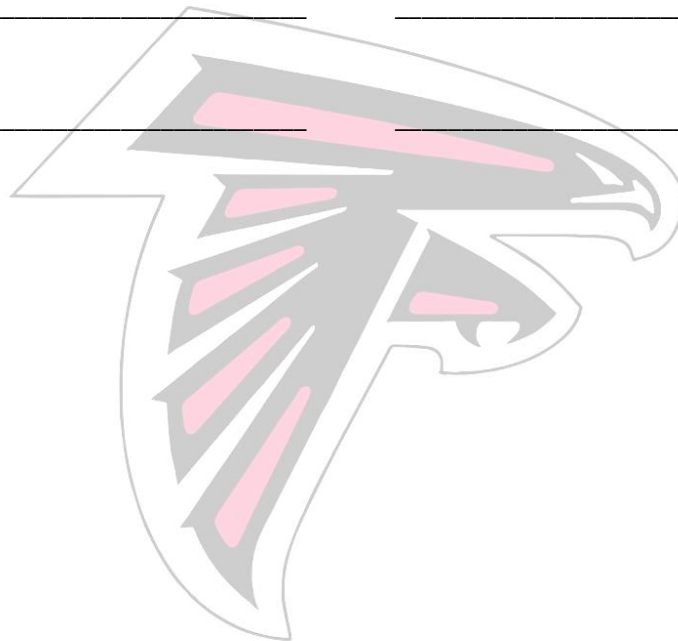
Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

None



CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____



VARIANCE APPLICATION

Address of Request:

4685 Hog Mountain Road, Flowery Branch, GA 30542

Tax Map Parcel #s 15046 000071

Type of Variance Requested

Complete requirements for variances can be found in the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37;

Please verify all the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37, section 37.5 are being met.

Explain below:

In accordance with section 37.5, which states that one or more of the conditions must be exist, we verify that Sections 37.5 (c), (d), (e), and (f) exist.

Applicant: Sparrow Acquisitions, LLC C/O Taylor English Duma Attn: Steven Jones

Address: 2500 Bee Caves Road, Building 1, Suite 380, Austin, Texas 78746

C/O1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

E-mail address: sjones@taylorenghish.com

Phone number: 678.426.4628

Signature: [Handwritten Signature]

Notary Seal: Terrí Lagrisola 133253931
6/16/2022



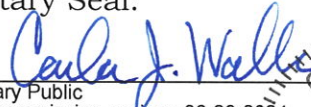


Property owner information (if different than the applicant)

Property owner (please print): FB Senior Holdings 1, LLC

Signature of property owner: 
Jonathan Collins, Manager

Notary Seal:


Notary Public
My commission expires: 06-29-2024



Please provide the following at time of submittal:

- Payment of \$325.00
- Legal description – one hard copy and on a flash drive
- Current survey of property – one hard copy and on a flash drive
- Site plan – one hard copy and on a flash drive
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

Not Applicable

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

Not Applicable

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

Not Applicable

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

Not Applicable

Not Applicable



REZONING APPLICATION

Date: 6/16/22

Address of Request:

4717 Hog Mountain Road, Flowery Branch, Georgia 30542

Tax Map # 15046 000009B Current Zoning: HB

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? See Letter of Intent

Applicant Information

Name: Sparrow Acquisitions, LLC C/O Taylor English Duma, LLP Attn: Steven Jones

Address: 2500 Bee Caves Road, Building 1, Suite 380, Austin, Texas 78746
C/O 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30039

E-mail address: sjones@taylorenghish.com

Phone number: 678.426.4628

Signature: [Signature]

Notary: [Signature] 133253931

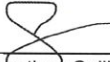
6/16/2022



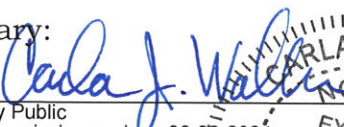


Property owner information (if different than the applicant)

Property owner (please print): FB Senior Holdings 1, LLC

Signature of property owner: 
Johathan Collins, Manager

Notary:


Notary Public
My commission expires: 06-29-2024



Property Information

Tax Map Number: 15046 000009B

Current Zoning: HB Total Acres: 1.75

Is this property located within the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: R3

Current Use: Mobile Home

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.5
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- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
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Conflict of Interest Disclosure

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Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None



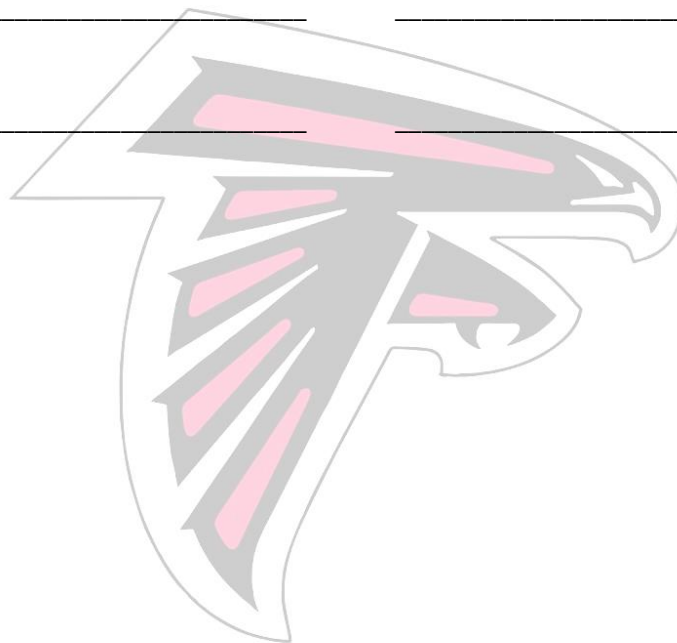
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Elected Officials Name

Amount of Description of Gift

None



CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____



VARIANCE APPLICATION

Address of Request:

4717 Hog Mountain Road, Flowery Branch, GA 30542

Tax Map Parcel #s 15046 000009B

Type of Variance Requested

Complete requirements for variances can be found in the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37;

Please verify all the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 37, section 37.5 are being met.

Explain below:

In accordance with section 37.5, which states that one or more of the conditions must be exist, we verify that Sections 37.5 (c), (d), (e), and (f) exist.

Applicant: Sparrow Acquisitions, LLC C/O Taylor English Duma Attn: Steven Jones

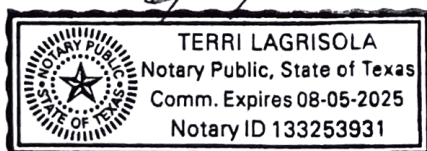
Address: 2500 Bee Caves Road, Building 1, Suite 380, Austin, Texas 78746
C/O1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

E-mail address: sjones@taylorenghish.com

Phone number: 678.426.4628

Signature: [Signature]

Notary Seal: [Signature] 133253931





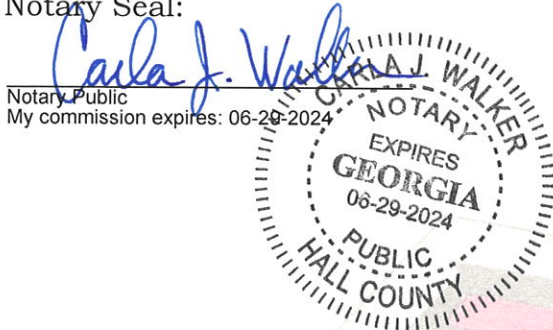
Property owner information (if different than the applicant)

Property owner (please print): FB Senior Holdings 1, LLC

Signature of property owner:


Jonathan Collins, Manager

Notary Seal:



Please provide the following at time of submittal:

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- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)



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Not Applicable

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

Not Applicable

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

Not Applicable

Not Applicable



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider First Reading of Ordinance 447-C, a Speed Zone Ordinance.

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

A speed zone ordinance was last adopted by the City Council on April 20, 2017. The Georgia Department of Transportation (GDOT) has asked the City to update its Speed Zone Ordinance as shown in the attached GDOT List of Roads memorandum.

FACTS AND ISSUES:

GDOT's requested update includes only two changes with respect to C.W. Davis Middle School school zone along SR 13 (Atlanta Highway) which (1) shorten the school zone from 1.70 miles to 0.45 miles and (2) to reduce the speed limit from 45 mph to 35 mph.

OPTIONS:

(1) Approve as presented (2) Keep existing speed zone ordinance and not shorten the school zone or reduce the speed limit which would prohibit enforcement of speeding in the C.W. Davis Middle School school zone.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

Motion to approve the first reading of Ordinance No. 447-C.

COLLABORATING DEPARTMENT:

DEPARTMENT: Police

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary Ordinance 447-C.pdf](#)

- [City of Flowery Branch LOR 2022 #2800-05-2022.pdf](#)
- [Ordinance 447-C Speed Zone.pdf](#)

FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY

SUBJECT: Updated Speed Zone Ordinance

DATE: 9/1/2022

BUDGET INFORMATION:

ANNUAL- N/A

CAPITAL- N/A

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

☐ **STATUS REPORT**

☐ **OTHER**

COUNCIL ACTION REQUESTED ON: September 1, 2022 First Reading and September 15, 2022 Second Reading

PURPOSE: Update Speed Zone Ordinance to shorten the C.W. Davis Middle School school zone and reduce the school zone speed limit.

HISTORY: A speed zone ordinance was last adopted by the City Council on April 20, 2017. The Georgia Department of Transportation (GDOT) has asked the City to update its Speed Zone Ordinance as shown in the attached GDOT List of Roads memorandum.

FACTS AND ISSUES: GDOT's requested update includes only two changes with respect to C.W. Davis Middle School school zone along SR 13 (Atlanta Highway) which (1) shorten the school zone from 1.70 miles to 0.45 miles and (2) to reduce the speed limit from 45 mph to 35 mph.

OPTIONS: (1) Approve as presented (2) Keep existing speed zone ordinance and not shorten the school zone or reduce the speed limit which would prohibit enforcement of speeding in the C.W. Davis Middle School school zone.

RECOMMENDED SAMPLE MOTION: Motion to approve the first reading of Ordinance No. 447-C.

DEPARTMENT: Flowery Branch Police Department

Prepared by: Chief Christopher Hulsey

ATTACHMENTS:

(1) GEORGIA DEPARTMENT OF TRANSPORTATION LIST OF ROADS MEMO

(2) ORDINANCE #447-C

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

INTERDEPARTMENT CORRESPONDENCE

FILE	OFFICE	Gainesville
	DATE	June 10, 2022

FROM:  Jason Dykes P.E., District Traffic Engineer

TO: Alan Davis, State Traffic Engineer

SUBJECT: City of Flowery Branch LOR

Attached below is a copy of the List of Roads for the City Flowery Branch.
The update reflects these changes:

- **SR 13 Flowery Branch, shortened school zone for C.W. Davis Middle and reduced speed in school zone to 35 MPH per approved ETI 11-2021-139-1**

Please Save a copy of the attachment for your records and forward the correspondence to the Department of Public Safety.

Should you have questions or comments, please contact Jonathan Peevy at (770) 533-8276.

JD\jp\rc
Attachments

The Mayor of Flowery Branch is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF FLOWERY BRANCH

ON-SYSTEM

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES		SPEED LIMIT
SR 13	Flowery Branch	1461' south of Phil Niekro Blvd (South Flowery Branch City Limits)	03.88	913' north of Hog Mountain Road (North Flowery Branch City Limits)	06.60	02.72		45
SR 13 *** SCHOOL ZONE ***	Flowery Branch C.W. Davis Middle School SCHOOL DAYS ONLY	1690' south of Hog Mountain Road	06.17	528' north of Hog Mountain Road	06.62	00.45		35
SR 347	Flowery Branch	1238' east of Ridge Road (South Flowery Branch City Limits)	05.19	3340' east of Ridge Road (North Flowery Branch City Limits)	05.59	00.40		45
SR 419 /I-985	Flowery Branch	3456' south of Spout Springs Road (South Flowery Branch City Limits)	11.02	2664' north of Spout Springs Road (North Flowery Branch City Limits)	12.17	01.15		70

OFF-SYSTEM

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Gainesville Street	Flowery Branch	City Limits	Main Street	00.60	35
Lights Ferry Road	Flowery Branch	City Limits	Mitchell Street	00.66	45
Spout Springs Road	Flowery Branch	City Limits	State Route 13	00.94	45
Thurmond Tanner Parkway	Flowery Branch	2640' north of Spout Springs Road	2270' north of State Route 13	01.23	45

*****SCHOOL ZONE HOURS ARE EFFECTIVE*****

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time –
SCHOOL DAYS ONLY

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

Mayor

City Council Members

Sworn and Subscribed before me

This _____ day of _____, _____.

NOTARY PUBLIC

ORDINANCE NO: 447-C

AN ORDINANCE TO ESTABLISH SPEED ZONES WITHIN THE CITY OF FLOWERY BRANCH; TO INCORPORATE THE MODEL ORDINANCE AS SET FORTH BY THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT); TO ALLOW USE OF SPEED DETECTION DEVICES; TO LIMIT THE USE OF SPEED DETECTION DEVICES; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, pursuant to Section 40-6-183 of the Official Code of Georgia Annotated (O.C.G.A.) concerning local authorities' power to alter lawful speed limits, and to establish the areas in which speed detection devices may be properly used, the following ordinance regulating the speed limits and designating the sections of certain roads and streets within the City of Flowery Branch, Hall County, Georgia wherein speed detection devices may be used is hereby adopted as set forth herein; and.

WHEREAS, on April 20, 2017, the City Council had previously adopted a Speed Zone and Speed Detection Device Ordinance (Ordinance No. 447-B); and

WHEREAS, the Georgia Department of Transportation (GDOT) has completed a review of the City's Speed Zone and Speed Detection Device Ordinance and requested that it be updated.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. DESIGNATION OF ON SYSTEM SPEED LIMIT.

The following roadways shall be classified as on systems roadways:

State Route 13	From 1461' south of Phil Niekro Blvd. (South Flowery Branch City Limits) to 913'-0" north of Hog Mountain Road (mile point 6.60) a distance of 2.72 miles, to be zoned 45 miles per hour.
----------------	---

State Route 13	From 1690'-0" south of Hog Mountain Road (mile point 6.17) to 528'-0" north of Martin Road (mile point 6.62) a distance of 0.45 miles, to be zoned 35 miles per hour. This section is also considered a school zone.
----------------	--

State Route 347	From 1238' east of Ridge Road (South Flowery Branch City Limits) (mile point 5.19) to 3340' north Ridge Road (North Flowery Branch City Limits) (mile point 5.59) a distance of .40 miles, to be zoned 45 miles per hour.
-----------------	---

State Route 419/I-985 From 3456' south of Spout Springs Road (South Flowery Branch City Limits) (mile point 11.02) to 2664' north of Spout Springs Road (mile point 12.17) a distance of 1.15 miles, to be zoned 70 miles per hour.

SECTION 2. DESIGNATION OF OFF SYSTEM SPEED LIMIT

The following roadways shall be classified as off systems roadways:

Gainesville Street From the City Limits to Main Street, a distance of 0.60 miles, to be zoned for 35 miles per hour.

Lights Ferry Road From the City Limits to Mitchell Street, a distance of 0.66 miles, to be zoned for 45 miles per hour.

Spout Springs Road From City limits to State Route 13, a distance of 0.94 miles, to be zoned for 45 miles per hour.

Thurmon Tanner Parkway From 2640' north of Spout Springs Road to 2270' north of State Route 13, a distance of 1.23 miles, to be zoned 45 miles per hour.

SECTION 3. DESIGNATION OF SCHOOL ZONE HOURS

The following hours shall be identified as "School Zone Hours":

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time – school days only.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time – school days only.

SECTION 4. USE OF RADAR

It shall be unlawful to use speed detection devices on any State Route, county road, or city street which is not listed in this Ordinance.

SECTION 5. CONSTRUCTION/WORK ZONES

The provisions of this Ordinance shall also apply to any construction or work zone on any State Route to the extent allowable by law.

SECTION 6. ENFORCEMENT AND PUNISHMENT

Any person convicted of a violation of this ordinance shall be punished as provided by Georgia Law as presently exists or as may hereafter be amended.

SECTION 7. REPEAL OF CONFLICTING ORDINANCES

Ordinance No. 447-B and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the City Council of the City of Flowery Branch, Georgia, and upon erection of appropriate signs to effectuate this ordinance in compliance with State law.

Approved this 15th day of September 2022.

Edward R. Asbridge, Mayor

ATTEST:

Shelia Cooper, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr. City Attorney



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Approving Change Order #5 to the Farmers Market Project

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

The Farmers Market project encountered some utility conflicts on Pine Street that either required the utility to be relocated or be accommodated. AT&T wants \$75,000 to relocate the fiber optic line. Triscapes can accommodate the line by modifying the drainage structures for \$30,519.75.

Electrical receptacles were desired by city staff in each tree well on Main Street to accommodate holiday decorations. - \$8,750.00

Tree planters are being modified to remove pavers and enlarge the area to accommodate landscaping. - \$5,500.00

FACTS AND ISSUES:

AT&T's fiber optic line was discovered during construction necessitating either removal or accommodation in the design.

OPTIONS:

Approve or Deny

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

Tax Allocation District

RECOMMENDATION:

Approve Change Order #5

SAMPLE MOTION:

I move to approve Change Order 5 for the Farmers Market project.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary Change Order #5.pdf](#)
- [CO5 Draft Binder.pdf](#)

FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY

SUBJECT: Change Order 4 for Farmers Market Project

DATE: September 1, 2022

BUDGET INFORMATION:

ANNUAL- No change

CAPITAL- No change

(X) RECOMMENDATION

() POLICY DISCUSSION

() STATUS REPORT

() OTHER

COUNCIL ACTION REQUESTED ON: September 1, 2022

PURPOSE: Authorizing Change Order 5 for Farmers Market project changes on Pine Street to avoid AT&T fiber optic line, add receptacles to tree planters and modifying tree planters to remove pavers and add soil.

HISTORY: The Farmers Market project encountered some utility conflicts on Pine Street that either required the utility to be relocated or be accommodated. AT&T wants \$75,000 to relocate the fiber optic line. Triscapes can accommodate the line by modifying the drainage structures for \$30,519.75.

Electrical receptacles were desired by city staff in each tree well on Main Street to accommodate holiday decorations. - \$8,750.00

Tree planters are being modified to remove pavers and enlarge the area to accommodate landscaping. - \$5,500.00

FACTS AND ISSUES: AT&T's fiber optic line was discovered during construction necessitating either removal or accommodation in the design.

OPTIONS: Approve or Deny

RECOMMENDED SAMPLE MOTION: I move to approve Change Order 5 for the Farmers Market project.

DEPARTMENT: Administration

Prepared by: Rich Edinger

DRAFT

AIA® Document G701™ – 2017

Change Order

PROJECT: (Name and address) Flowery Branch Farmers Market, Streetscapes & Pocket Park	CONTRACT INFORMATION: Contract For: 15429.00 Date: NTP 6-1-2021	CHANGE ORDER INFORMATION: Change Order Number: 05 Date: 8-29-2022
OWNER: (Name and address) City of Flowery Branch 5410 Pine Street Flowery Branch, GA 30078	ARCHITECT: (Name and address) CPL 3011 Sutton Gate Drive, Suite 130, Suwanee GA 30024	CONTRACTOR: (Name and address) Tri Scapes 1595 Peachtree Pkwy #204-396 Cumming, GA 30041

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

1. Change drainage on Pine Street to avoid AT&T fiber optic line - Add \$30,519.75
2. Add receptacles to tree planters, including switching and adding panel items - \$8,750.00
3. modify tree planters to remove pavers and add soil - \$5,505.00

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be increased by this Change Order in the amount of

The new Contract Sum including this Change Order will be

The Contract Time will be increased by zero (0) days.

The new date of Substantial Completion will be 11-3-2022

\$	4,011,350.00
\$	\$93,429.54
\$	4,104,779.54
\$	44,774.75
\$	4,149,554.29

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

CPL
ARCHITECT (Firm name)

Triscapes
CONTRACTOR (Firm name)

City of Flowery Branch
OWNER (Firm name)

SIGNATURE

Rich Edinger, P.E., Vice President
PRINTED NAME AND TITLE

SIGNATURE

Ryan Hogan, Vice President
PRINTED NAME AND TITLE

SIGNATURE

Tonya Parrish, City Manager
PRINTED NAME AND TITLE

DATE

DATE

DATE



7/28/2022

FROM:

TO:

PROJECT: Flowery Branch Streetscapes

CONTRACT # CPL2021-001

Tri Scares, Inc.

Clark Patterson Lee

1595 Peachtree Parkway, Suite 204-396 3011 Sutton Gate Drive, Suite 130 CHANGE ORDER # 9

Cumming, GA 30041

Suwanee, Georgia 30024

RE:

Pine St drainage shift due to ATT
Line conflict

Office: 770-752-4698

678-318-1078

Fax: 770-752-6792

Contact: Jonathan Zambrano

Joseph Powell, PLA, ISA

Email: jonathan@triscapes.com

JPowell@CPLteam.com

www.TriScares.com

<i>We hereby agree to make the change(s) specified below:</i>	<u>Unit</u>		<u>Unit</u>	<u>Ext.</u>
<u>Drainage Shift</u>	<u>QTY.</u>	<u>UOM</u>	<u>Cost</u>	<u>Amount</u>
Hydrovac Services to expose fiber optic line	1	LS	\$ 9,600.00	\$ 9,600.00
Shift boxes/convert from SWCB to Hood/Grate Curb Inlet	2	EA	\$ 1,776.00	\$ 3,552.00
Custom Brick Box for 3 boxes that cannot move (if needed)	3	EA	\$ 5,400.00	\$ 16,200.00
Snap conduit protection for fiber optic line passing through brick boxes	30	LF	\$ 38.93	\$ 1,167.75
TOTAL AMOUNT OF THIS CHANGE ORDER :	\$			30,519.75

Change Order proposal notes:

Change Order proposal notes:

- 1) This Change Order becomes part of and in conformance with the existing Contract.
- 2) NO Addendum(s) are acknowledged.
- 3) Actual amounts to be quantified by onsite geotechnical representative.

Note: Price good for 30 days

Company/Owner/Representative:

Authorized Signature:

Date:

Company/Owner/Representative:

Authorized Signature:

Date:



8/17/2022

FROM: **Tri Scapes, Inc.**
 1595 Peachtree Parkway, Suite 204-396
 Cumming, GA 30041
 Office: 770-752-4698
 Fax: 770-752-6792
 Contact: Jonathan Zambrano
 Email: jonathan@triscapes.com
 www.TriScapes.com

TO: **Clark Patterson Lee**
 3011 Sutton Gate Drive, Suite 130E
 Suwanee, Georgia 30024
 678-318-1078
 Joseph Powell, PLA, ISA
JPowell@CPLteam.com

PROJECT: Flowery Branch Streetscapes
CONTRACT # CPL2021-001
ORDER # 11
RE: Main Street shops - add pavers

Rev 2

<i>We hereby agree to make the change(s) specified below:</i>				
<u>Additional Pavers</u>	<u>Unit</u>		<u>Unit</u>	<u>Ext.</u>
	<u>QTY.</u>	<u>UOM</u>	<u>Cost</u>	<u>Amount</u>
ADD: Receptacle to tree planters (includes swiching and added panel items	1	LS	\$ 8,750.00	\$ 8,750.00
ADD: Concrete - in lieu of planters along building	1,000	SF	\$ 9.00	\$ 9,000.00
ADD: Trench or Area Drain	4	EA	\$ 1,297.50	\$ 5,190.00
ADD: 6" PVC Drain line connecting area drains, terminating in SDF.2	225	LF	\$ 15.80	\$ 3,555.00
ADD: Modification to tree planters - remove pavers/add soil	1	LS	\$ 5,505.00	\$ 5,505.00
DEDUCT: Landscaping	0	LS	\$ 800.00	\$ -
DEDUCT: Irrigation	0	LS	\$ 500.00	\$ -
TOTAL AMOUNT OF THIS CHANGE ORDER :	\$			32,000.00

\$14,255.00

Change Order proposal notes:

Change Order proposal notes:

- 1) This Change Order becomes part of and in conformance with the existing Contract.
- 2) NO Addendum(s) are acknowledged.
- 3) Actual amounts to be quantified by onsite geotechnical representative.

Note: Price good for 30 days

Company/Owner/Representative:

Authorized Signature:

Date:

Company/Owner/Representative:

Authorized Signature:

Date:



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 22-016, adopting a Climate Resiliency Plan as prepared by Clark Patterson Lee.

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

An audit conducted in 2020 by the Metropolitan North Georgia Water Planning District (MNGWPD), indicated that Flowery Branch is required to have a climate resiliency plan in place. The city employed Clark Patterson Lee to produce this plan with city staff input.

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [FloweryBranchReport_02.21.22 _Draft for Client Review \(1\).pdf](#)
- [Climate Resilience Action Plan.pptx](#)
- [Resolution .pdf](#)



CLIMATE RESILIENCE ACTION PLAN FOR: CITY OF FLOWERY BRANCH

PREPARED BY: CPL
November 30, 2021



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1 - EXECUTIVE SUMMARY

The city of Flowery Branch in Hall County, Georgia, covers an area of 6.32 square miles¹ and has a 2020 population of approximately 9,391. This population indicates a one-year rate of growth of 12.8 percent, which makes Flowery Branch one of the most rapidly growing cities in the Gainesville-Hall County metropolitan area. The Flowery Branch Comprehensive Plan Update, adopted in July 2021, forecasts this population growth will accelerate to approach 16,115 people by the year 2035. To accommodate more residents and the construction of new commercial enterprises which follow them, the City will need to make investments to treat surface waters more effectively and to protect existing groundwater supplies.

Flowery Branch has no protected rivers as defined by Georgia Department of Natural Resources – but it does possess a few scattered wetlands, a small ground water recharge area of low pollution susceptibility, and a large watershed that falls west of I-985 (Fig. 1). The community's historic downtown sits east of the shores of Lake Lanier, a man-made reservoir totaling 38,000 acres in land and offering 540 miles of shoreline². Rainfall within Flowery Branch's geographical area filters into a collection of intricate streams and waterways which make up the Upper Chattahoochee River Basin and the Upper Oconee River Basin. The Upper Chattahoochee River Basin is part of the larger Apalachicola-Chattahoochee-Flint (ACF) river basin that flows south through the urbanized Atlanta Metropolitan area, until merging with the Flint River and emptying into the Gulf of Mexico. (Fig. 2). The Upper Oconee River Basin travels southeast through central Georgia, until joining the Altamaha River that flows into the Atlantic Ocean.

As a member of the Metropolitan North Georgia Water District (MNGWD), Flowery Branch recognizes that river basins, wetlands, and groundwater recharge areas are ecologically sensitive public resources that are critical to the integrity of natural environments and public health. To this end, the City is committed to implementing the Metro Water District's *Water Resource Management Plan*. The *Water Resource Management Plan* (WRP), adopted in 2017 and amended in 2020, was prepared in accordance with guidance from the Georgia Environmental Protection Division (EPD) Watershed Protection Branch³. The Branch works with Regional Water Planning Councils (Fig. 3) across the state to reduce nonpoint sources, combined sewer outflows, and urban/stormwater runoff, which are primary contributors of contaminants into state waters, including the ACF basin⁴.

This Climate Resilience Action Plan will be a local supplement to the *Water Resource Management Plan* and the *Flowery Branch Wastewater Master Plan* adopted in 2018. Its purpose will be to provide an overview of climate projections for Flowery Branch, an assessment of potential extreme weather impacts to City owned assets, and strategies to mitigate those impacts.

¹ [U.S. Census Bureau QuickFacts: Flowery Branch city, Georgia](#)

² [River Basins - New Georgia Encyclopedia](#)

³ [Watershed Protection Branch | Environmental Protection Division \(georgia.gov\)](#)

⁴ [River Basins - New Georgia Encyclopedia](#)

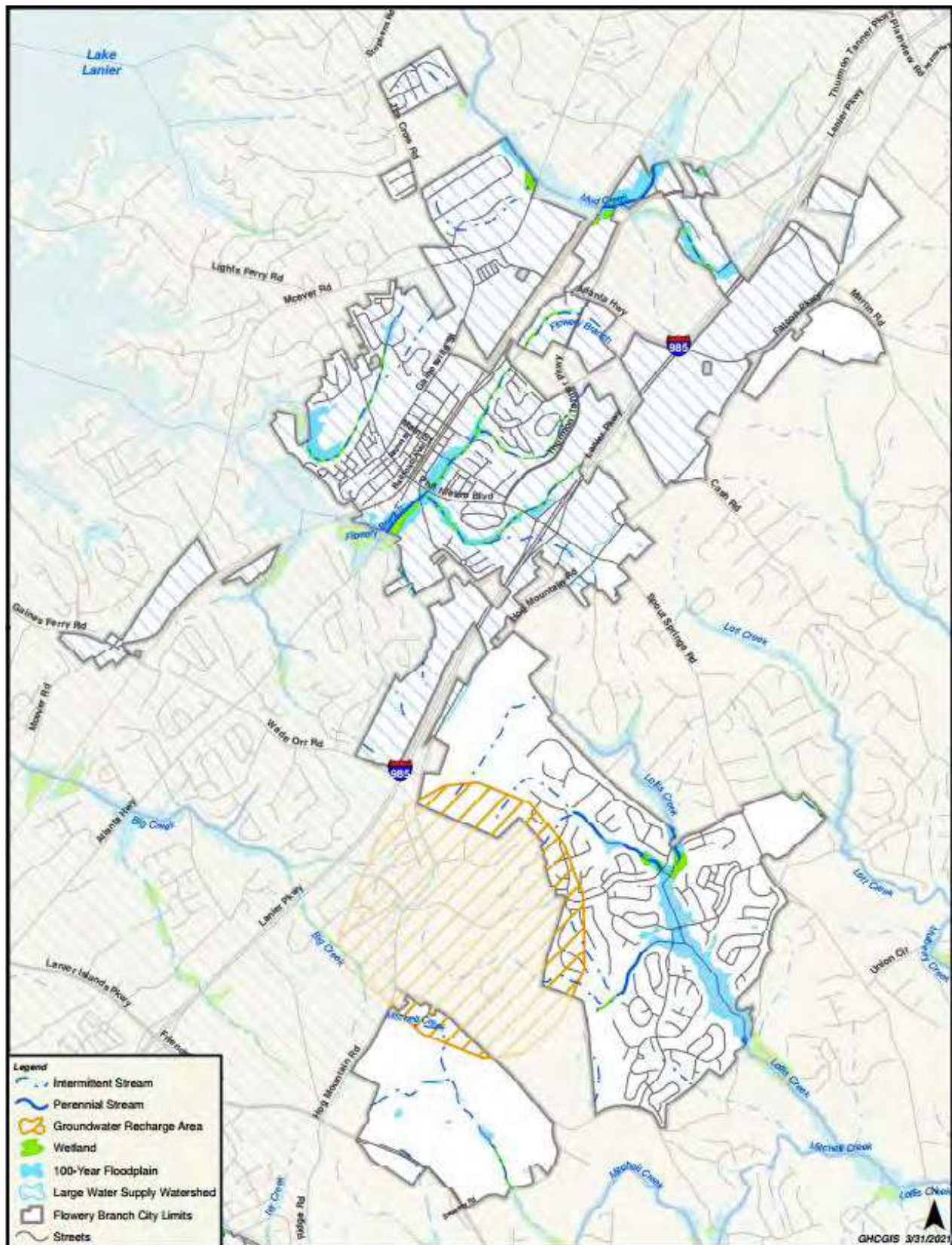


Figure 1 - Natural Resources



Figure 2 - ACF River Basin Overview

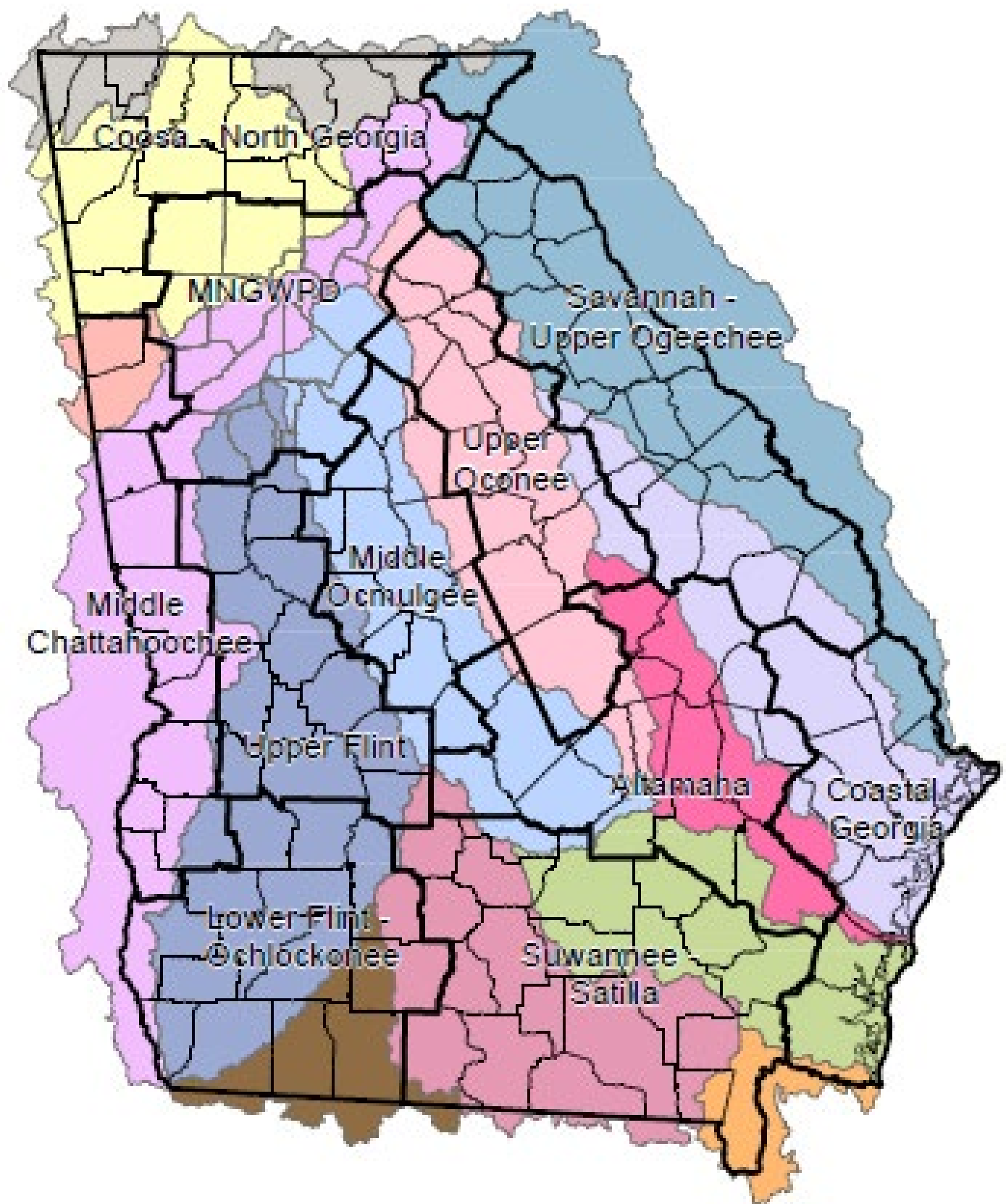


Figure 3 - Georgia Water Planning Regions

2 - PLANNING EFFORTS

Recognizing the reality of climate change, several existing City commitments support or advance sustainable development and climate resilience practices.

FLOWERY BRANCH COMPREHENSIVE PLAN (2021)

The Comprehensive Plan Vision Statement identifies the need to make Flowery Branch more sustainable:

“The City envisions a healthy natural environment including clean water in the Lake Lanier watershed, a significant tree canopy and a continuation of sustainable environmental practices.”

To achieve its vision as a city that advances sustainable environmental practices, the City of Flowery Branch must prioritize climate resilience and turn weaknesses into opportunities. For example, wetland protection is addressed across many existing local ordinances, but protection of groundwater recharge areas and water supply watershed areas are not.

To rectify this, proposed action items in the Comprehensive Plan include:

- Adopt Groundwater Recharge Protection Ordinance
- Adopt Water Supply Watershed Protection Ordinance
- Amend Buffers, Tree Protection and Landscaping Ordinance to strengthen tree retention

The Plan also carried over the former Comprehensive Plan's Conservation Character Area onto the new Future Land Use Map. Land within these areas (i.e., the green pockets adjacent Lake Lanier, and small lots next to Knight Drive, Pine Street, and Chesnut Street in Fig. 4) are set-aside as open space and/or recreational areas.



Figure 4 - Future Land Use Map: Conservation Area

METRO NORTH GEORGIA WATER RESOURCE PLAN (2020)

The *Water Management Resource Plan* recognizes that relative to other metropolitan areas, natural surface water resources across its member Districts are small and in high need of protection. It anticipates that regional population growth through the next decade will increase demand on available water supplies and increase the volume of treated wastewater discharged to the District's rivers, lakes, and streams. New construction and redevelopment of existing properties is also anticipated to impact regional watersheds by changing peak rates, volume, velocity, timing, and quality of stormwater run-off.

The WRP calls upon its members to proactively plan for climate change's impacts on these conditions:

"Climate variability adds uncertainty to water resources planning and management. In the District, climate change impacts could include increased frequency of heat waves, increased evaporation, increased annual precipitation, and increased variability of precipitation, including more severe and extended droughts and increased frequency and intensity of rain events."

Climate variability has the potential to adversely affect water availability, water quality and watershed hydrology in a manner that will require enhanced implementation of water supply, water conservation, wastewater and watershed management elements of this Plan."

Action items recommended to improve climate change resilience include:

- Integrated -2 Local Water Master Plans
- Integrated -3 Update Local Emergency Water Plans
- Integrated -4 Local Wastewater Master Plan

The District also adopted a Utility Climate Resiliency Study.

FLOWERY BRANCH WASTEWATER MASTER PLAN (2018)

The 2018 *Wastewater Master Plan* (WMP) was commissioned by Flowery Branch to comply with municipal storm sewer system permit requirements. The WMP focuses on the portions of the city identified as Service Area #4 (Fig. 5). Limits for this 14.3 square mile area were set per the City's 2017 service delivery agreement with Hall County and includes some sections outside formal city limits. To serve this area, the city owns and maintains a water supply system and a wastewater treatment transmission and treatment system. In 2018, this system consisted of 788 gravity flow transmission lines (total length of 32.4 miles), 781 manhole covers, 8 pump stations, 8 force mains, and 1 water reclamation treatment facility with an operating capacity of 1 million gallons per day (MGD).

Analysis revealed that in 2018, the wastewater reclamation facility (Fig.6) was operating at 30-40 percent of its capacity; and that under peak hour conditions, six gravity flow transmission segments were already operating at 75 percent capacity (or more). Strain was due to their location on flat terrain, insufficient diameter of 8", and/or connection to the high-demand Buford Highway or Cantrell Road trunklines. The plan also provides a twenty-year forecast which identified two pump stations and 20 other pipe segment as undersized for anticipated growth and at elevated risk of overflow.

To address these challenges, the following Capital Improvement Projects are recommended by the WMP:

CAPITAL IMPROVEMENT PROJECTS, 2018 WASTEWATER MASTER PLAN		
PRIORITY	PROJECT	ESTIMATED COST
1	Plant Expansion to 1.0 Million Gallons Per Day (MGD)	\$7 million
2	Effluent Pipe Upgrade from Waste Water Treatment Plant (WWTP)	\$1.3 million
3	Increase capacity of the Waste Water Treatment Plan from 1.0 MGD to 3.0 MGD. (1.0 MGD sustainable only for 5-year horizon)	\$20 million
4	Recommission the Lights Ferry Pump Station to divert the 10-inch diameter trunk line on Gainesville Street	\$200,000
5	Increase the trunk line on Cantrell Road to 10-inch diameter	\$300,000
6	Increase the capacity of the Portsmouth Pump Station by either increasing wet well volume or pump capacity	\$600,000
7	Increase the capacity of the bell Drive Pump by either increasing wet well volume or pump capacity	\$1 million
8	Increase the trunk line at the South Hall School site between the Martin Road Pump Station and C.W. David Pump Station to 10 inches in diameter	\$125,000
9	Add six pump stations that will need to be installed in as yet undeveloped portions of the Service Area #4	\$7.2 million
10	Increase the diameter of various segments per the Table 12.0	\$80,000

The City was also advised to aggressively maintain existing gravity transmission lines to prevent deterioration, to create an inventory of existing parcels on septic tanks and track them as they convert to public sewer, and to minimize / discourage development on parcels identified on the maps as “areas to remain unsewered”. Lots within the areas to remain unsewered sat in the three “fingers” protruding into Lake Lanier, in areas as of 2018 still formally outside city limits, in unincorporated Hall County.

The areas are as follows:

- Gaines Ferry Road, west of Sunset Court and area off Chesnut Ridge Road
- Lights Ferry Road, west of Loch Arbor Court
- Old Federal Road/Jim Crow Road, west of Stephens Road

In 2018, the Wastewater Master Plan acknowledged, that restricting development in these areas as envisioned by the Lake Lanier Character Area of the Hall County Comprehensive Plan, may prove difficult as market pressures pushing for increased density in these areas adjacent Lake Lanier and land is formally outside municipal jurisdiction. While this 2018 Wastewater Master Plan does not overtly discuss sustainability goals, it provides a critical inventory of existing infrastructure, raises awareness of the importance of ongoing monitoring of land use trends, and lays a framework to support sustainable growth through strategic capital improvements and maintenance. A partial update to the WMP was adopted in December 2020.

FIGURE 1.1
SERVICE AREA #4
FLOWERY BRANCH

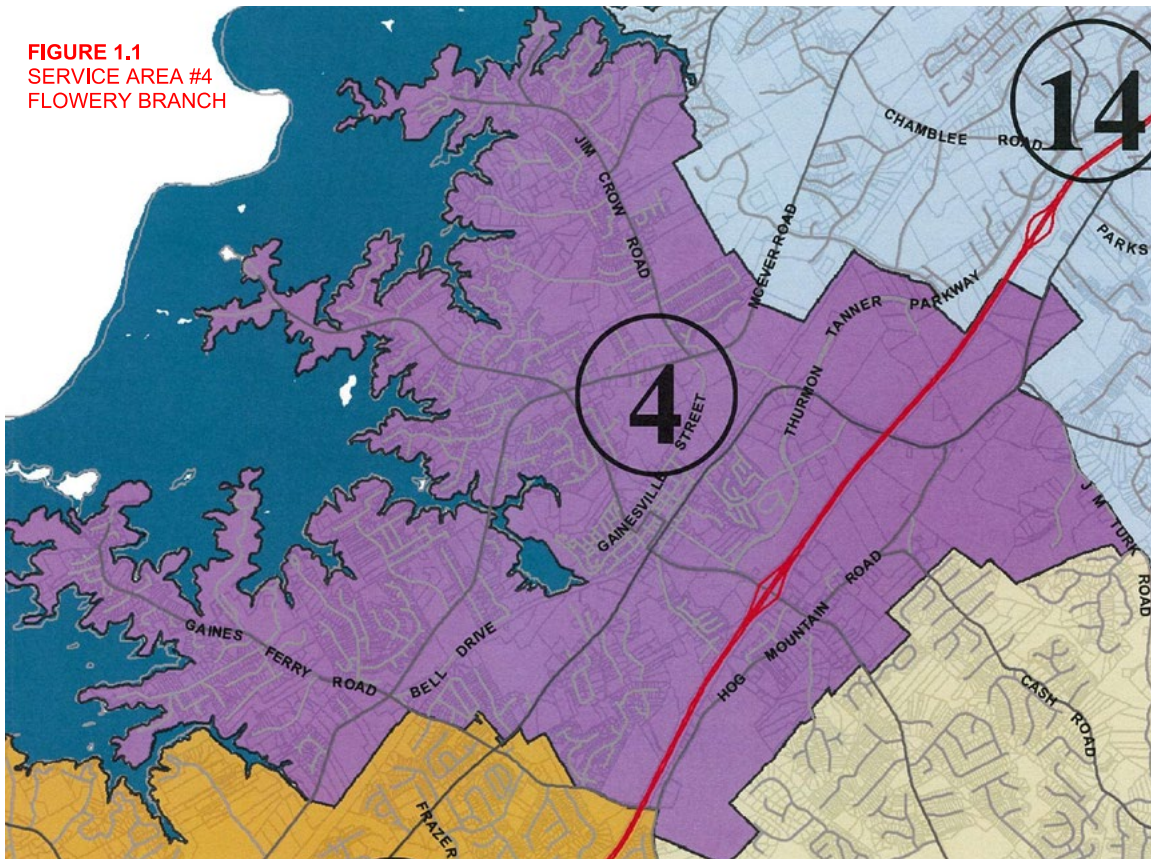


Figure 5 - Service Delivery Area #4 Limits



Figure 6 - Flowery Branch Water Reclamation Facility

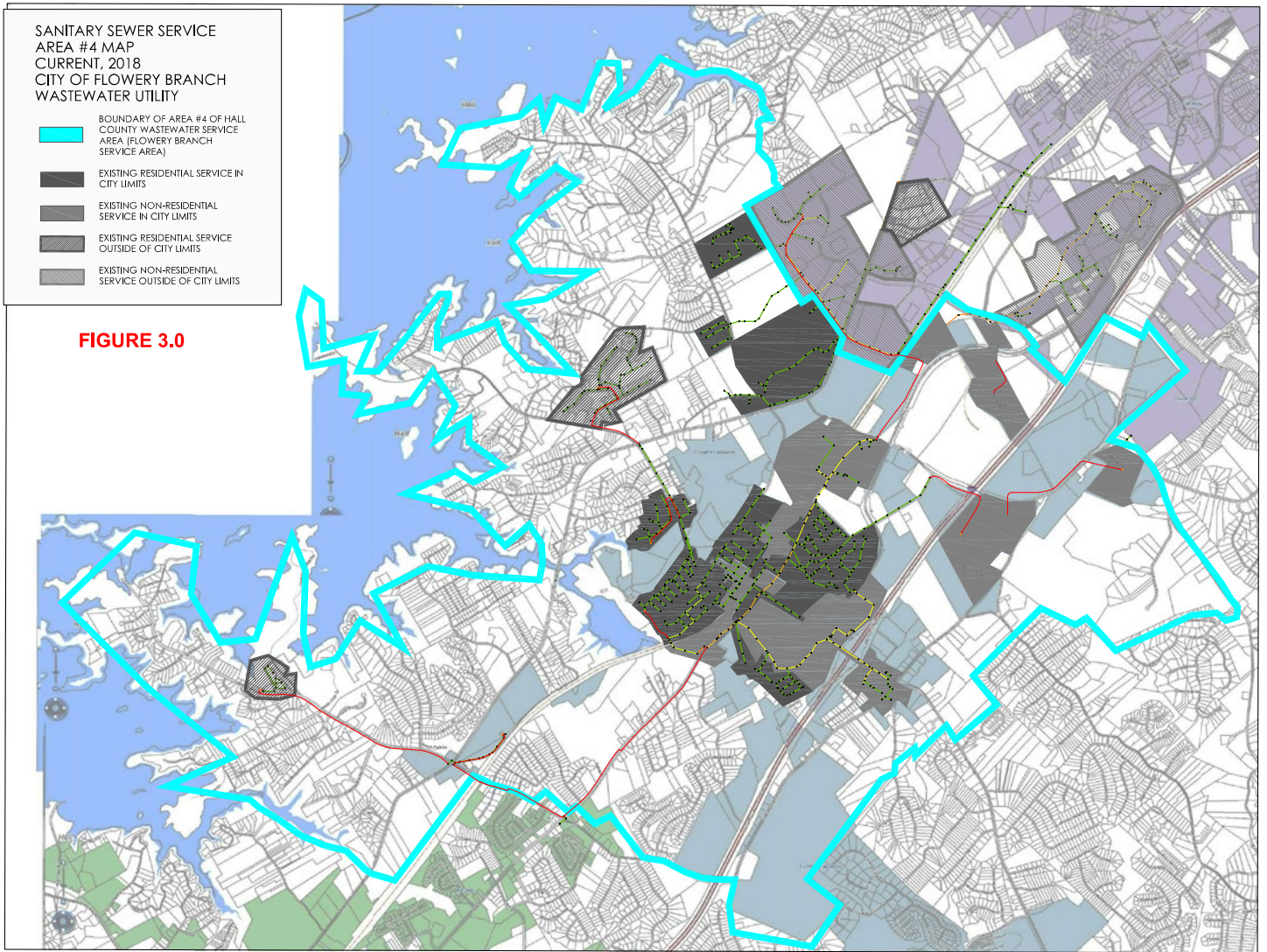


Figure 7 - 2018 Sanitary Sewer System

3 - PUBLIC OUTREACH

CITY DEPARTMENT INTERVIEWS

As part of the planning effort for this Climate Resilience Plan, CPL reached out to multiple city departments including the departments of Planning, Public Works, Water and Wastewater to catalogue other water and wastewater utility improvement efforts underway, identify potential vulnerabilities to City operations and assets, and to develop potential solutions to mitigate those impacts.

EXTERNAL PARTNER INTERVIEWS

CPL also interviewed external representatives from the Hall County Public Works, Hall County Fire Department, Georgia Department of Natural Resources – Watershed Branch, Floodplain Management Division, and the Metro North Georgia Water Planning District to discuss their water, wastewater, stormwater management, and emergency service priority projects and policies through the next five years; to understand areas where intergovernmental communications and coordination could be improved; and, to understand the types of data and existing infrastructure records collected and maintained by partner agencies. Appendix A provides a summary of the interviews held with representatives of these agencies. Their feedback informed the recommendations of this study, particularly as regards recommended areas of localized data collection and establishing new liaison positions to strengthen regional collaboration.

4 - EXISTING CONDITIONS

FLOWERY BRANCH ECO-REGION

Flowery Branch is in southern Hall County. It sits between the cities of Buford and Oakwood (Fig.8). Gainesville, the county seat, is 6 miles to the northeast and Gwinnett County's northern limit is less than 1 mile to the south. The city is irregular in outline, with its longest dimension extending in a northwest-southeast direction. Municipal land area totals 6.32 square miles or 1.5 percent of Hall County's land area. The city is part of the Southern Inner Piedmont eco-region, in the upper part of the Piedmont Plateau (Fig 9)⁵. The unique topography of Piedmont Plateau influences the climate, physiography, and soils of Flowery Branch. Considered holistically these components paint a portrait of the best uses of land and which resources should be protected

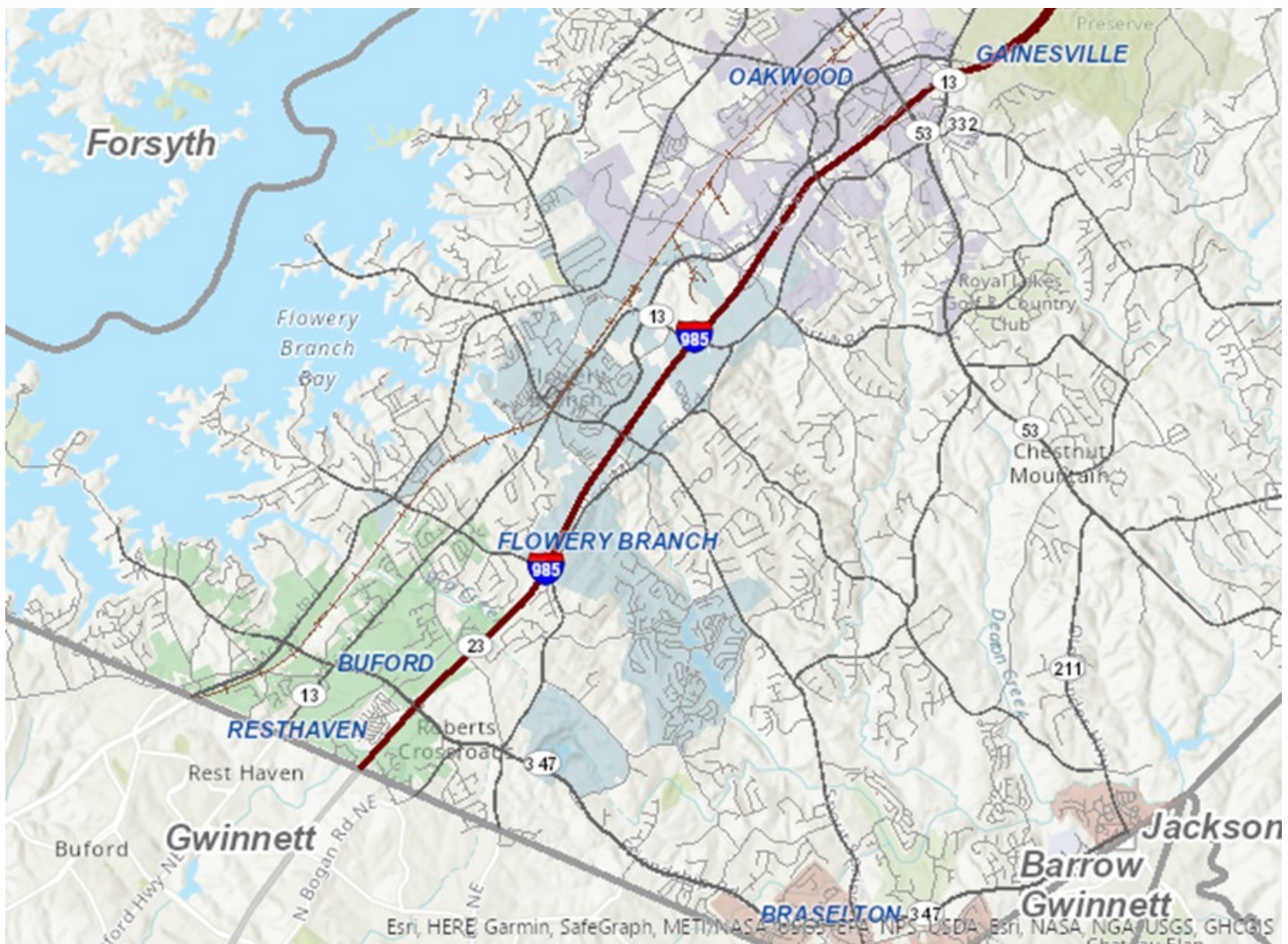


Figure 8 - Flowery Branch City Limits

⁵ Georgia Soil Survey 136 - Southern Piedmont | NRCS Georgia ([usda.gov](https://www.nrcs.usda.gov))

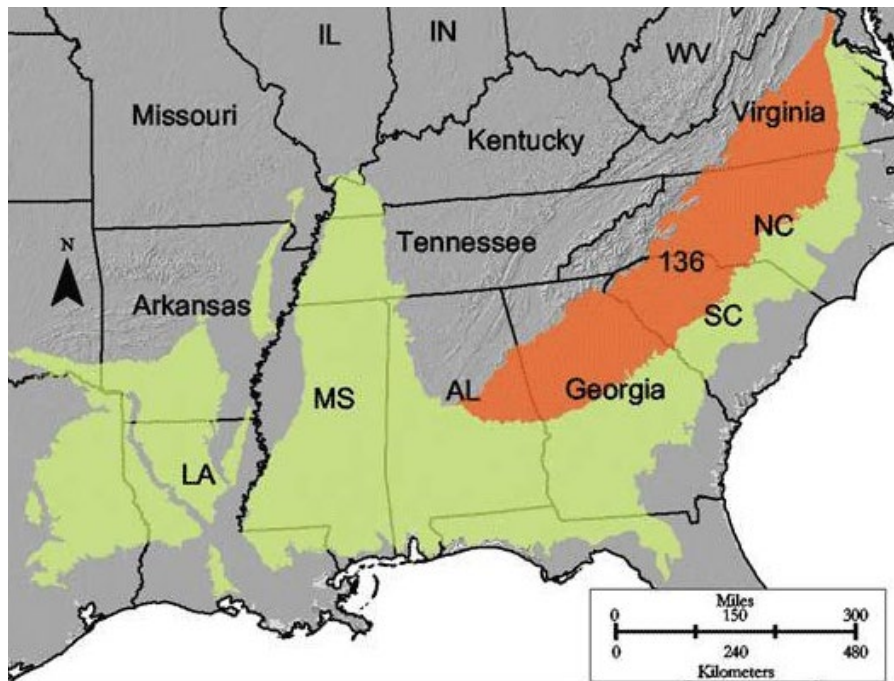


Figure 9 - Southern Inner Piedmont Eco-Region (in Orange)

Twenty-seven (27) percent of the eco-region land area cover is within the State of Georgia.

PHYSIOGRAPHY

Hall County terrain is the result of a high plateau severely dissected in many places by stream valleys. As a result, land ranges from almost level to broken and hilly. In general, Flowery Branch parcels are located around the downtown core off Phil Niekro Boulevard, west of Interstate 985 and to the north of downtown are more level. Steeper slopes and wetlands sit on eastern lands adjacent Hog Mountain Road.

Flowery Branch is bifurcated by drainage divide generally following Interstate 985. Rainfall on land west of the interstate drains into the Upper Chattahoochee River (UCR) Basin which flows into the Gulf of Mexico. Rainfall on land east of the interstate drains into the Upper Oconee River (UOR) Basin which flows into the Atlantic Ocean. The UCR covers 1,823 square miles and, the UOR encompasses about 208 square miles. This represents 18 percent and 4 percent of the Metro Water District's total area, respectively⁶. Rapid urbanization of the land in these river basins (particularly the lower UCR region where Atlanta is located) elevates the importance of regional coordination as regards water management in the years to come.

In 2010, the Georgia Geologic Survey Hydrologic Atlas 18 database identified 84 areas representing 15% of the Metro Water District, likely to contain thick soils considered to be an indicator of significant groundwater recharge areas. In the portions of Hall County within the UCR, 3 square miles of recharge area were found and in the portions within the UOR, 2 square miles of recharge areas were found. In other words, the survey confirmed that like other parts of the state, geologic conditions in Hall County severely restrict groundwater availability as a potential source for water supply⁷. Knowing this, the groundwater recharge area identified in south Flowery Branch (Fig.1) should be protected – and its importance

⁶ [Attachment 1, Upper Chattahoochee River Profile and Attachment 8, Upper Oconee River Basin Profile](#)

⁷ [WATER \(northgeorgiawater.org\)](http://WATER.northgeorgiawater.org/)

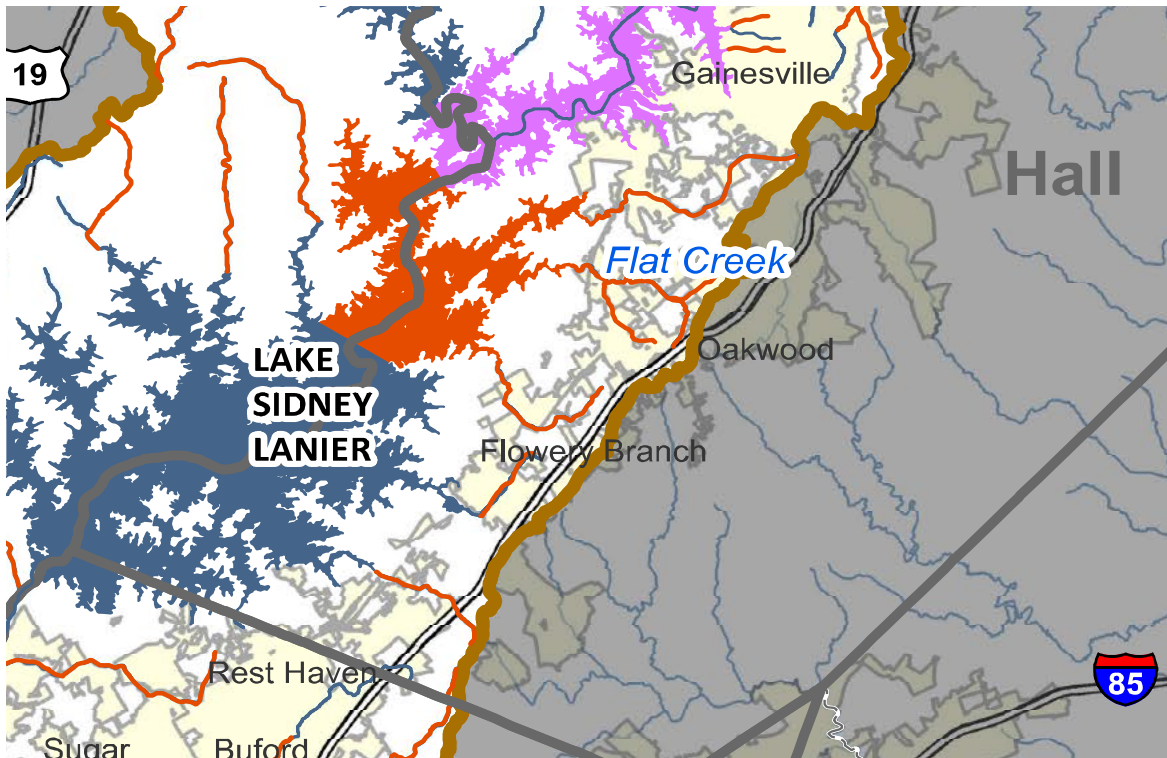


Figure 10 - Portion of Flowery Branch in Upper Chattahoochee River Basin (part of ACF)

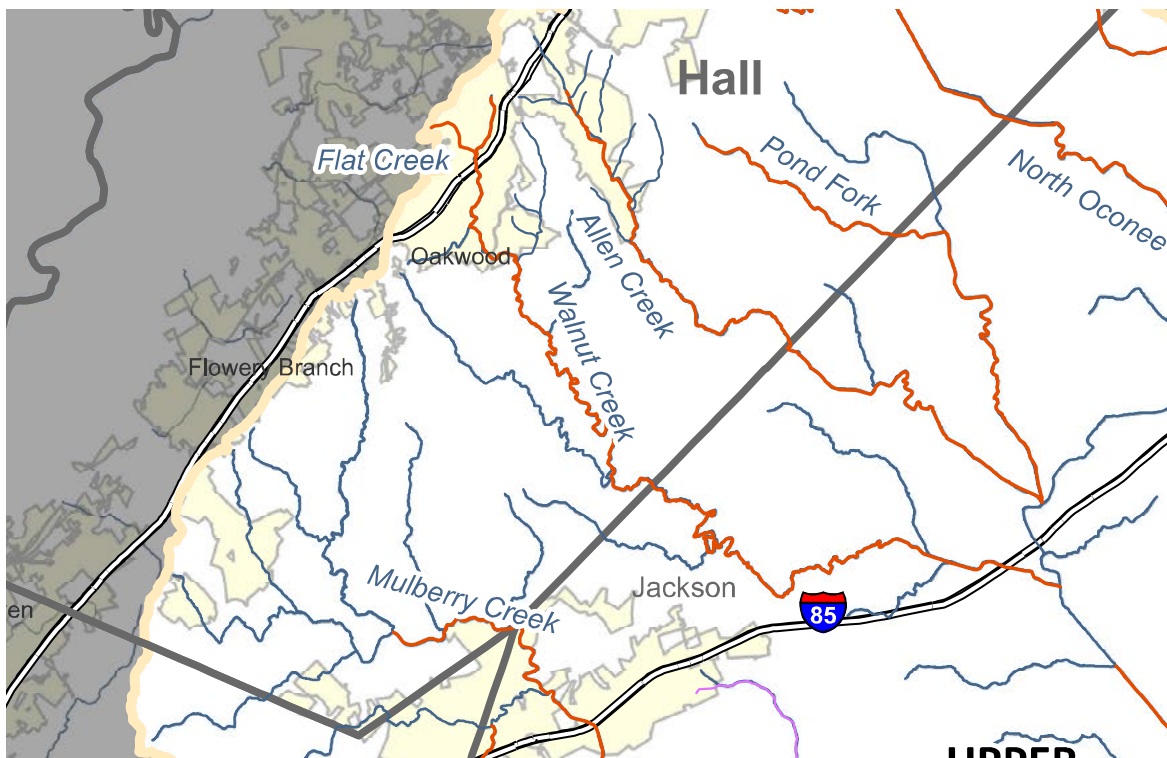


Figure 11 - Portion of Flowery Branch in Oconee River Basin

SOILS

Flowery Branch is within the Brevard Fault zone⁸, an area of the Piedmont Plateau which consists of granite, gneisses, schist, quartz-mica schist, and other dark basic rocks and minerals. Over time, these rocks and minerals weathered deeply and disintegrated into various soil types. Soil surveys⁹ of Flowery Branch, show the most dominant types to be Cecil, Appling, Madison, and Pacolet soils¹⁰, both in sandy loam and clay loam phases¹¹. Each soil variety behaves differently.

Sandy loam phases are naturally well drained, warm early in spring, and are easy to break up and work with light equipment. New construction of residential or nonresidential units upon these soils should leverage the natural filtration capacity of the soil through the use of pervious materials and/or limitations on the percentage of impervious surfaces permitted to cover the land.

Clay loam phases are less well drained (Cecil ultisols in this phase may hold up to 35 percent base saturation in their subsoil¹²), more acidic (i.e., fertilizer will be required for plantings to take root), and harder to break up and work. Due to their ability to retain moisture and the aggressive deforestation and local cultivation of cotton in the 1800's, clay loam soils on Flowery Branch's rolling to moderate hillsides tend to have thinner top soils and may be more susceptible to increased erosion due to stormwater or impervious surface run off.

Developments upon clay loam soils will benefit from more pro-active erosion control and site design measures, such as terracing and increased plantings of native trees, grass, or other vegetation. The Piedmont Plateau has historically supported a mixture of hardwoods such as white oak, red oak, gum, yellow-poplar, and sycamore trees. Bermuda grass also takes well on local soils. Integration of these natural feature considerations as part of the land disturbance review process should be explored as a method of long-term conservation planning efforts.

CLIMATE

Flowery Branch's elevation ranges from about 1,000 to 1,200 feet above sea level. This higher elevation, together with its location within the Southern Inner Piedmont Eco-Region, has historically given Flowery Branch a somewhat cooler climate and heavier rainfall than other communities in the Metro North Georgia District. The best source of local climate data is from the weather station in Gainesville, Georgia located at Gilmer Memorial Airport (34.301 degrees North, 83.86 degrees West) and at an elevation of 1171 feet above sea level. The following section outlines historical climate patterns and how climate change has changed current climate patterns observed since 2017.

⁸ [Brevard Fault - Wikipedia](#)

⁹ [Soil Surveys | NRCS Georgia \(usda.gov\)](#)

¹⁰ [SoilWeb: An Online Soil Survey Browser | California Soil Resource Lab \(ucdavis.edu\)](#)

¹¹ [Soil survey, Hall County, Georgia - Digital Library of Georgia \(usg.edu\)](#)

¹² [Ultisols | Soil & Water Systems | University of Idaho \(uidaho.edu\)](#)

Historical Climate Pattern: 1902-2016

Review of the record from 1902 to 2016 (Fig. 12) shows that Gainesville and the surrounding metro area which includes Flowery Branch experiences all four seasons. Summers generally consist of lengthy spells of warm and humid days. Historically, July is the hottest month of the year, with an average maximum temperature of 88 degrees Fahrenheit, and an average minimum temperature of 68 degrees Fahrenheit. Highs of 90 degrees or more were expected on 30 to 60 days¹³. Overnight lows were in the low 60's to middle 60's.

Winter was characterized by stretches of mild weather that alternate with cold spells, caused by western and northern cold fronts which countered the warming effects of eastern currents from the Gulf of Mexico and the Atlantic Ocean. January was the coldest month of the year, with an average maximum temperature of 51 degrees Fahrenheit, and an average minimum temperature of 32 degrees Fahrenheit. Lows of 32 degrees or lower were expected on 50 to 70 days. Overnight lows usually ranged in the middle 30's to the low 40's.

The average date of the first freeze was late October and the average date of the last freeze was in April. During this period between October and April, if sufficient moisture was retained in soils over the course of the year, freezing of the ground could loosen surface soils and make them more susceptible to erosion.

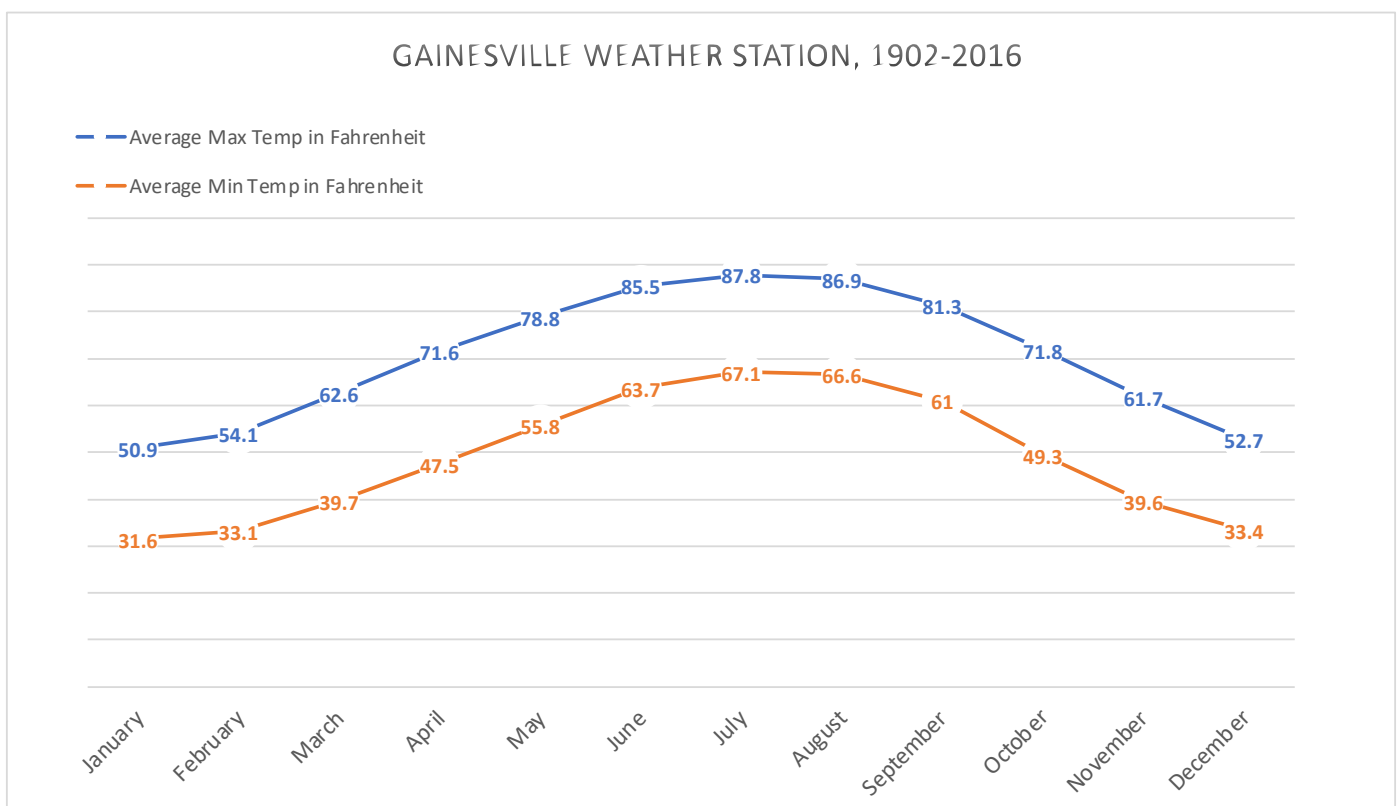


Figure 12 - Local Temperatures, 1902-2016

¹³ [What's Typical in North and Central Georgia? \(weather.gov\)](http://www.weather.gov)

Rain fell historically occurred 114 days a year and produced an average of 54.27 inches (Fig.13). The driest months of the year were October and November, while the wettest month is March.

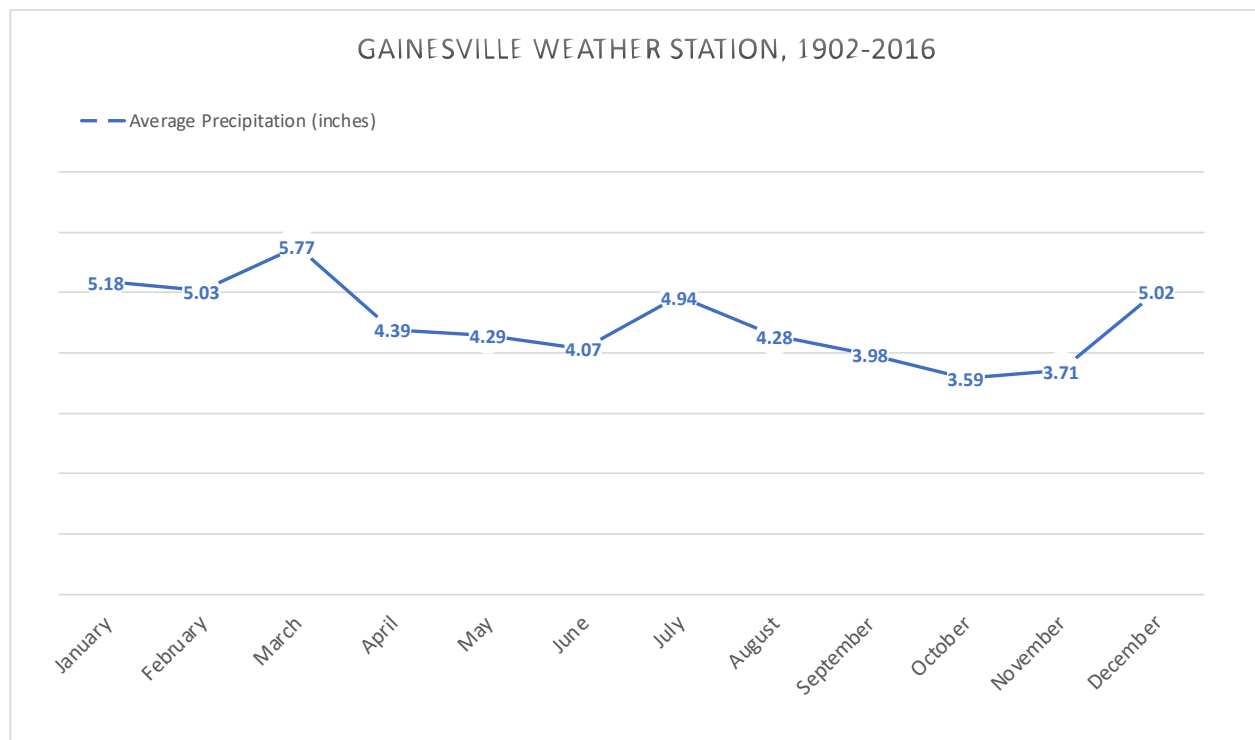


Figure 13 - Precipitation, 1902-2016

Current Climate Pattern: 2017-2021

Review of the record from 2017 to 2021 (Fig. 14A) shows that Hall County still experiences all four seasons, but the changes between seasons is becoming less marked (indicated by flatter slopes generally). July is the hottest month of the year, with an average maximum temperature of 89.4 degrees Fahrenheit and an average minimum temperature of 71 degrees Fahrenheit. Highs of 90 degrees or more is expected on 28 to 70 days (Fig. 14B). Overnight lows are in the upper 60's to low 70's.

Winter is characterized by stretches of mild weather interspersed with heavy rain events. January is the coldest month of the year, with an average maximum temperature of 53.3 degrees Fahrenheit, and an average minimum temperature of 36 degrees Fahrenheit. Lows of 32 degrees or lower can be expected on 19 to 25 days. Overnight lows usually range in the middle 30's to the low 40's.

The average date of the first freeze is late November, and the average date of the last freeze is in March¹⁴. The shortening of the winter season is in part the result of rising temperatures across all seasons. The year 2019 was the sixth warmest year in United States in the 20th century – and federal data explored later in this report confirm rising temperatures is now the norm. Since 2017, per Gainesville weather station data, the average maximum temperature has risen by 1.7 degrees Fahrenheit and the average minimum temperature has risen 4.5 degrees Fahrenheit.

¹⁴ [Georgia Weather - Automated Environmental Monitoring Network Page \(uga.edu\)](https://gaia.weather.uga.edu/)

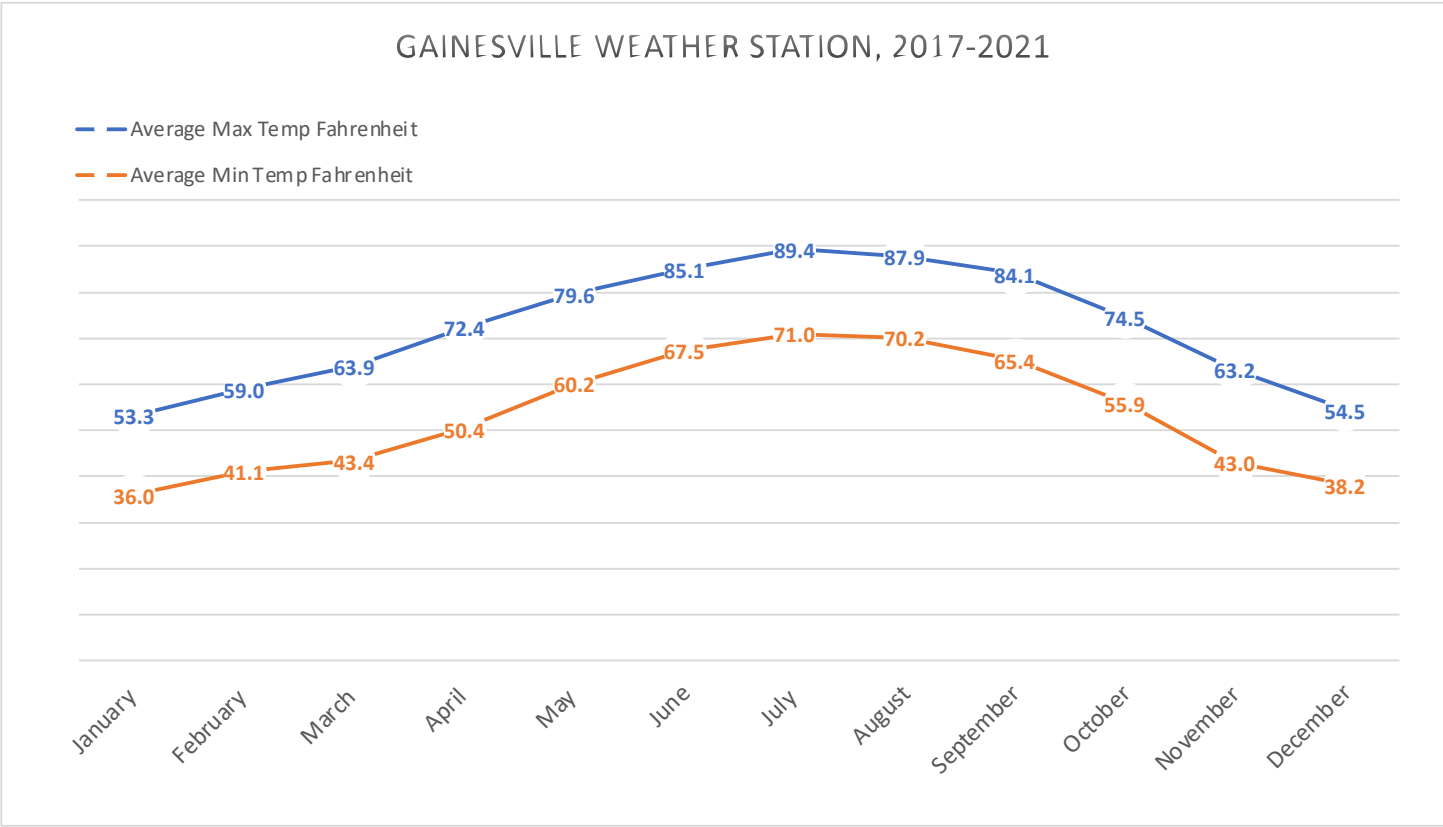


Figure 14A - Local Temperature (2017-2021)

YEAR	DAYS OVER 90 DEGREES (°F)	DAYS BELOW 32 DEGREES (°F)
2021	28	19
2020	42	21
2019	70	25
2018	42	29
2017	37	25
Average 5-Year	43.8	23.8

Figure 14B - Local Temperature (2017-2021)

Rain now falls throughout 136 days a year (+16 days than historical averages) and produces an average of 64.7 inches (+10 inches more per year than the historical average) (Fig.15A). The driest months of the year are now September and November, while the wettest month is February (has exceeded with historical rainfall averages historically reserved for July). Rainfall frequency has increased across all months, providing more consistent / readily available water supply throughout the year (Fig.15B) – with most notable increases occurring in February and June (+4 days) and August and October (+3 days). But notably, the rainfall events observed during the winter months tend to be more severe (Fig. 15A).

Due to local geologic conditions characterized by moderate hills and the abundance of low-filtration soils, gains in rainfall will likely increase surface run offs volumes and velocity. This in turn may increase loads on existing stormwater systems. However, because the expected number of days below 32 degrees has dropped by almost half its historical amounts, addressing the risks of flooding and of infrastructure overflow should be slightly prioritized above the risk of frozen pipes.

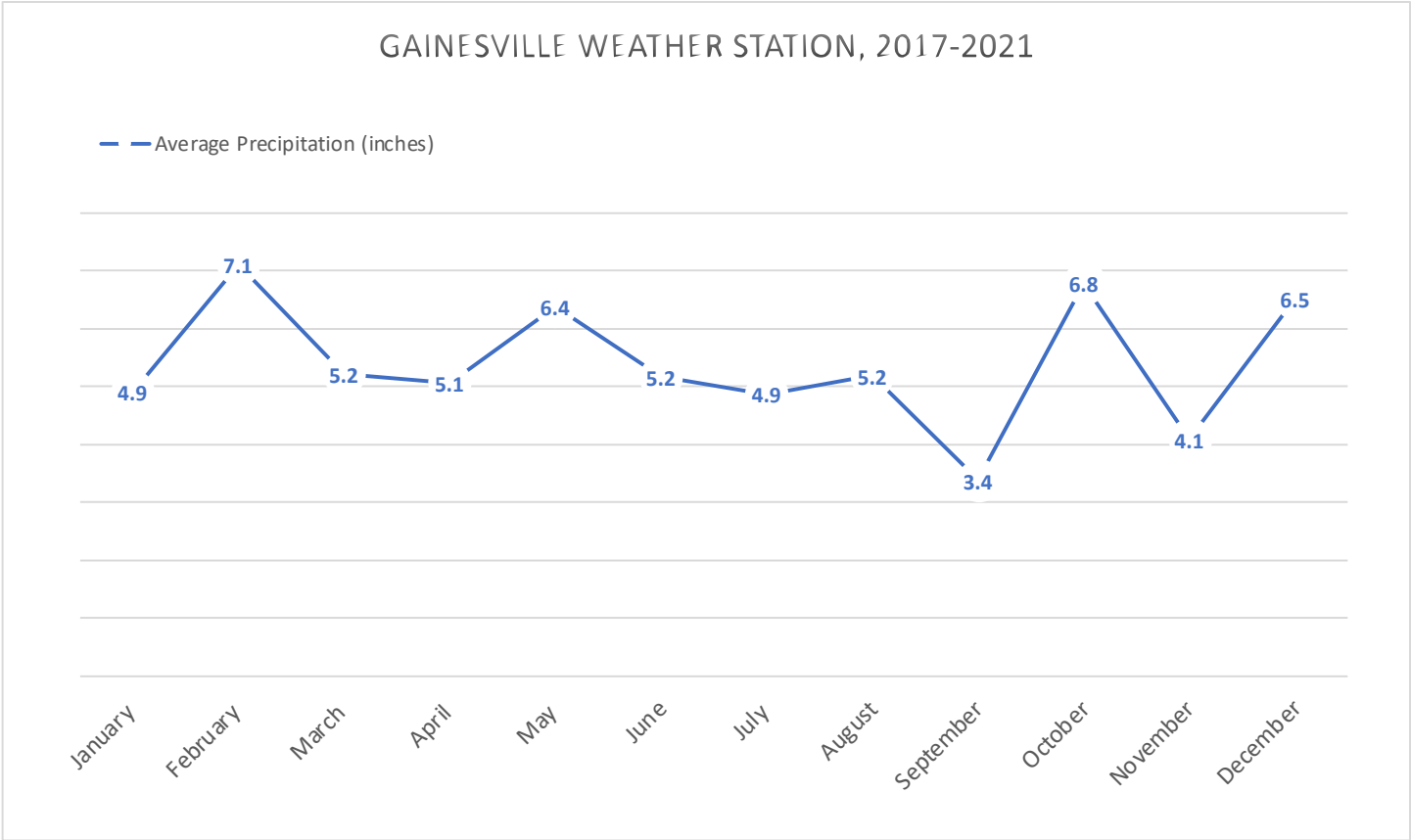


Figure 15A - Precipitation Severity (2017-2021)

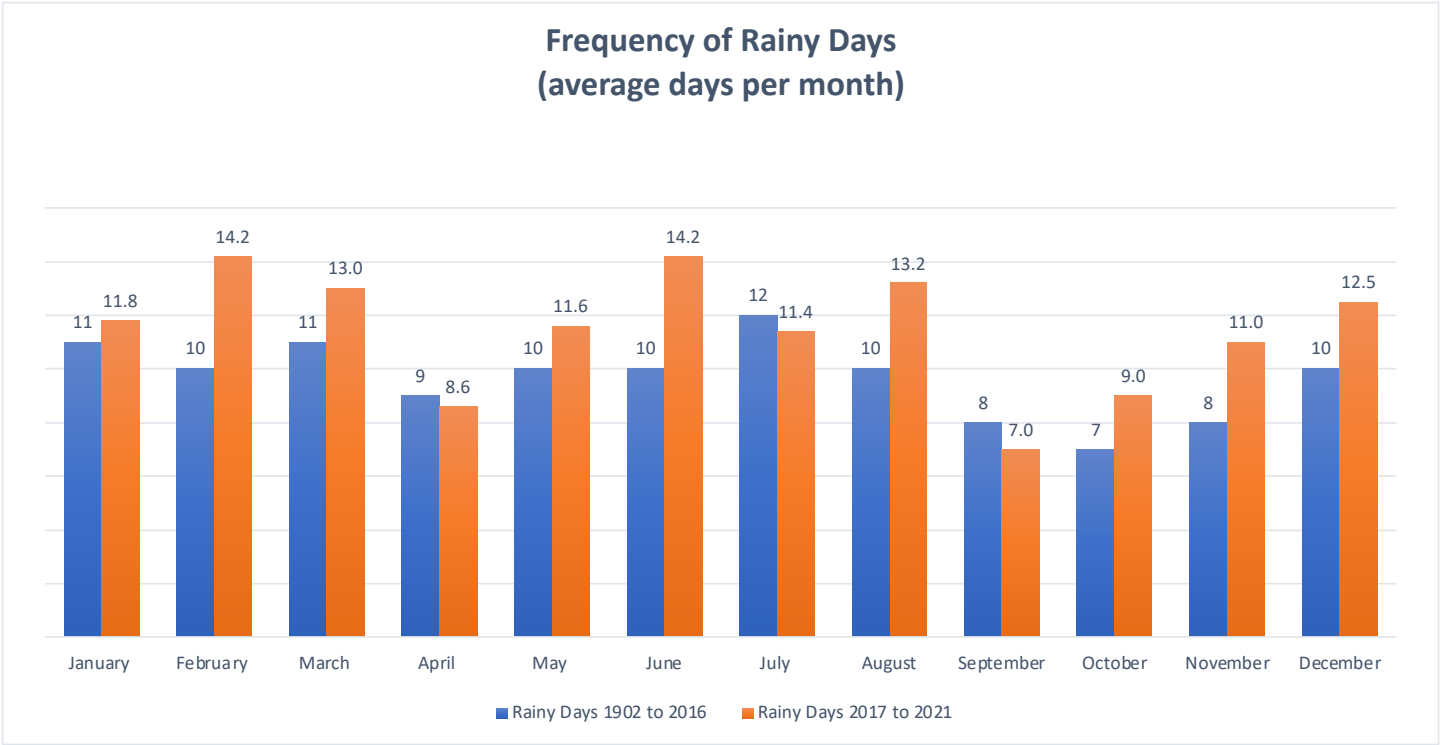


Figure 15B - Precipitation Frequency (Historical v. Current Averages)

5 - STRENGTHENING RESILIENCE

WHAT IS RESILIENCE?

Climate resilience is the ability to effectively manage both immediate stressors related to climate change and weather extremes. Ongoing adaptation through long-range planning efforts and strategic investments in City assets and operations will ensure the Flowery Branch is prepared for changing climate conditions. The first step towards adaptation is understanding that local trends are part of greater global climate change patterns – return to historical climate patterns, is unlikely. Adaptation is a must, not an option.

CLIMATE FORECASTS

The National Center of Oceanic and Atmospheric Administration (NOAA) hosts Climate Explorer¹⁵, a tool that provides future climate projections as part of the U.S. Climate Resilience Toolkit. The tool provides historical data and projections through the year 2100, both under a low emissions scenario and a high emissions scenario. To make the projection useful, data was statistically downscaled from the global to the regional and county levels. Figure 16A and 16B show projections for temperature data and Figures 17A and 17B show projections for precipitation. Forecasts are based upon a historical record of observed climate data ranging from 1961 to 2021 for Hall County.

The blue band shows projections based on a future in which humans stop increasing global emissions of heat-trapping gases by 2040 and then dramatically reduce them through 2100. The red band shows projections based on a future in which global emissions of heat-trapping gases continue increasing through 2100. The top of each color band represents the highest projection among all the models at each time step for each scenario; the bottom of the band represents the lowest projection. The dark median line within each band highlights the trend for each scenario, but it is not a prediction. Future observations are expected to vary across the full range of projections.

Key Finding 1:

Hall County's average daily maximum temperatures are expected to continue to rise in both scenarios, but after the year 2050 temperatures in the higher emissions scenario will accelerate rapidly at 2 degrees gained per subsequent decade. Current temperatures already exceed the 1961 to 1990 observed averages of 70 degrees. Increased heat could impact electricity generation capacity, cause heat stress on outdoor workers and machinery, create excessive heat at facilities in need of upgrades, and increase peak energy and water demand.

Key Finding 2:

Hall County's total precipitation will stay within 1 inch of the 1961 to 1990 observed annual rainfall average under the Low Emission scenario. This widens to about a two-inch difference in annual rainfall under the High Emission Scenario. Flooding from precipitation could create safety risks for emergency personnel and staff, impede access to utility facilities, damage facilities and infrastructure, disrupt the transportation system, challenge egress and ingress routes during major flooding events, overwhelm stormwater drainage systems and disrupt utility service where there is a lack of redundant energy supplies.

¹⁵ [Future Climate Projections - Graphs & Maps | NOAA Climate.gov](#)

Average Daily Max Temp (°F)

2020s projection

Higher Emissions	73.2	70.5–75.6
Lower Emissions	73.3	70.6–76.4

1961–1990 observed average

--- 70.7

2030s projection

Higher Emissions	74	70.9–77
Lower Emissions	73.9	71.2–76.9

1961–1990 observed average

--- 70.7

2040s projection

Higher Emissions	75	71.7–78.5
Lower Emissions	74.5	71.4–77.6

1961–1990 observed average

--- 70.7

2050s projection

Higher Emissions	75.9	72.6–79.3
Lower Emissions	74.9	71.6–78.3

1961–1990 observed average

--- 70.7

2060s projection

Higher Emissions	77	73.3–81.2
Lower Emissions	75.2	71.4–78.7

1961–1990 observed average

--- 70.7

2070s projection

Higher Emissions	78.1	73.6–82.1
Lower Emissions	75.4	72.2–78.7

1961–1990 observed average

--- 70.7

Figure 16A - NOAA Projections for Annual Temperature (Tabular form)

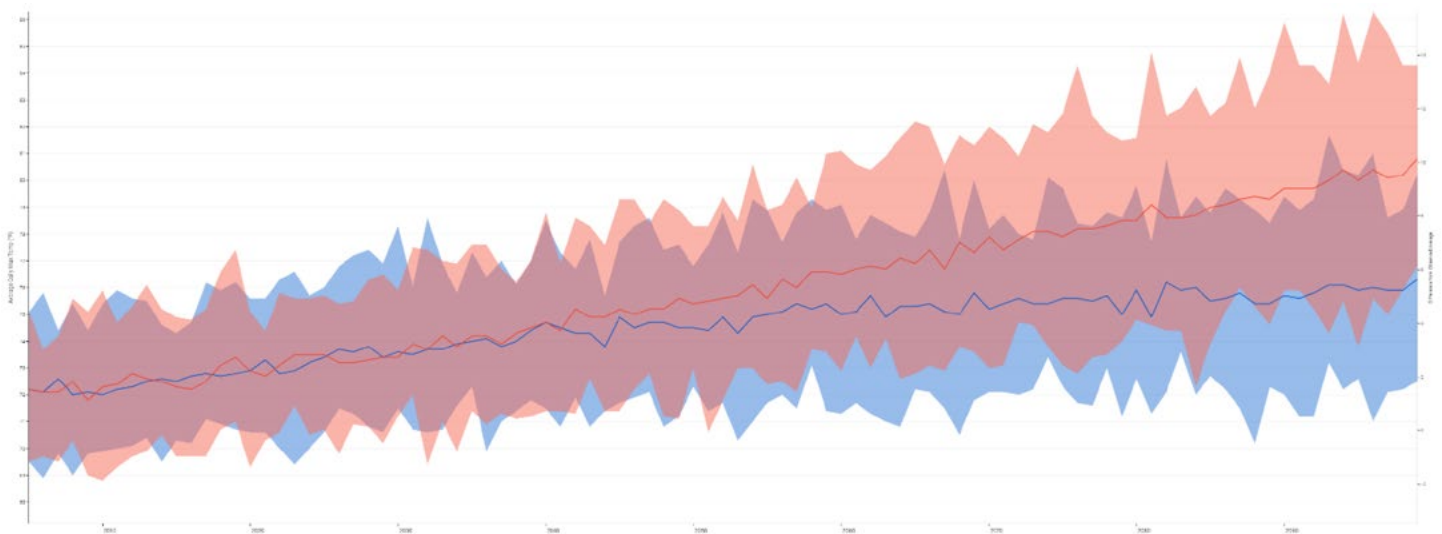


Figure 16AB- NOAA Projections for Temperature (Chart Form)

Total Precipitation (in.)

2020s projection

Higher Emissions
— 58.39 — 39.88–81.24

Lower Emissions
— 57.46 — 39.98–79.39

1961–1990 observed average

--- 56

2030s projection

Higher Emissions
— 57.95 — 40.69–78.04

Lower Emissions
— 57.34 — 38.49–78.2

1961–1990 observed average

--- 56

2040s projection

Higher Emissions
— 59.04 — 38.59–81.8

Lower Emissions
— 57.7 — 38.83–80.73

1961–1990 observed average

--- 56

2050s projection

Higher Emissions
— 59.32 — 41.55–83.9

Lower Emissions
— 57.89 — 38.37–80.05

1961–1990 observed average

--- 56

2060s projection

Higher Emissions
— 59.9 — 41.39–82.59

Lower Emissions
— 59.76 — 39.95–81.48

1961–1990 observed average

--- 56

2070s projection

Higher Emissions
— 59.13 — 39.28–82.47

Lower Emissions
— 58.69 — 42.23–79.61

1961–1990 observed average

--- 56

Figure 17A - NOAA Projections for Annual Precipitation (Tabular form)

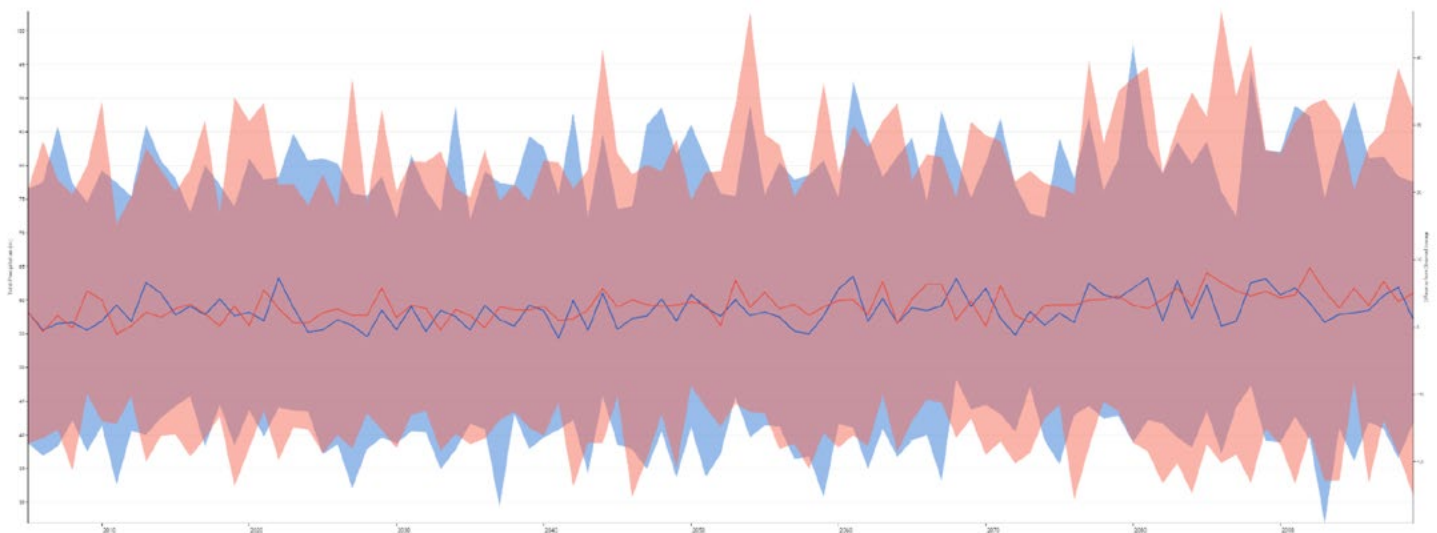


Figure 17AB- NOAA Projections for Precipitation (Chart Form)

Effects of Population Growth on Vulnerable Infrastructure

In 2019, households in Flowery Branch had a median annual income of \$75,599 which is more than the median income of \$65,712 across the entire United States and the local economy employed 4,254 people.

Per 2019 Census data, among Flowery Branch residents who are employed, 76.6 percent work in the private sector, 19.3 percent are government workers, and 4.2 percent are self-employed. The largest local industries were Educational Services (654 people), Health Care and Social Assistance (617 people), and Manufacturing (499 people). The highest paying industries were Information (\$85,625), Professional / Scientific / Technical Services (\$82,389) and Public Administration (\$81,719). Per review of city business license data, Flowery Branch private sector workers represent about two percent of the private sector economy of Hall County at-large¹⁶.

Residential construction has followed these higher income households and labor force. As of July 2021, the following residential units are approved or under construction (Fig. 18):

McEver Road West	199 SFD
	24 TH
McEver Road East	67 SFD
	325 SFD
	73 TH
Phil Neikro	324 Apts
Hog Mtn	334 Apts
Downtown	15 Apts
Downtown	20 TH
Mulberry	199 SFD
	140 TH
Total Housing Units Approved or UC	2,170
Total Housing Units on Vacant Land	911
Total - All Housing Units	3,081

Figure 18 - Residential Units Approved or Under Construction as of July 2021

**The 911 units refers to the maximum density allowed on undeveloped R-1, R-2, and TND zoned lots.*

¹⁶ Flowery Branch Comprehensive Plan adopted July 2021, pg. 8

According to 2019 Census Data, Flowery Branch has an occupancy rate of 88.40 percent. Based on this occupancy rate, it is expected that of the 3,081 potential units supported by current zoning and land area within city limits, 2,726 would likely be occupied. Given the average Flowery Branch household size, this means those 2,726 units could potentially house up to 6,867 people. This would not be sufficient to accommodate the forecasted population of 16,115 by the year 2035. The City anticipates this will result in pressures to downzone lots currently set aside for non-residential uses. The 2041 Flowery Branch envisions accommodating the need for increased density in the Old Town, Mixed Use, and Downtown Character Areas called out on the Future Land Use Plan.

In anticipation of this continued population growth, the city applied for and received a \$23,300,000 CWSRF conservation loan to upgrade the Flowery Branch Water Reclamation System. The project will increase capacity and the treatment of phosphorus to the level that will allow the city to discharge up to 2.2 million gallons per day into Lake Lanier. Because this major capital improvement project will increase capacity of the only water treatment facility in the Service Area #4, the water reclamation facility will not for the purposes of this report be considered vulnerable infrastructure presently. But transmission lines, pump stations, and force mains which make up the other parts of the system will require capacity improvements and weatherization to deal with the identified climate hazards of 1) Extreme Heat and 2) Flooding.

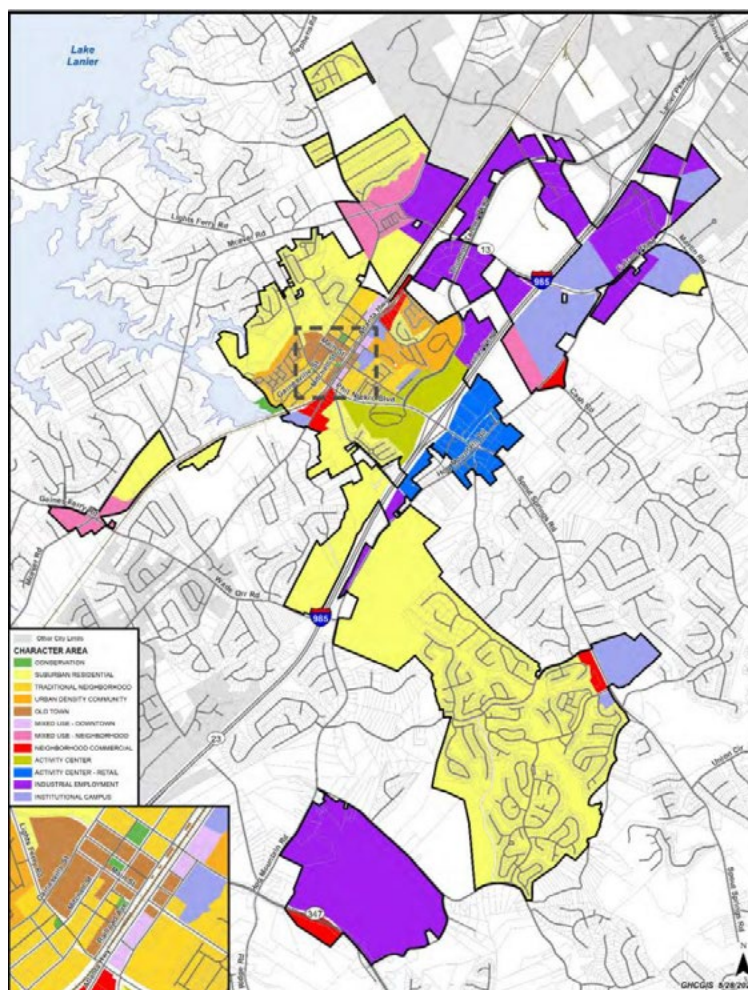


Figure 19 - Future Land Use Map, effective 2021

Climate Adaption Strategies

Climate projections for Flowery Branch suggest there will be an increase in average annual temperatures with high temperature extremes becoming more common. Precipitation patterns are expected to become more consistent throughout the year, leading to shorter periods of drought interspersed with heavy rainfall events. The climate hazards which emerged as the most critical for both long-term planning efforts: (1) Flooding and (2) Extreme Heat.

The following recommendations include best practices identified through a climate resilience planning process and literature review of the *City of Austin Climate Change Resilience Plan for City Assets and Operations*, the *Metro North Georgia Utility Climate Resiliency Study*, the *2041 Flowery Branch Comprehensive Plan* and others. These strategies are intended to support long-term operations and longevity of water and wastewater utility systems owned by Flowery Branch through the year 2040:

ACTION	CITY LEAD
Review new paving materials and identify potential applications to account for increasing summer temperatures. Consider increasing use and frequency of maintenance treatments to extend pavement duration.	Public Works
Study potential impact of flooding on adjacent roads, explore flood control measures.	Public Works
Upgrade aging civic buildings to be more energy efficient and explore options for the use of civic facilities as public cooling centers or heating centers during extreme weather events.	Planning and Zoning
Create a resilience team to identify new opportunities to incorporate climate change considerations in future decision making, including permit review processes.	Planning and Zoning
Work with Hall County to track and keep an accurate count of properties as they switch off septic to sewer systems within Service Area #4.	Public Works
Avoid construction within 500-year floodplain and provide flood proofing if construction must occur within the floodplain. Planning and Zoning.	Planning and Zoning
Continue to monitor and inspect the integrity of existing systems.	Public Works
Create program to incentivize the replacement of fixtures, equipment, and appliances with high energy fixtures, equipment, and appliances to reduce long term water and energy demands.	Planning and Zoning
Adopt Green Infrastructure Ordinance that supports use of design features such as bioswales, to encourage more soil infiltration on-site.	Planning and Zoning
Increase capacity of stormwater collection, conveyance, and storage systems per the 2018 Wastewater Master Plan.	Public Works
As per the 2041 Flowery Branch Comprehensive Plan Update: - Adopt Groundwater Recharge Protection Ordinance - Adopt Water Supply Watershed Protection Ordinance - Amend Buffers, Tree Protection and Landscaping requirements to strengthen tree retention and support replanting of native species.	Planning and Zoning

ACTION	CITY LEAD
Strengthen Communications with Hall County Public Works by holding two recurring meetings each year to discuss Hall County – Flowery Branch specific items.	Public Works
Work with Hall County GIS to create a County – City map (updated quarterly) that shows locations of capital improvement projects underway or being put out to bid that year. Link the map to construction documents, project websites that can track progress on items.	Planning and Zoning
Consider establishing a Local Emergency Planning Committee and documenting standards of operation for emergency events; work with Hall County Emergency Management Agency to identify areas of collaboration. Codify emergency event protocols and communications frameworks.	City Manager
Provide bi-annual training or informational meetings to ensure all city staff is aware of the existence of City emergency response plans and key plan contents. Provide links to where staff can download or view a copy of plans via list-serv mailings. Require completion tutorials on key emergency response practices for new hires	City Manager
Review Sign Codes to ensure building identification signs and/or street numbers have letter height, placement, and illumination requirements that allow them to be clearly visible from adjacent roadways in daylight and nighttime conditions.	Planning and Zoning
Introduce Metro Water District Staff to new City Manager and/or establish new city position of City Sustainability Officer. Ensure Sustainability Officer has environmental engineering training to be able to serve as technical liaison to Metro Water District and Georgia Department of Natural Resource agencies.	City Manager
Consider creating databases that track roads which historically flood during severe weather events, and construction details that can inform an emergency response process such as: the lowest floor elevation for new structures, construction types.	Planning and Zoning
Distribute information and host outreach events to inform residents and businesses of external agency campaigns, such as Metro Water District water conservation initiatives	Planning and Zoning



APPENDIX A: INTERVIEW QUESTIONS AND SUMMARIES





Stakeholder Outreach Summary

Hall County Public Works

Representative(s)

Bill Nash, P.E.

Interim Director of Public Works and Utilities

bnash@hallcounty.org

Tammy Croy, P.E.

Civil Engineer III

tcroy@hallcounty.org

Location

2875 Browns Bridge Road

Gainesville, GA 30504

Office: 770-531-6800

Web: <https://www.hallcounty.org/310/Public-Works>

Entity Oversees

- Construction Management
- Development Review
- Engineering
- Resource Recovery
- Sewer Services
- Solid Waste Collection and Landfill
- Traffic Engineering

Meeting Dates

01/26/2022 –Microsoft Teams (virtual)

Feedback Received

- Hall County maintains sewer for the Sterling on the Lake Subdivision within Flowery Branch city limits. When a new home is built, county utility locator inspects the plumbing and the tie-in to the county sewer system.
- South Hall is recognized as a rapidly growing area. County focus is on investments east of I-985.
- In support of this growth, new force mains and new gravity transmission lines are being put out to bid this year (2022). Work to impact Friendship Road, and support subdivisions serviced by Spouts Springs Water Reclamation Facility.
- Apart from Sterling on Lake, city and county only meet to discuss compliance reporting. County supports increased communication to discuss items specific to Flowery Branch – Hall County relationship.





Stakeholder Outreach Summary

Hall County Fire Department

Representative(s)

Chief Stoney Bowles

Deputy Fire Chief

esbowles@hallcounty.org

Location

470 Crescent Drive

Gainesville, GA 30501

Office: 770-531-6838

Web: <https://www.hallcounty.org/196/Fire-Rescue>

Entity Oversees

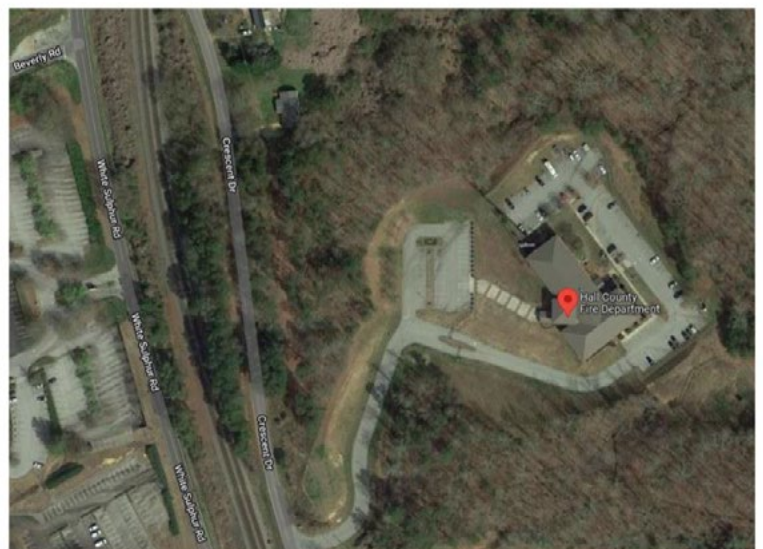
- Emergency Response Service for 429 square miles, with estimated population of 193,000 + (based on 2015 Census Estimates)
- Administer Emergency Medical Care
- Fire and Life Safety Education

Meeting Dates

01/27/2022 –Microsoft Teams (virtual)

Feedback Received

- For Flowery Branch, Hall Fire provides response to 911 calls, review of development plans, and life-safety inspections for new construction or businesses.
- During emergency events, whether manmade or natural, key operations shift to Hall's Emergency Management Agency. Fire and other departments work together to ensure resident safety, clear roads, and to distribute supplies. 911 call center operates out of EMA offices. EMA maintains emergency response plans.
- Hall Fire adheres to NFPA, OSHA, and other operational standards. Staff is limited to 96 hours, 4 days in a row and then required to have 24 hours off. If staffing per station falls below specific amount, mandated overtime may be required. Flowery Branch served by South Hall battalions.
- Best things to assist Hall Fire: Ensure addresses / building identification is visible, clearly recorded; work closely with Fire Marshall to ensure new construction satisfies fire access standards during the plan review process.





Stakeholder Outreach Summary

Metro North Georgia Water Planning District

Representatives

Danny Johnson

Natural Resources Project Manager

Atlanta Regional Commission

djohnson@atlantaregional.com

Katherine Atteberry

Stormwater Planning Manager

Atlanta Regional Commission

katteberry@atlantaregional.com

Location

International Tower

229 Peachtree Street NE

Suite 100

Atlanta, GA 30303

Office: 470-378-1548

Web: <https://northgeorgiawater.org/>

Entity Oversees

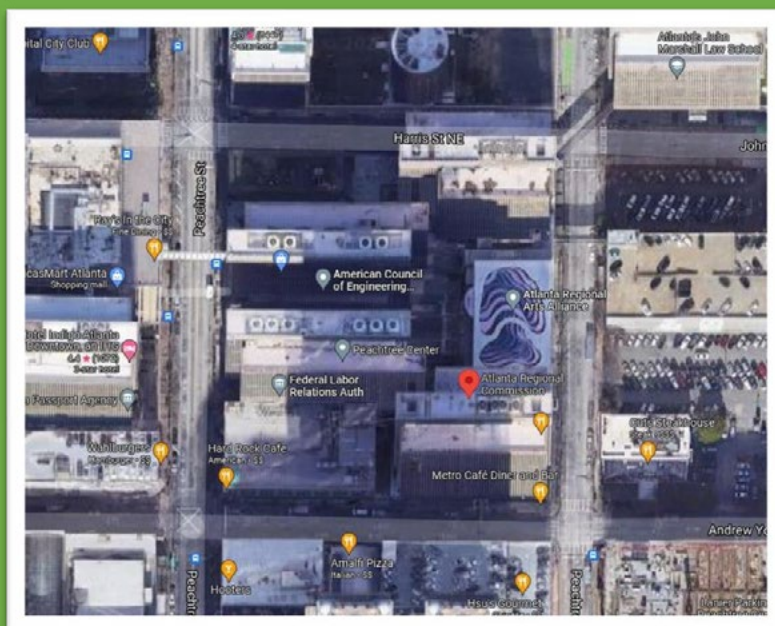
- Water Resource Management Plan
- Technical Assistance Program
- My Drop Counts
- Clean Water Campaign
- Water Supply and Conservation Plan
- Georgia Stormwater Management Manual (Blue Book)

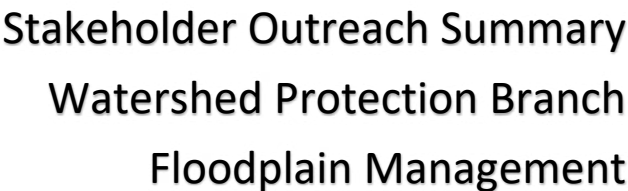
Meeting Dates

01/27/2022 – Microsoft Teams (virtual)

Feedback Received

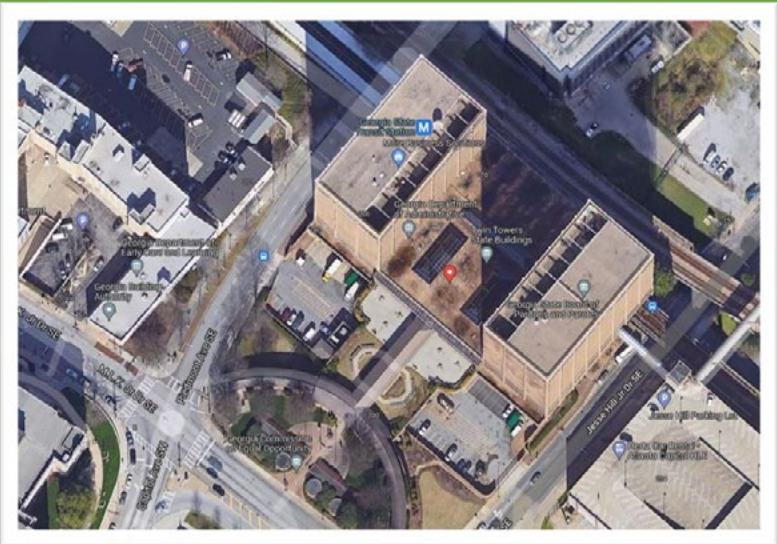
- Metro Water District is staffed by the Atlanta Regional Commission and includes 15 counties and 95 cities, including Flowery Branch. They also coordinate with the Georgia Mountains Regional Commission which serves Hall County.
- Metro Water District supports a smart growth mindset. They want members to be economically prosperous; expect Hall County and city to grow. Adopted plans purposefully provide a menu of strategies, each member can select those that best address their water/wastewater/stormwater needs.
- Current areas of policy focus include monitoring the health of Lake Lanier (regional critical resource) and how to create resilient transportation systems (e.g., in case of flooding).
- There is a strong interest in meeting the new city liaison and in sharing technical expertise / new tools. Metro Water District recommends this resilience study consider both resilience and adaption strategies in mind.





Meeting Dates

1/28/2022- Microsoft Teams (virtual)





Stakeholder Outreach Summary

City of Flowery Branch

Stakeholder Committee

Representative(s)

Richard Atkinson
Planning / Community Development Director
rich@flowerybranchga.org

Bill Whidden
Public Works Director
billw@flowerybranchga.org

Donald Bowers
Building Official / Inspector
donald@flowerybranchga.org

Jimmy Dean
Water/Wastewater Director
jimmyd@flowerybranchga.org

Virgil Welch
Water/Wastewater Assistant Director
virgilwelch@flowerybranchga.org

Location

5410 Pine Street
Flowery Branch, Georgia 30542
Office: 770-967-6371
Web: <https://www.flowerybranchga.org/>

Entity Oversees

- Plan, Care, Maintain City Infrastructure
- Treatment, Delivery Drinking Water

Meeting Dates

02/08/2022 – Microsoft Teams (virtual)

Feedback Received

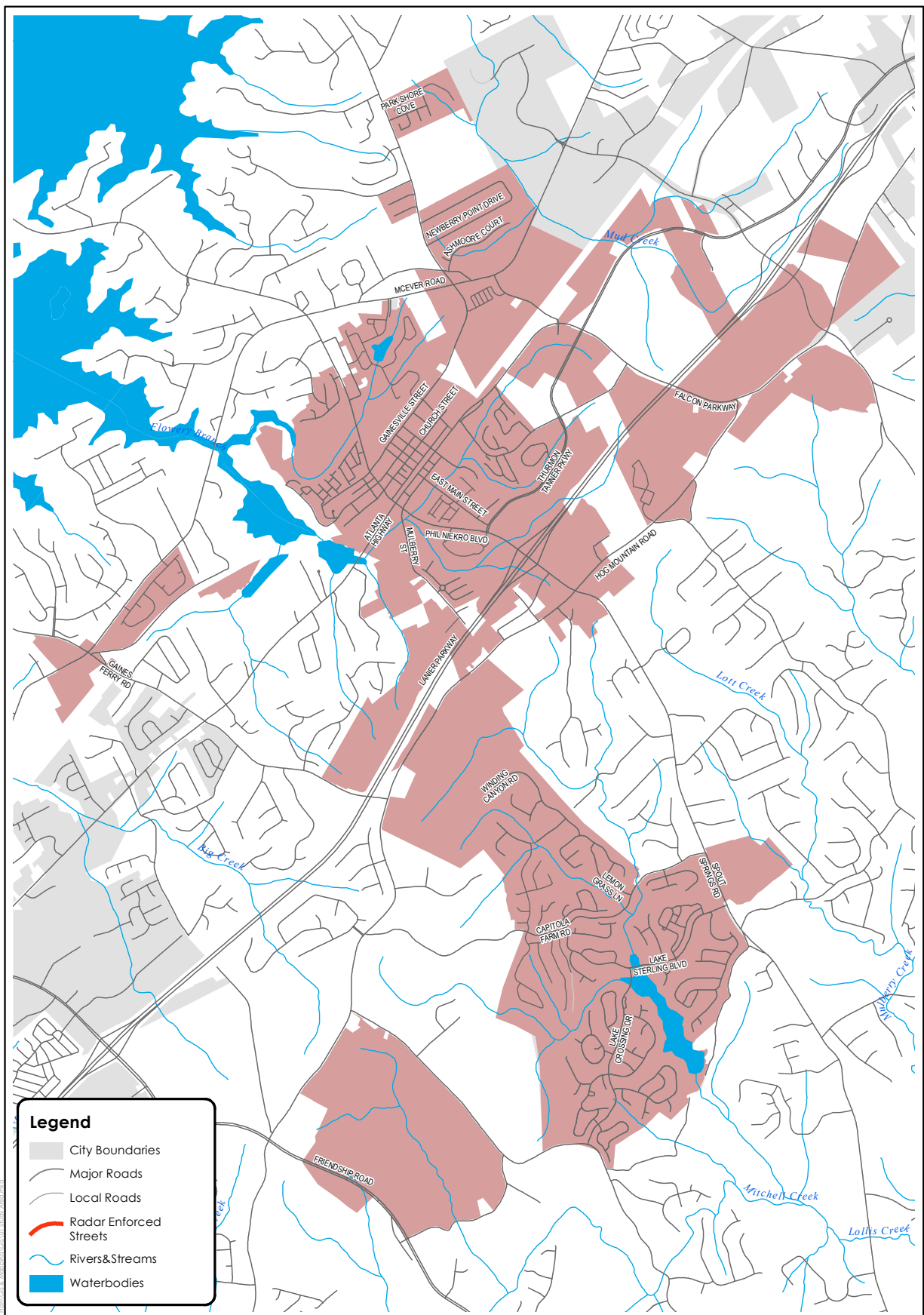
- Capital improvement projects within the next few years include: building a new water reclamation facility, updating water tanks, adding wells to the water system.
- Daily city operations more or less reactive. Trying to shift to a more proactive approach. Growth demand is presently driving infrastructure development.
- Flowery Branch has its own water utility, Gainesville offers emergency water.
- Fastest growth seen on the west side of I-985, near old parts of the city. Seeing townhomes, single family detached, and some office-warehouse construction.
- City in process of transitioning to a Unified Development Code (i.e., zoning code rewrite underway now).
- Last severe weather event, City Manager directed people on site. Word of mouth process.
- Successful resilience study is one that addresses the Metro Water District's audit comments.





APPENDIX B: 2021 GIS MAPS OF UTILITY INFRASTRUCTURE





Flowers Branch



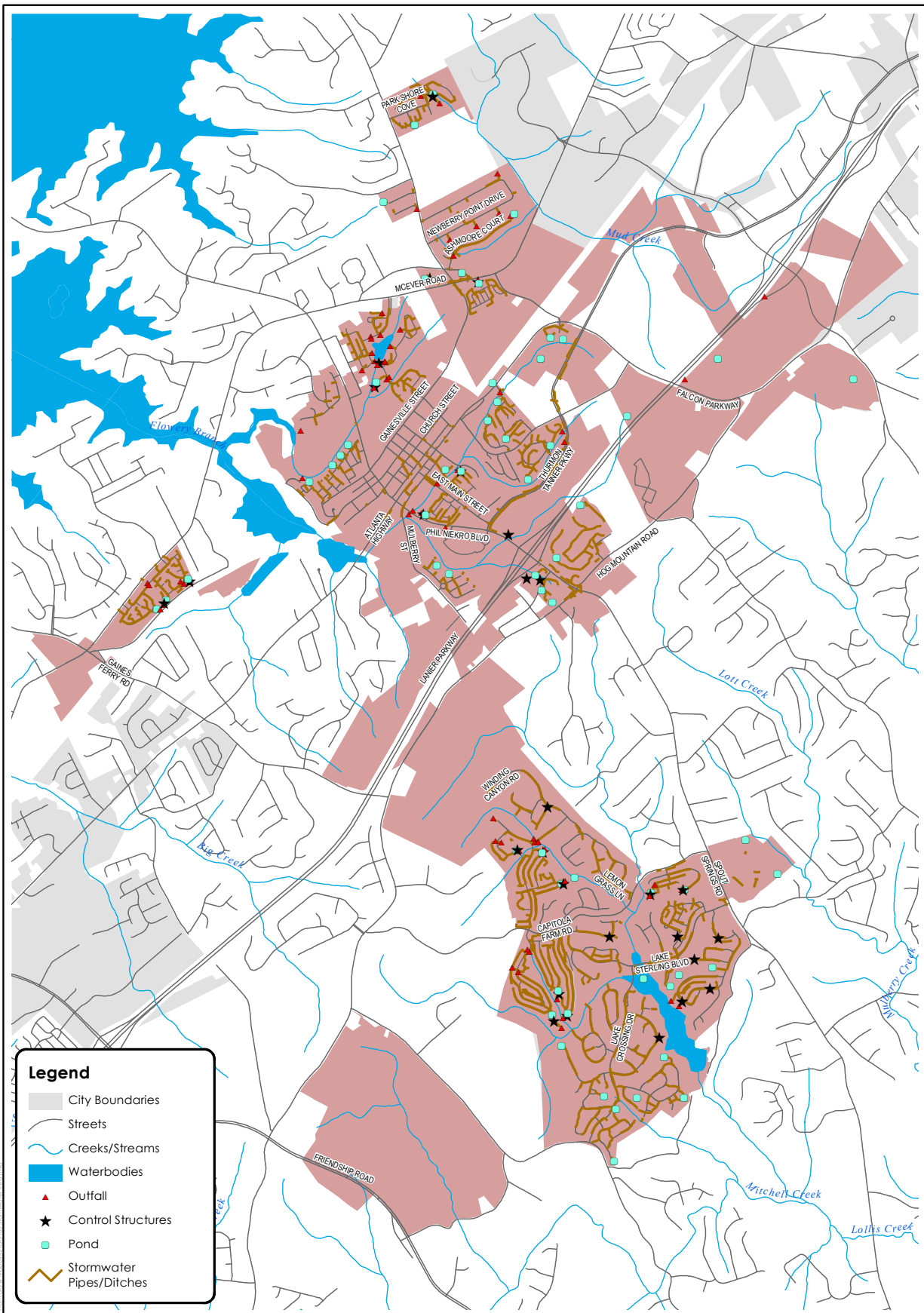
ARCHITECTURE
ENGINEERING
PLANNING
CPTEAM.COM
3011 Sutton Gale Drive
Suite 130
Suwanee, GA 30024
770-831-9000
www.cpteam.com

DATE:	12/07/21
DRAWN:	JWS
CHECKED:	TCL
SCALE:	NTS
PROJ. #:	14140.00

Study Area

Climate Resilience Action Plan

Flowers Branch, Hall County, Georgia



Legend

- City Boundaries
- Streets
- Creeks/Streams
- Waterbodies
- Outfall
- Control Structures
- Pond
- Stormwater Pipes/Ditches



Flowery Branch



ARCHITECTURE
ENGINEERING
PLANNING

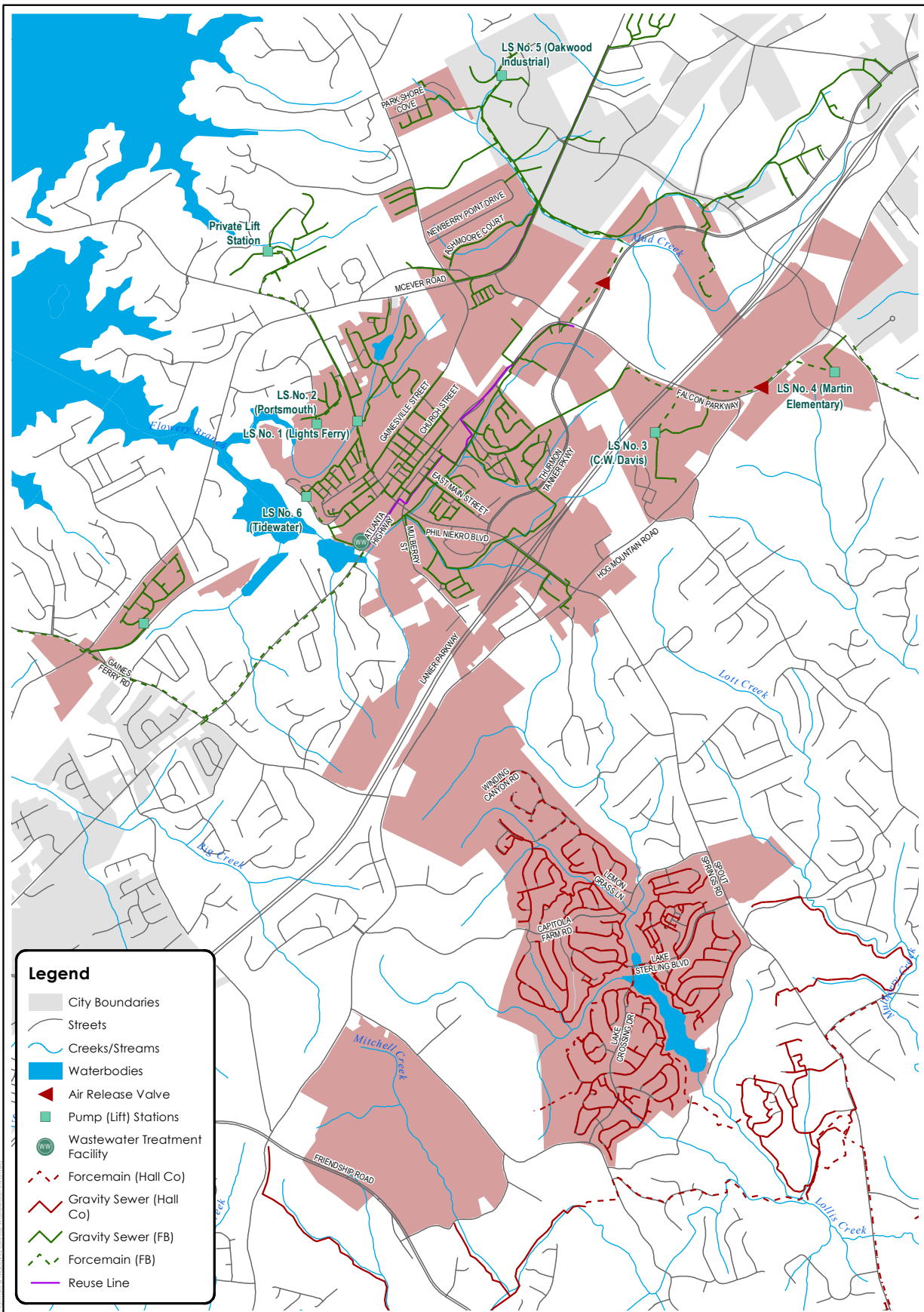
3011 Sutton Gate Drive
Suite 130
Suwanee, GA 30024
770-831-9000
www.cpleam.com

DATE:	01/07/21
DRAWN:	JWS
CHECKED:	TCL
SCALE:	NTS
PROJ. #:	14140.00

Stormwater Infrastructure

Climate Resilience Action Plan

Flowery Branch, Hall County, Georgia



Flowerly Branch



ARCHITECTURE
ENGINEERING
PLANNING

3011 Sutton Gate Drive
Suite 130
Suwanee, GA 30024
770-831-9000
www.cpteam.com

DATE:	01/07/21
DRAWN:	JWS
CHECKED:	TCL
SCALE:	NTS
PROJ. #:	14140.00

Wastewater Infrastructure

Climate Resilience Action Plan

Flowerly Branch, Hall County, Georgia



APPENDIX C: REFERENCES



REFERENCES

- ¹ [U.S. Census Bureau QuickFacts: Flowery Branch city, Georgia](#)
- ² [River Basins - New Georgia Encyclopedia](#)
- ³ [Watershed Protection Branch | Environmental Protection Division \(georgia.gov\)](#)
- ⁴ [River Basins - New Georgia Encyclopedia](#)
- ⁵ [Georgia Soil Survey 136 - Southern Piedmont | NRCS Georgia \(usda.gov\)](#)
- ⁶ [Attachment 1, Upper Chattahoochee River Profile and Attachment 8, Upper Oconee River Basin Profile](#)
- ⁷ [WATER \(northgeorgiawater.org\)](#)
- ⁸ [Brevard Fault - Wikipedia](#)
- ⁹ [Soil Surveys | NRCS Georgia \(usda.gov\)](#)
- ¹⁰ [SoilWeb: An Online Soil Survey Browser | California Soil Resource Lab \(ucdavis.edu\)](#)
- ¹¹ [Soil survey, Hall County, Georgia - Digital Library of Georgia \(usg.edu\)](#)
- ¹² [Ultisols | Soil & Water Systems | University of Idaho \(uidaho.edu\)](#)
- ¹³ [What's Typical in North and Central Georgia? \(weather.gov\)](#)
- ¹⁴ [Georgia Weather - Automated Environmental Monitoring Network Page \(uga.edu\)](#)
- ¹⁵ [Future Climate Projections - Graphs & Maps | NOAA Climate.gov](#)
- ¹⁶ Flowery Branch Comprehensive Plan adopted July 2021, pg. 8

Climate Resilience Action Plan

September 1, 2022 - City Council

CPL

Agenda

01. Purpose

02. Process

03. Key Findings / Recommendations

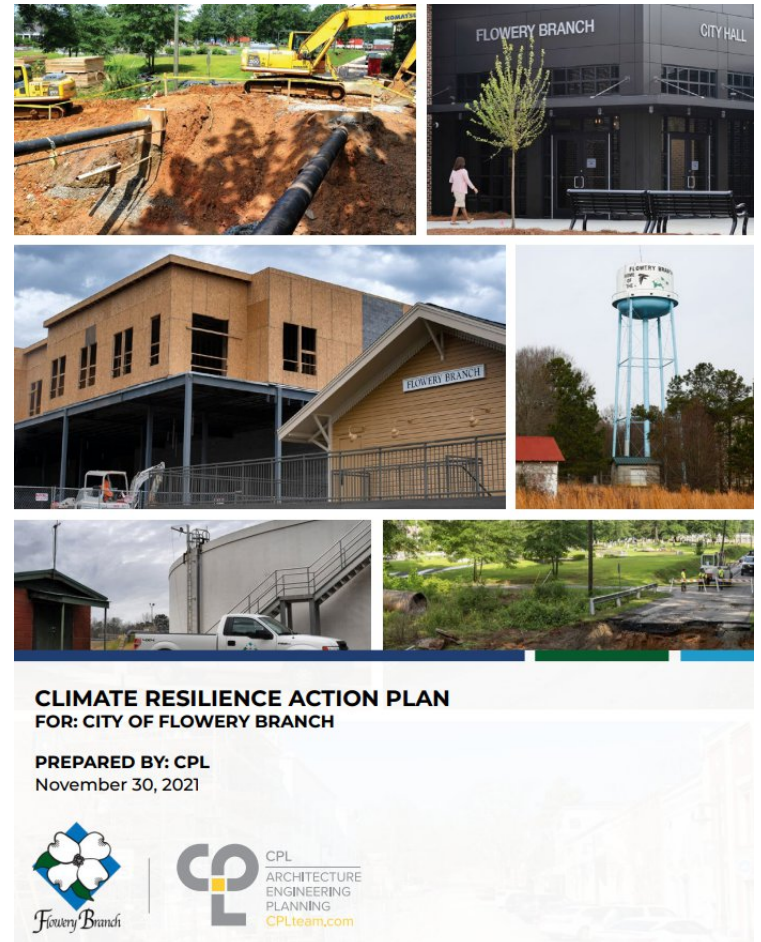
04. Closing

01. Purpose

Supplement to Flowery Branch Wastewater
Master Plan – climate resilience element

Advances Metro North Georgia Water Planning
District “Water Resource Management Plan”

Response to [water/MS4] auditing comments



City Council

September 1, 2022

3



Climate variability adds uncertainty to water resources planning and management. In the District, climate change impacts could include increased frequency of heat waves, increased evaporation, increased annual precipitation, including more severe and extended droughts and increased frequency and intensity of rain events.

-- 2015 Utility Climate Resilience Plan, MNGWPD

02. Process

Discovery

Flowery Branch
Comprehensive Plan, 2021

MNGWPD Water Resource
Management Plan, 2020

Flowery Branch Wastewater
Master Plan, 2018

MNGWPD Utility Climate
Resiliency, 2015

Historical Climate Data

Gainesville Weather Station

Soil Characteristics Review

Other

Interviews

Hall County Public Works

Hall County Planning

Hall County Fire Dept

MNGWPD – ARC Staff

GA EPD Floodplain
Management

City of Flowery Branch
Project Team

Drafting / Edits

Reviewed internally by
CPL team

Reviewed internally by
City Project Team

Resolution

Current stage.

City Council

September 1, 2022

5

03. Key Findings

Seasonal changes less noticeable

Then....

- Mild winters with cold spells
- First freeze late October
- Last freeze in April

Now...

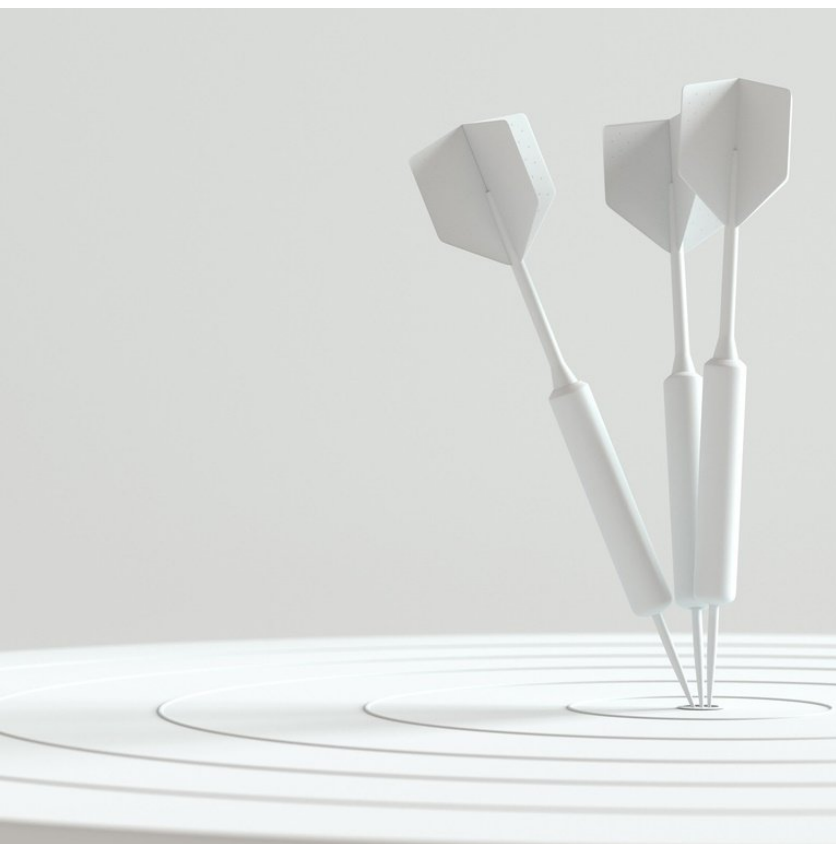
- Mild winters with heavy rain events
- First freeze late November
- Last freeze March

Year	Days over 90 degrees F	Days below 32 degrees F
2021	28	19
2020	42	21
2019	70	25
2018	42	29
2017	37	25
Avg 5 year	43.8	23.8

03. Key Findings

ACTION	CITY LEAD
Review new paving materials and identify potential applications to account for increasing summer temperatures. Consider increasing use and frequency of maintenance treatments to extend pavement duration.	Public Works
Study potential impact of flooding on adjacent roads, explore flood control measures.	Public Works
Upgrade aging civic buildings to be more energy efficient and explore options for the use of civic facilities as public cooling centers or heating centers during extreme weather events.	Planning and Zoning
Create a resilience team to identify new opportunities to incorporate climate change considerations in future decision making, including permit review processes.	Planning and Zoning
Work with Hall County to track and keep an accurate count of properties as they switch off septic to sewer systems within Service Area #4.	Public Works
Avoid construction within 500-year floodplain and provide flood proofing if construction must occur within the floodplain. Planning and Zoning.	Planning and Zoning
Continue to monitor and inspect the integrity of existing systems.	Public Works
Create program to incentivize the replacement of fixtures, equipment, and appliances with high energy fixtures, equipment, and appliances to reduce long term water and energy demands.	Planning and Zoning
Adopt Green Infrastructure Ordinance that supports use of design features such as bioswales, to encourage more soil infiltration on-site.	Planning and Zoning
Increase capacity of stormwater collection, conveyance, and storage systems per the 2018 Wastewater Master Plan.	Public Works
As per the 2041 Flowery Branch Comprehensive Plan Update: - Adopt Groundwater Recharge Protection Ordinance - Adopt Water Supply Watershed Protection Ordinance - Amend Buffers, Tree Protection and Landscaping requirements to strengthen tree retention and support replanting of native species.	Planning and Zoning

ACTION	CITY LEAD
Strengthen Communications with Hall County Public Works by holding two recurring meetings each year to discuss Hall County – Flowery Branch specific items.	Public Works
Work with Hall County GIS to create a County – City map (updated quarterly) that shows locations of capital improvement projects underway or being put out to bid that year. Link the map to construction documents, project websites that can track progress on items.	Planning and Zoning
Consider establishing a Local Emergency Planning Committee and documenting standards of operation for emergency events; work with Hall County Emergency Management Agency to identify areas of collaboration. Codify emergency event protocols and communications frameworks.	City Manager
Provide bi-annual training or informational meetings to ensure all city staff is aware of the existence of City emergency response plans and key plan contents. Provide links to where staff can download or view a copy of plans via list-serv mailings. Require completion tutorials on key emergency response practices for new hires	City Manager
Review Sign Codes to ensure building identification signs and/or street numbers have letter height, placement, and illumination requirements that allow them to be clearly visible from adjacent roadways in daylight and nighttime conditions.	Planning and Zoning
Introduce Metro Water District Staff to new City Manager and/or establish new city position of City Sustainability Officer. Ensure Sustainability Officer has environmental engineering training to be able to serve as technical liaison to Metro Water District and Georgia Department of Natural Resource agencies.	City Manager
Consider creating databases that track roads which historically flood during severe weather events, and construction details that can inform an emergency response process such as: the lowest floor elevation for new structures, construction types.	Planning and Zoning
Distribute information and host outreach events to inform residents and businesses of external agency campaigns, such as Metro Water District water conservation initiatives	Planning and Zoning



Thank you

Questions? Concerns?

Tania Leyva, AICP

TCLeyva@cplteam.com

**CITY OF FLOWERY BRANCH
COUNTY OF HALL
STATE OF GEORGIA**

RESOLUTION #22-016

Supporting the City of Flowery Branch Climate Resilience Action Plan.

WHEREAS, the City of Flowery Branch, Georgia is a member of the Metropolitan North Georgia Water Planning District; and,

WHEREAS, locally elected officials work in partnership with the Metropolitan North Georgia Water Planning District at large to implement the “Water Resource Management Plan”; and,

WHEREAS, the “Water Resource Management Plan” recommends specific measures for the use and management of water over the next 35 years to address water supply planning and conservation, wastewater management, and watershed management concerns; and,

WHEREAS, the “Water Resource Management Plan” recommends that District members develop and maintain both local water and wastewater master plan(s) that include climate resiliency element, among others; and,

WHEREAS, in support of District recommendations, locally elected officials adopted the Flowery Branch Wastewater Master Plan in 2018; and,

WHEREAS, the Climate Resilience Action Plan functions as the climate resilience element (i.e., a technical supplement) for the Flowery Branch Wastewater Master Plan; and,

WHEREAS, the Climate Resilience Action Plan identifies infrastructure vulnerable to weather events and provides strategies to safeguard public health, safety, and welfare from the negative impacts of increasing climate variability; and,

WHEREAS, Flowery Branch Comprehensive Plan 2041 describes the community’s wish for the City “...to provide a healthy natural environment including clean water in the Lake Lanier watershed, a significant tree canopy, and a continuation of sustainable environmental practices”;

NOW, THEREFORE, BE IT RESOLVED the Mayor and City Council of the City of Flowery Branch voices its support of the City of Flowery Branch Climate Resilience Action Plan.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing the City of Flowery Branch, and made available for distribution to the public and the press.

ADOPTED AND APPROVED, THIS THE 1st DAY OF SEPTEMBER 2022.

Edward R. Asbridge, Mayor

ATTEST

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, City Attorney



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Ordinance 670, a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Planned Unit Development (PUD).

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

Originally submitted as a request to rezone to Residential Multi-Family (R3), the applicant has modified the request and reduced the number of townhomes with the intent to meet the zoning requirements of PUD while staying consistent with the adopted comprehensive plan. Please see attached document labeled, "Edge City Revised Gainesville Street PUD".

FACTS AND ISSUES:

A request from Edge City Properties, Inc to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street and described as tax parcel identification number 08098 001019 from Agriculture (A) to Planned Unit Development (PUD) with the intention of developing and constructing a residential subdivision consisting of 219 single family detached and 94 townhomes.

Proposed Schedule:

July 21, 2022 – Public Hearing
August 4, 2022 - Work Session (if requested)
August 18, 2022 – First Read and First Vote
September 1, 2022 – Work Session (if requested)
September 15, 2022- Second and Final Vote

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

No action - work session only

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Final Application Submitted 5.13.2022.pdf](#)
- [SF Detached Renderings.pdf](#)
- [Townhome-300colorR1.pdf](#)
- [Edge City Revised Zoning Submittal 7.28.2022.pdf](#)
- [Edge City Revised Gaineville Street PUD.pdf](#)



REZONING APPLICATION

Date: May 10, 2022

Address of Request:

5183 Gainesville Street, Flowery Branch GA 30542

Tax Map # 08098 001019 Current Zoning: Agricultural (A)

Is this site located within the boundaries of the historic district? No

Currently a conforming use? Yes

Any conditions of zoning, CUP's, etc.? None known

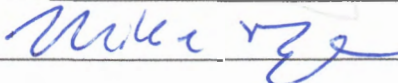
Applicant Information

Name: Edge City Properties, Inc. C/O Rochester & Associates

Address: 425 Oak Street, NW
Gainesville, GA 30501

E-mail address: bkdunckel@rochester-assoc.com

Phone number: 678-450-5175

Signature: 

Notary:



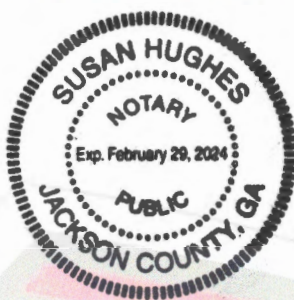


Property owner information (if different than the applicant)

Property owner (please print): Nedra Ann Jones

Signature of property owner: Nedra Ann Jones

Notary: Susan Hughes



Property Information

Tax Map Number: 08098 001019

Current Zoning: Agricultural (A) Total Acres: 60.787

Is this property located within the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: R-3

Current Use: Grassed and wooded parcel with one single family home

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None



Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

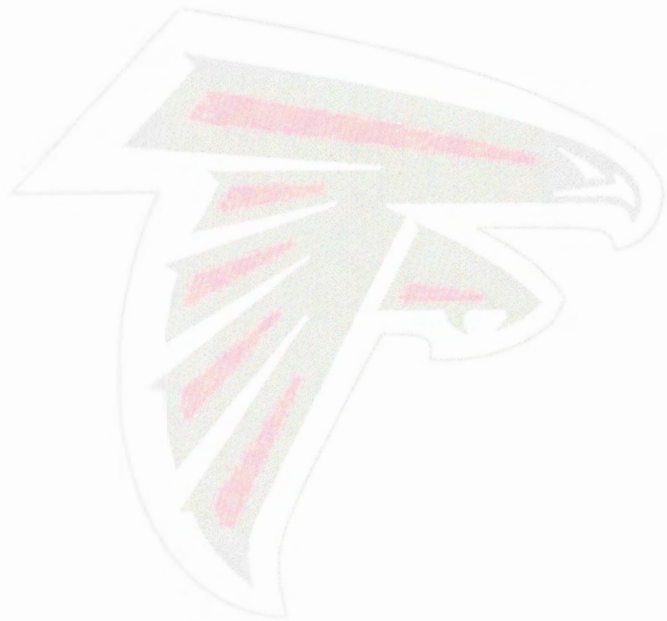
None

_____	_____
_____	_____

CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____





425 Oak Street
 Gainesville, GA 30501
 Phone: (770)-718-0600
 Fax: (770)-718-0551
www.rochester-assoc.com

May 10, 2022

Rich Atkinson, Director
 Planning & Community Development
 City of Flowery Branch
 5410 Pine Street
 Flowery Branch, GA 30542

**Re: LETTER OF INTENT FOR REZONING APPLICATION FOR 5183 GAINESVILLE STREET
 (Parcel 08098 001019)**

Dear Director Atkinson:

Rochester & Associates submits this Letter of Intent and attached Rezoning Application (the Application) on behalf of Edge City Properties, Inc. (the "Applicant") for the purpose of rezoning to the R-3, Residential Multi-Family District zoning classification +/- 60.787 acres of land (the "Property") situated approximately 1,000 feet from McEver Road on Gainesville Street. The acreage is split into two parcels with +/- 11.132 acres on the west side and 49.655 acres on the east side of Gainesville Street in the southwestern portion of Hall County in the City of Flowery Branch. The Property is a combination of wooded and pasture and is currently zoned Agriculture (A) with convenient access to the downtown area of Flowery Branch.

The Applicant proposes to develop the Property to contain a single-family residential community including a total of 347 detached and attached single-family homes at a size, quality and price commensurate with or exceeding existing homes in the surrounding area. The Property is adjacent to two PUD residential developments (containing detached and attached single family homes) and an M-I zoning to the north with a railroad track on the eastern boundary. To the south are agricultural zonings of unincorporated Hall County and the City of Flowery Branch.

The proposed homes will include a mixture of one and two-story detached and attached homes including two-car garages. The front façade of the proposed homes would be constructed of a mixture of brick, stone, and/or fiber-cement shake/siding (including board and batten). The proposed development would also contain a recreation/amenity area for the use of residents including a pool and cabana. The proposed development is in the Suburban Residential and Mixed Use-Neighborhood character areas of the City of Flowery Branch Comprehensive Plan

2041. The homes proposed would contain a minimum of 1,800 square feet for the one-story homes and a minimum of 2,000 square feet for the two-story homes. The townhomes will have a minimum of 1,900 square feet.

The proposed development would be a quality development that is compatible with development in the surrounding area. The proposed development will preserve important state waters which border the property to the west in a rapidly-growing area in the City of Flowery Branch. The Gainesville Street frontage will have sidewalks installed to further advance the Comprehensive Plan by increase the walkability of the area into the City's downtown area.

Further, surrounding development and existing uses would not face major negative impacts as a result of the proposed development in part because of the substantial buffering and setback requirement of the City's Zoning Resolution.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Flowery Branch to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith.

The Applicant respectfully request your approval of this Application.

Sincerely,



Brian Rochester

Rochester & Associates for the Applicant

Sec. 34.7. - Analysis Requirements.

- (a) Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is a single-family residential neighborhood that will conserve important natural areas.
- (b) Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. The proposed rezoning will not adversely affect the existing use or usability of any of the nearby properties. The proposed development is compatible with surrounding development.
- (c) Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned. The current Agriculture zoning is not a reasonable economic use.
- (d) Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed rezoning will not result in an excessive or burdensome use of the infrastructure. The subject property is located off Gainesville Street with access to utilities. Further, the relatively low development density will not overly burden the infrastructure system.
- (e) Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map. The proposed rezoning should be appropriate when comparing the two blended Future Land Use character areas of the Property. In addition, the M-I zoning and railroad track should allow a more intensive zoning. The installation of sidewalks along Gainesville Street will increase walkability to the City's downtown area which is a theme goal in the Comprehensive Plan.
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. The proposed rezoning is in conformity with the policy and intent of the City's Comprehensive Plan. The Agricultural zoning is no longer appropriate, and the property is well served as a single-family residential use. The current zoning is not compliant with the City's Future Land Use Map.
- (g) Existing use(s) and zoning of the subject property and nearby properties. The existing use is a single-family home. The property is surrounded by an R-3 and PUD (single-family detached and townhomes) to the west and north, M-I to the north also and Agricultural to the south. The entire eastern boundary is a railroad track.
- (h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification. The current Agricultural zoning is not a reasonable economic use as defined by court precedent in the State of Georgia. There is not a reasonable demand for land used for an agricultural use in this area that does not require rezoning.
- (i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations. The proposed rezoning is appropriate with surrounding uses and could even be a less intensive use when compared to the M-I zoning to the north.
- (j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. The proposed rezoning will not create an isolated zoning district and will complement the surrounding uses.

- (k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district. *The proposed rezoning will not negatively impact the character area of the zoning district.*
- (l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. *The proposed rezoning use will not negatively impact the environment and will produce a quality residential use with careful consideration given to responsibly develop with no negative impact on the environment.*
- (m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance. *The proposed rezoning is in full compliance with the overall zoning scheme and purposes of the Zoning Ordinance. This proposal will protect and appreciate the surrounding properties while increasing the quality of the City's housing supply.*

City of Flowery Branch Rezoning Application
REQUEST FOR STATISTICAL INFORMATION
5183 Gainesville Street Rezoning
Application

1. Value of improvements at buildout:
 - Single Family Detached Homes 186 x \$400,000 = \$74,400,000
 - Single Family Attached Homes 149 x \$350,000 = \$52,150,000
 - Total Value of Development \$126,550,000
2. Property tax revenue at buildout: (based on 40% of Total Value is \$50,620,000)
 - Hall County - \$ 1,378,889 (millage rate of 27.24)
 - City of Flowery Branch - \$165,224 (millage rate of 3.264)
3. Schedule of construction:
 - Design/Permitting: 9/1/2022 to 12/31/2022
 - Land Development/Plat: 1/1/2023 to 12/31/2023
 - Home Construction and Sales 1/1/2024 to 12/31/2027
4. Anticipated total square footage per unit:
 - 1900 sf minimum
5. Total acreage to be developed:
 - 29.1 acres in total
6. The Single Family Tract will contain approximately 13.60 +/- acres private roads and utility easements.
7. The Single Family Tract will contain approximately 16.11 acres of open space/common area to be maintained by the HOA to be established.
8. The Single Family Tract will contain approximately TBD acres of buffer and watershed protection.
 - A) The impervious buffer is applicable to this tract.
 - B) No property lines may extend into the undisturbed stream buffer.
 - C) The developer intends to utilize private streets to conform to the City's development code for front entry homes. The developer will dedicate storm sewer easements to the City of Flowery Branch as appropriate.
9. Transportation alternatives:
 - The Single Family Tract will have sidewalks along the frontage along Gainesville Street to utilize walkability to the City's downtown are.

10. Amenities for Single Family tract total approximately 3.35 +/- acres and will include the following:
- Cabana
 - Pool
 - Pocket Park
 - Green Area
 - Park Area
11. A minimum of TBD are planned for the Single Family Tract with a maximum spacing of 150 feet.
12. The Single Family Tract will include approximately 22,2750 linear feet of sidewalk containing approximately 1,390 cubic yards of concrete.
13. Homes in the Single Family Tract will have access to high speed internet to the extent available from the service provider.
14. The Single Family Tract will contain areas for providing detention, water quality and stream protection.
15. A traffic study has been commissioned and is scheduled to be submitted to the City's staff in mid-June 2022.
16. There are no provisions for utilization and storage of reuse water in this plan.
17. The Single Family Tract, as proposed, will generate approximately 134,000 (400 gpd x 335 units) gallons per day of wastewater flow.
18. The maximum daily water consumption is approximately 134,000 gallons per day. Low flow fixtures are required by the development.
19. A preliminary design has been completed in order to evaluate the proposed density. The site does not contain slopes 24% or greater.
20. Public safety requirements related to life safety codes have been considered in the concept design.
21. The Hall County school system will be provided density and build out projections for the entirety of the community.
22. Copies of master covenants and guidelines will be filed and recorded prior to recordation of the initial final plat.

**Adjacent Property Owners to 5183 Gainesville Street: Source Hall County qPublic.net and City
of Flowery Branch Official Zoning Map dated 2016**

W J COFER

COFER MONTEZ B
5206 GAINESVILLE STREET
FLOWERY BRANCH, GA 30542
Parcel Number 08112 027036A
Zoning A

REBECCA TRACY BAGWELL

5339 COBBLESTONE
GAINESVILLE, GA 30504
Parcel Number 08112 027039
Zoning A

REBECCA TRACY BAGWELL

5339 COBBLESTONE
GAINESVILLE, GA 30504
Parcel Number 08111 003042
Zoning AR-III

CENTURY COMMUNITIES OF GEORGIA LLC

3091 GOVERNORS LAKE DR
STE 200
NORCROSS, GA 30071
Zoning: R-3 and HB

PARK HAVEN COMMUNITY ASSOCIATION, INC.

1585 OLD NORCROSS ROAD, SUITE 101
LAWRENCEVILLE, GA 30046
Parcel Number 08099 000021
Zoning PUD

RECONSERVE INC
P O BOX 2211
SANTA MONICA, CA 90407
Parcel Number 08098 001017
Zoning M-I

MILDRED BLACK BUTLER
106 ROBERTSON CT., N.W.
DAWSONVILLE, GA 30534
Parcel Number 08112 012001
Zoning AR-III

Legal Description

Gainesville Street 5183 Tract 1

All that tract or parcel of land lying and being in Georgia Militia District 1270, Land Lots 98 and 99 of the 8th District, City of Flowery Branch, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1/2" rebar found at the intersection of the westerly right of way of Gainesville Street (right of way varies) and the common line of Land Lots 98 and 112, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said westerly right of way and along the common line of Land Lots 98 and 112, and also along the common line of Land Lots 99 and 111 N30°17'07"W for a distance of 870.88 feet, more or less to a point at the centerline of a creek/ditch; thence along the centerline of said creek/ditch, following the meanderings thereof, for a distance of 735.7 feet, more or less, to a point, said creek/ditch following a traverse line as follows:

N22°29'05"E for a distance of 26.67 feet to a point; N62°08'14"E for a distance of 34.90 feet to a point; N00°01'33"E for a distance of 28.85 feet to a point; N51°21'55"E for a distance of 51.17 feet to a point; N83°01'11"E for a distance of 40.74 feet to a point; N81°18'05"E for a distance of 37.00 feet to a point; S88°07'16"E for a distance of 27.12 feet to a point; N21°54'02"W for a distance of 19.71 feet to a point; N47°35'13"E for a distance of 38.32 feet to a point; S79°06'32"E for a distance of 26.16 feet to a point; N58°53'31"E for a distance of 18.21 feet to a point; N08°16'31"E for a distance of 8.91 feet to a point; N81°16'21"E for a distance of 51.25 feet to a point; N15°41'38"E for a distance of 37.58 feet to a point; N53°25'42"E for a distance of 14.18 feet to a point; N09°24'30"E for a distance of 23.47 feet to a point; N64°44'06"E for a distance of 13.99 feet to a point; N07°53'35"E for a distance of 27.01 feet to a t-post found; N13°33'18"E for a distance of 67.65 feet to a point; N39°37'54"E for a distance of 40.14 feet to a point; N14°08'48"W for a distance of 16.55 feet to a point; N44°51'11"E for a distance of 52.49 feet to a point; N81°27'23"E for a distance of 20.59 feet to a t-post found; N47°28'16"E for a distance of 46.19 feet to a t-post found; N35°49'48"E for a distance of 49.65 feet to a t-post found; N39°29'16"E for a distance of 92.83 feet to a t-post found; N45°12'07"E for a distance of 50.19 feet to a 1/2" rebar found at the westerly right of way of Gainesville Street (right of way varies); thence along said westerly right of way the following courses and distances:

128.94 feet along the arc of a curve to the right, said curve having a radius of 534.75 feet and being subtended by a chord of S29°45'25"E, 128.63 feet to a point; 159.20 feet along the arc of a curve to the right, said curve having a radius of 995.88 feet and being subtended by a chord of S18°16'10"E, 159.03 feet to a point; 177.61 feet along the arc of a curve to the right, said curve having a radius of 730.78 feet and being subtended by a chord of S06°43'39"E, 177.17 feet to a point; 53.81 feet along the arc of a curve to the right, said curve having a radius of 335.63 feet and being subtended by a chord of S04°49'42"W, 53.76 feet to a point; 151.00 feet along the arc of a curve to the right, said curve having a radius of 911.60 feet and being subtended by a chord of S14°10'01"W, 150.83 feet to a point; S18°54'44"W for a distance of 763.39 feet to a 1/2" rebar found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 11.132 acres, more or less.

TOGETHER WITH:

Gainesville Street 5183 Tract 2

All that tract or parcel of land lying and being in Georgia Militia District 1270, Land Lots 98 and 99 of the 8th District, City of Flowery Branch, Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 6" metal disk found at the intersection of the easterly right of way of Gainesville Street (right of way varies) and the common line of Land Lots 98 and 112, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence leaving said Land Lot Line and along said easterly right of way the following courses and distances: N18°54'44"E for a distance of 813.14 feet to a point; 34.07 feet along the arc of a curve to the left, said curve having a radius of 770.17 feet and being subtended by a chord of N17°38'41"E, 34.07 feet to a 1/2" rebar found; thence leaving said easterly right of way N60°06'32"E for a distance of 796.61 feet to a 6" metal disk found; thence S55°19'29"E for a distance of 1018.24 feet to a 6" metal disk found at the westerly right of way of Southern Railroad (200' right of way); thence along said westerly right of way S34°46'25"W for a distance of 2057.99 feet to a 6" metal disk found at the common line of Land Lots 98 and 112; thence leaving said westerly right of way and along said Land Lot Line N30°23'29"W for a distance of 1241.67 feet to a 6" metal disk found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 49.655 acres.

Tract 1 area and Tract 2 area totals 60.787 Acres

JUSTIFICATION FOR REZONING APPLICATION OF
EDGE CITY PROPERTIES, INC.

The portions of the Zoning Resolution of the City of Flowery Branch (the “ZR”) which classify or may classify the property (the 'Property') which is the subject of the rezoning application submitted herewith (the “Application”) into any less intensive zoning classification other than as requested by the Applicant, or that prohibit the development of the Property as set forth in the Application, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the ZR as applied to the subject Property, which restricts its use to the present zoning classification is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I. Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the R-3 zoning classification as requested by the Applicant and is not economically suitable for development under the present Agricultural zoning classification of the City of Flowery Branch. A denial of the Application would constitute an arbitrary and capricious act by the Mayor and City Council members of the City of Flowery Branch without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Flowery Branch Mayor and City Council Members to rezone the Property to the R-3 classification as set forth in the Application with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the R-3 classification subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Likewise, a refusal by the City of Flowery Branch's Mayor and City Council Members to permit the Applicant to withdraw the Application without prejudice would be an arbitrary and capricious act by the City of Flowery Branch's Mayor and City Council Members without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section 1, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

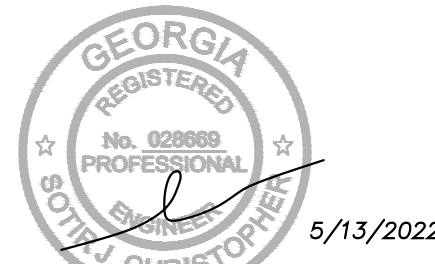
This 13 day of May 2022

Respectfully submitted,

EDGE CITY PROPERTIES, INC., As Applicant



Michael K. Dye
President



GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2024)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

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ZONING PLANS
FOR:

5183
GAINESVILLE
STREET

GMD 1270
LAND LOT 98 & 99
8TH DISTRICT
FLOWERY BRANCH
HALL COUNTY, GEORGIA

FOR:



EDGE CITY
PROPERTIES

EDGE CITY PROPERTIES, INC.
4280 DOVE POINT
DULUTH, GA 30096
CONTACT: MR. MIKE DYE
770.814.4500

REVISIONS

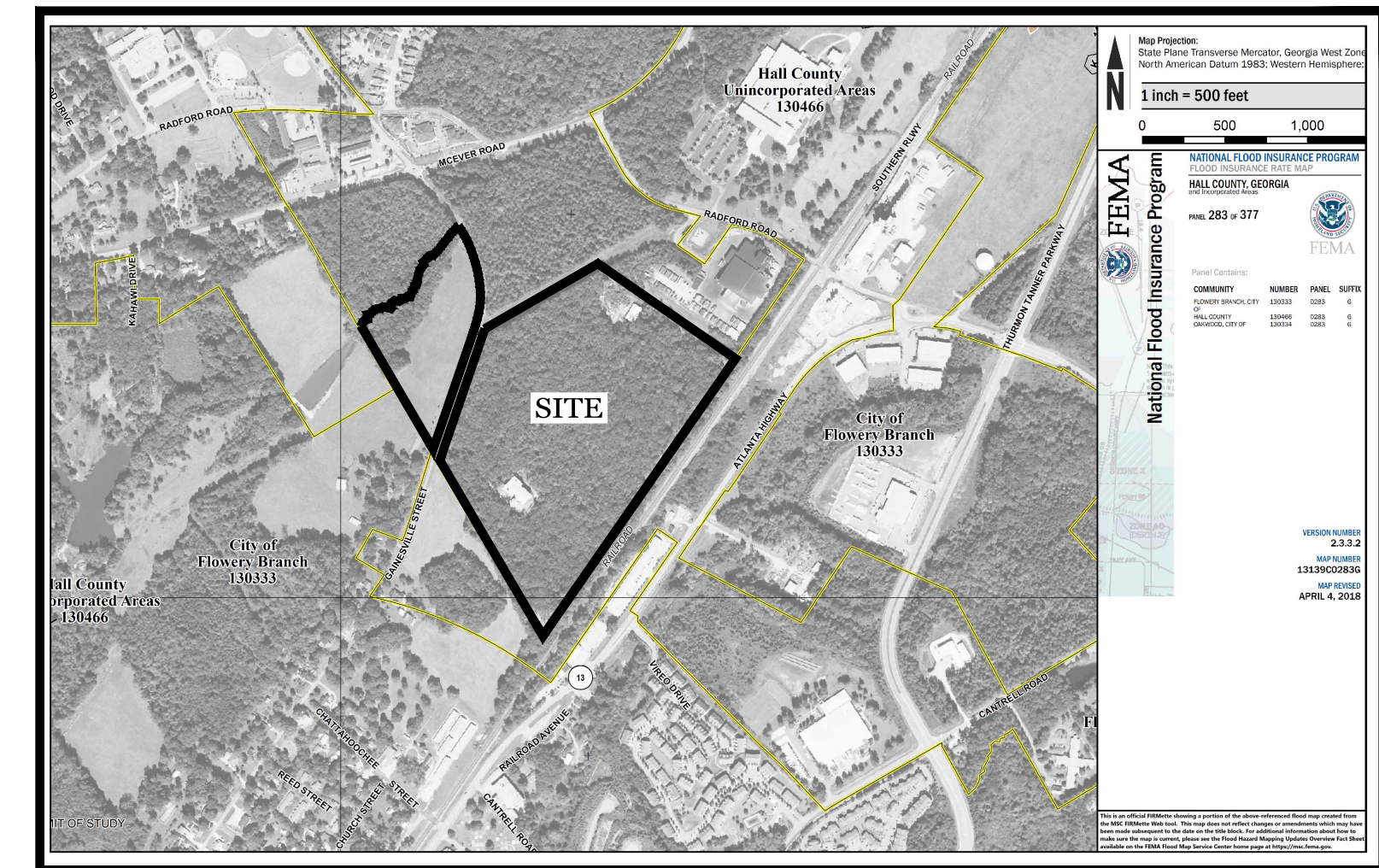
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MAY 13, 2022

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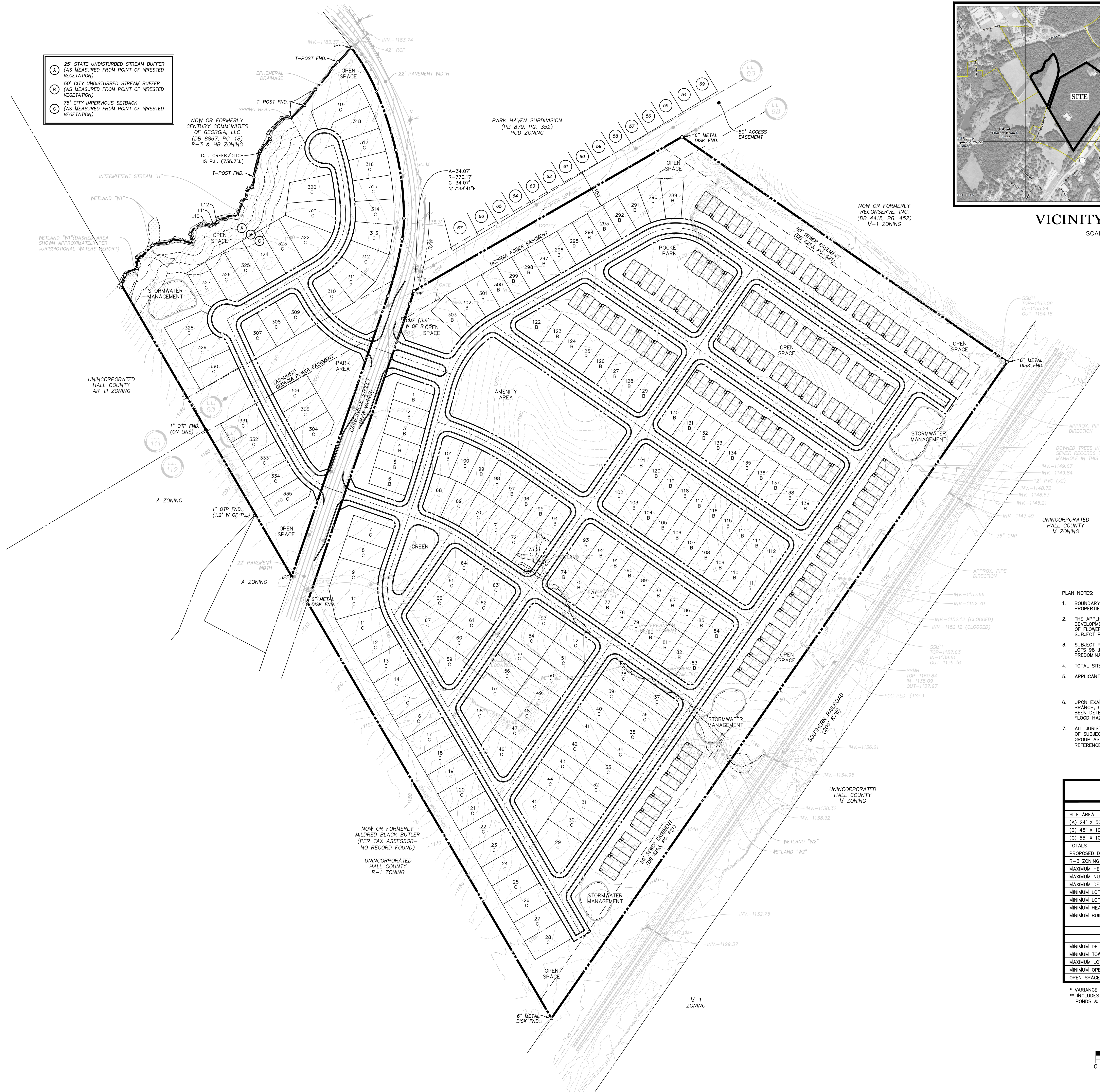
ZONING
SITE PLAN

SHEET NO.

Z.1



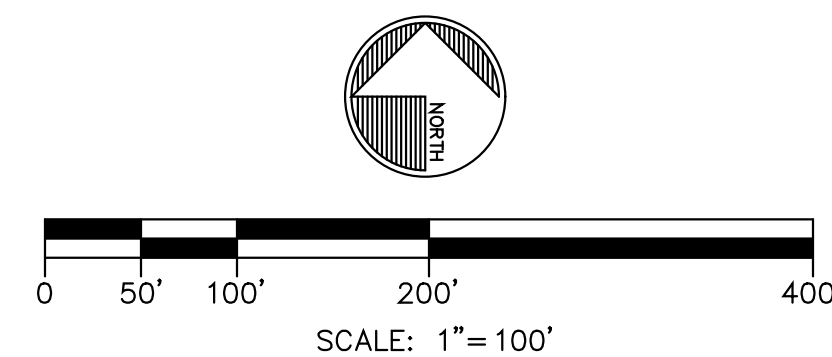
VICINITY/FEMA MAP
SCALE 1"=1,000'



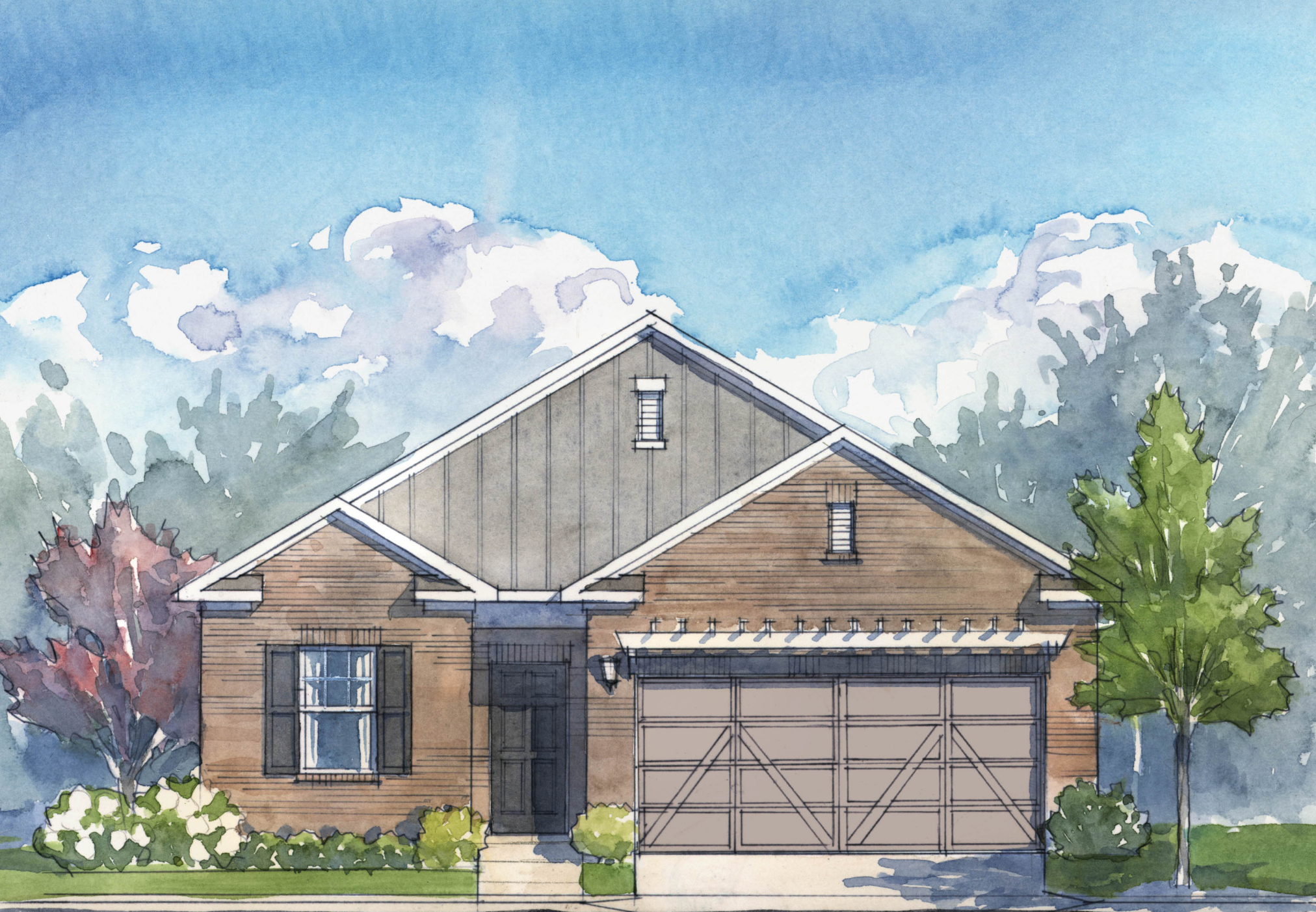
- PLAN NOTES:
- BOUNDARY SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY FOR EDGE CITY PROPERTIES, INC. BY GUNNIN LAND SURVEYING DATED 05.09.2022.
 - THE APPLICANT PROPOSES THE REZONING OF THE SUBJECT PARCEL FOR THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION FOLLOWING THE CITY OF FLOWERY BRANCH R-E ZONING CATEGORY. EXISTING ZONING FOR THE SUBJECT PARCEL IS A.
 - SUBJECT PROPERTY IS LOCATED AT 5183 GAINESVILLE STREET IN GMD 1270, LAND LOTS 98 & 99, 8TH DISTRICT, FLOWERY BRANCH, HALL COUNTY, GEORGIA AND IS PREDOMINATELY WOODED.
 - TOTAL SITE AREA = 60.79 ACRES± (SEE SITE ANALYSIS)
 - APPLICANT: EDGE CITY PROPERTIES
4280 DOVE POINT
DULUTH, GEORGIA 30096
CONTACT: MR. MIKE DYE 770.814.4500
 - UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF CITY OF FLOWERY BRANCH, GEORGIA, FIRM PANEL MAP #13150C0283G, DATED 04.04.2018, IT HAS BEEN DETERMINED THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE PLAN.
 - ALL JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS ON OR WITHIN 200' OF SUBJECT PROPERTY HAVE BEEN FIELD DELINEATED BY CORBELL ECOLOGY GROUP AS SHOWN ON THE PLAN (FIELD SURVEYED AS PART OF THE ABOVE REFERENCED SURVEY).

SITE ANALYSIS		
	NORTH TRACT	SOUTH TRACT
SITE AREA	11.13 ACRES±	49.66 ACRES±
(A) 24' X 50' TOWNHOMES	0 UNITS	149 UNITS
(B) 45' X 100' DETACHED LOT	0 UNITS	87 UNITS
(C) 55' X 100' DETACHED LOT	32 UNITS	67 UNITS
TOTALS	32 UNITS	303 UNITS
PROPOSED DENSITY	2.88 U/AC	6.10 U/AC
R-3 ZONING CRITERIA		
MAXIMUM HEIGHT		45 FEET
MAXIMUM NUMBER OF STORIES		3 STORIES
MAXIMUM DENSITY		12 UNITS/AC
MINIMUM LOT SIZE (DETACHED LOT)		4,500 S.F.
MINIMUM LOT WIDTH (AT FRONT SETBACK)		45 FEET
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT		1,000 S.F.
MINIMUM BUILDING SETBACKS		
FRONT		20 FEET
CORNER SIDE		5 FEET
REAR		20 FEET
MINIMUM DETACHED HOUSE SEPARATION (FOUNDATION TO FOUNDATION)		10 FEET
MINIMUM TOWNHOUSE BUILDING SEPARATION (FOUNDATION TO FOUNDATION)		20 FEET
MAXIMUM LOT COVERAGE		55%
MINIMUM OPEN SPACE REQUIRED		15% (9.12 AC±)
OPEN SPACE PROVIDED**		26.5% (16.11 AC±)

* VARIANCE REQUIRED
** INCLUDES ALL COMMON AREA OUTSIDE OF R/W & DETACHED LOTS (INCLUDES PONDS & POWER EASEMENT)





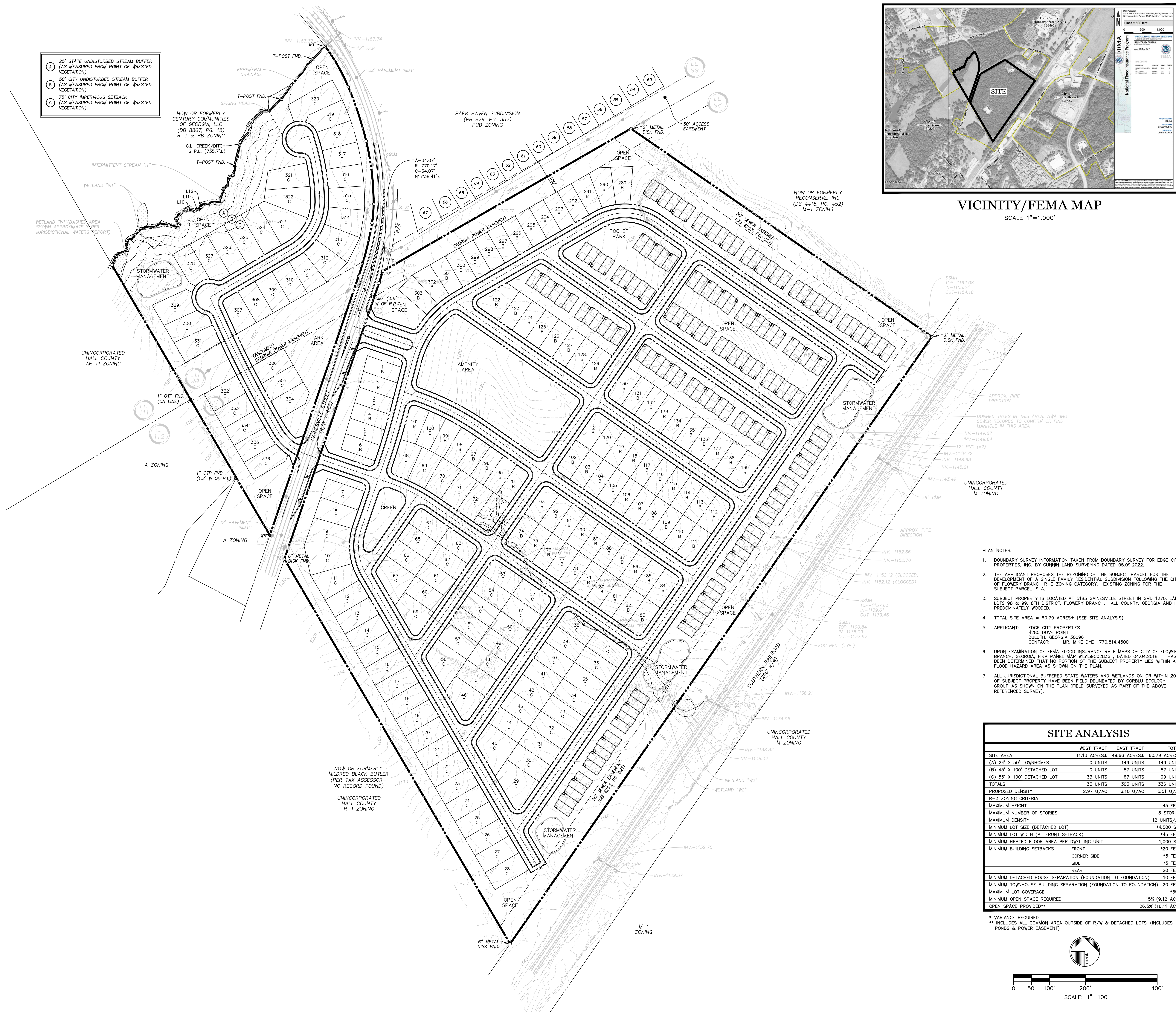














FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider August 18, 2022 City Council Meeting Minutes

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [August 18, 2022 Unofficial Minutes.pdf](#)



**City of Flowery Branch
City Council Meeting
Thursday, August 18, 2022, 6:00 PM
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 6:02 p.m.

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

Also present were City Clerk Shelia Cooper, Downtown Director Renee Carden, Finance Director Matthew Hamby, Planning Director Rich Atkinson, Police Chief Christopher Hulsey, Public Works Director Bill Whidden and City Attorney Ron Bennett.

Absent: City Manager Tonya Parrish

INVOCATION:

Reverend Moore, Flowery Branch First Baptist Church, prayed the invocation.

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to approve the adoption of the agenda.

MOTION: William McDaniel

SECOND: Joe Anglin

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

NAYS: None

Motion carried

DEPARTMENT REPORTS:

Downtown/Events Report:

Downtown Director Carden reminded citizens about the Block Party on September 1, 2022, with the Swingin' Medallions. The paving on Main Street will begin on Monday, August 22, 2022.

She advised that the City will be selling Christmas ornaments this year that were designed and made by one of our Farmers Market vendors.

Police Report:

Coffee with a Cop had a great turn out and the officers enjoyed interacting with the community. This event was held at the Spout Springs Library on Tuesday, August 19, 2022.

ADJOURNMENT WORK SESSION:

Mayor Asbridge closed the work session at 6:08 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:08 p.m.

PUBLIC COMMENTS:

Grayson Upchurch, 5644 Nags Head Circle, Gainesville, Georgia 30504

Mr. Upchurch would like to put a temporary storage building behind his property on Church Street. Mr. Atkinson replied that he and City Manager Parrish will respond next week to this request.

James Hathcock, 5908 Mitchell Street, Flowery Branch, GA 30542

Mr. Hathcock is concerned with the grading of his yard from the sidewalk on Mitchell Street.

CONSENT AGENDA:

- Consider August 4, 2022, City Council Meeting Minutes

There was a motion made to approve the consent agenda.

MOTION: Chris Mundy

SECOND: William McDaniel

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

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider second read of Ordinances 665 and 666 - Requests 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.

City Attorney Bennett read the caption for Ordinance 665.

There was a motion made to approve Ordinance 665.

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 amend Ordinance 665 to include a condition regarding the landscape plan dated March 2, 2022, that was submitted to the City which includes adding light poles along Mulberry Street.

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

City Attorney Bennett read the caption for Ordinance 666.

There was a motion made to approve Ordinance 666 with a condition regarding the landscape plan dated March 2, 2022, that was submitted to the City which includes adding light poles along Mulberry Street.

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

Council had a discussion with the applicant regarding new renderings of the porches of the townhomes.

Consider second reading of Ordinance 667 - A request submitted by Milstead Homes, LLC. to Rezone a .36 +/- tract of land known as 5224 Chattahoochee Street from R-1 (Detached Single-Family, Low Density) to Flowery Branch R-3 (Residential Multi-Family).

City Attorney Bennett read the caption for Ordinance 667.

There was a motion made to approve Ordinance 667 as presented.

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

NEW BUSINESS - VOTING SESSION:

Consider the first reading of Ordinances 668 and 669 - a request submitted by Shadow Stone Partners, LLC to annex and rezone a 14.27 +/- acre tract of land known as tax parcel 08100 001003A from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD).

City Attorney Bennett read the caption for Ordinance 668.

There was a motion made to deny Ordinance 668.

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

Consider the first read of Ordinance 670, a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Residential Multi-Family (R3).

City Attorney Bennett read the caption for Ordinance 670.

There was a motion made to approve Ordinance 670.

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

Council Member Anglin expressed density concerns with the proposal.

Council Member Mezzanotte is concerned about the lot sizes.

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters related to the acquisition/disposition of real estate at 6:42 p.m.

MOTION: Chris Mundy

SECOND: Joe Anglin

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 7:14 p.m.

MOTION: William McDaniel

SECOND: Joe Anglin

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

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 7:14 p.m.

MOTION: Joe Anglin

SECOND: William McDaniel

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

NAYS: None

Motion carried

Ed Asbridge, Mayor

Date

Shelia Cooper, City Clerk



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 22-014 a request by NNP, Looper Lake, LLC. for the City to accept the roadways and stormwater structures therein totaling 3.21 miles located in various pods in the Sterling on the Lake subdivision.

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

The City inspected the roads and have deemed them ready for acceptance.

FACTS AND ISSUES:

The City would accept the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city's maintenance program: the roadways are identified as being 3.21 acres within Pod P, Q, L, M, V, W, and U, and any stormwater structures located within any portion of the right-of-way of said accepted roadways. The roads are identified and more thoroughly describe in Resolution 22-014 as attachment "A".

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Resolution 22-014.pdf](#)

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE STERLING ON THE LAKE DEVELOPMENT, FROM NNP LOOPER LAKE, LLC., FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 3.21 MILES WITHIN PODS P, Q, L, M, V, W, AND U. SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications, as required by Condition No. 27 of Ordinance No. 239/240 relating to the Sterling on the Lake Development, and all other related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of August 18, 2022.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being 3.21 acres within Pod P, Q, L, M, V, W, and U, and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 1ST day of September 2022

.

Edward R. Asbridge, Mayor

ATTEST

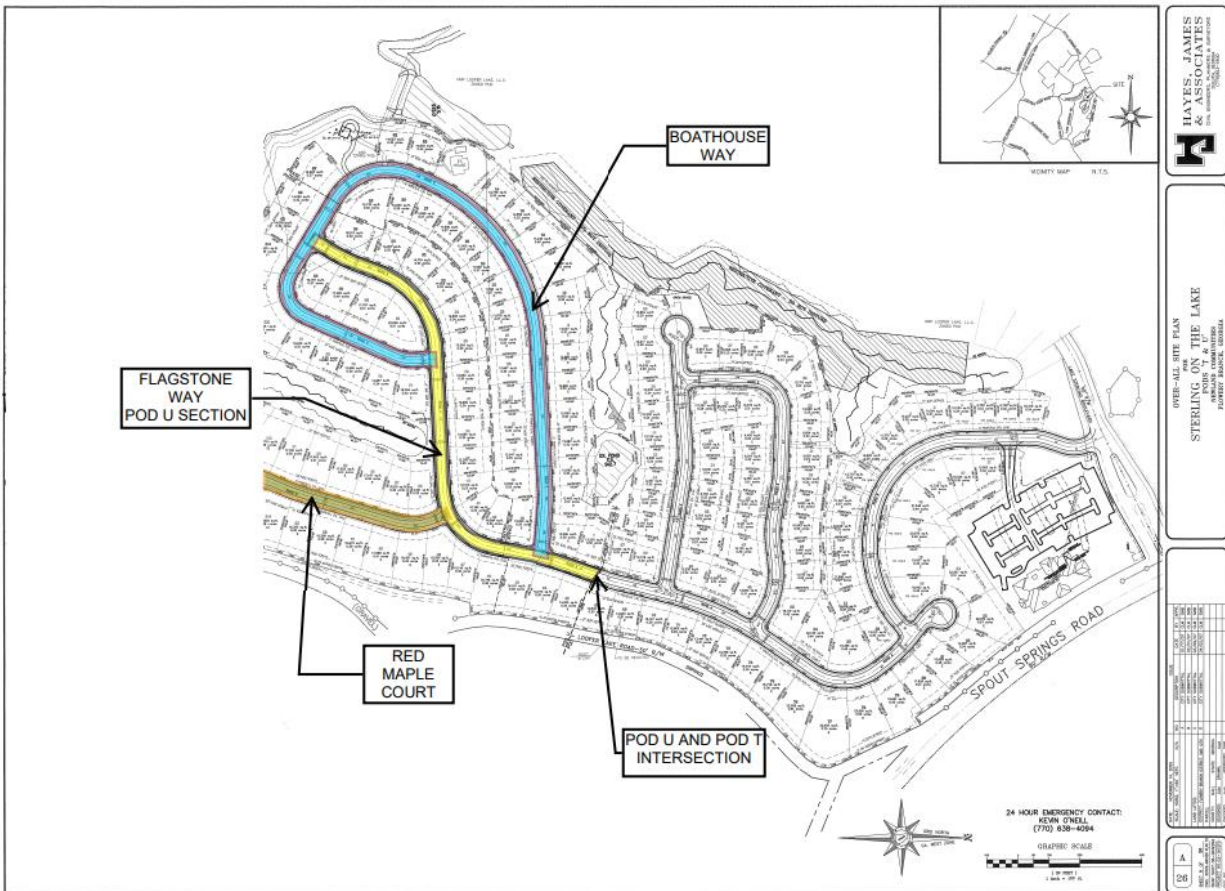
Shelia R. Cooper, City Clerk

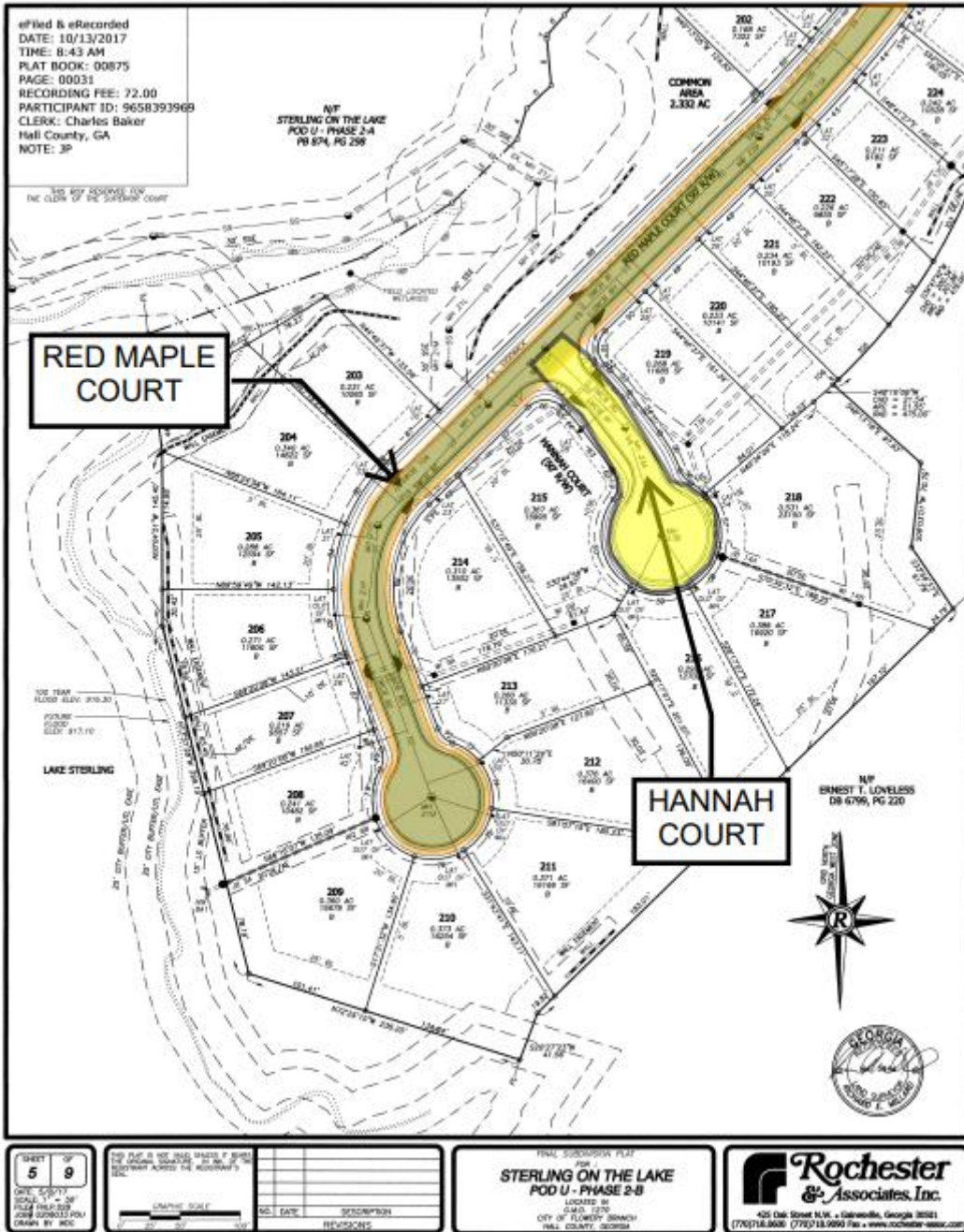
APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney

Exhibit "A"

STERLING ON THE LAKE			
PODS	STREET NAMES	LINEAR FEET (ft)	MILEAGE (mi)
P & Q	CROSSCREEK LANE	2131	0.40
	TRAILBLAZER ROAD	744	0.14
	MORNING DEW DRIVE	459	0.09
L & M	LAKE EDGE DRIVE	641	0.12
	SILAWAY DRIVE	299	0.06
	TREEHOUSE WAY	1420	0.27
V & W	RIVERGREEN ROAD	1455	0.28
	LAZY OVERLOOK COURT	474	0.09
	FOX HOLLOW COURT	433	0.08
	BIRCH BARK WAY	1416	0.27
	BLOOMING IRIS COURT	471	0.09
	NEW FERN LANE	968	0.18
U	BOATHOUSE WAY	2596	0.49
	FLAGSTONE WAY POD U	1824	0.35
	HANNAH COURT	191	0.04
	RED MAPLE COURT	1450	0.27
TOTAL		16972	3.21







FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider Resolution 22-015 - A request by RangeWater Real Estate for the City to accept the roadways and stormwater structures therein totaling 1.305 miles located in the Beacon Subdivision.

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

FACTS AND ISSUES:

The City would accept the following roadways from RangeWater Real Estate for public purposes and hereby places them into the City's maintenance program: the roadways are identified as being 1.305 acres within The Beacon Subdivision, and any stormwater structures located within any portion of the right-of-way of said accepted roadways. The roads are identified and more thoroughly describe in Resolution 22-015 as attachment "A" . .

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Resolution 22-015.pdf](#)

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE BEACON DEVELOPMENT, FROM CRP/RW BELL DRIVE OWNER LLC, FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 1.305 MILES; SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications and all related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of August 18, 2022.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from CRP/RW Bell Drive Owner LLC, for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being 1.305 miles within The Beacon and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 1st day of September 2022

.

Edward R. Asbridge, Mayor

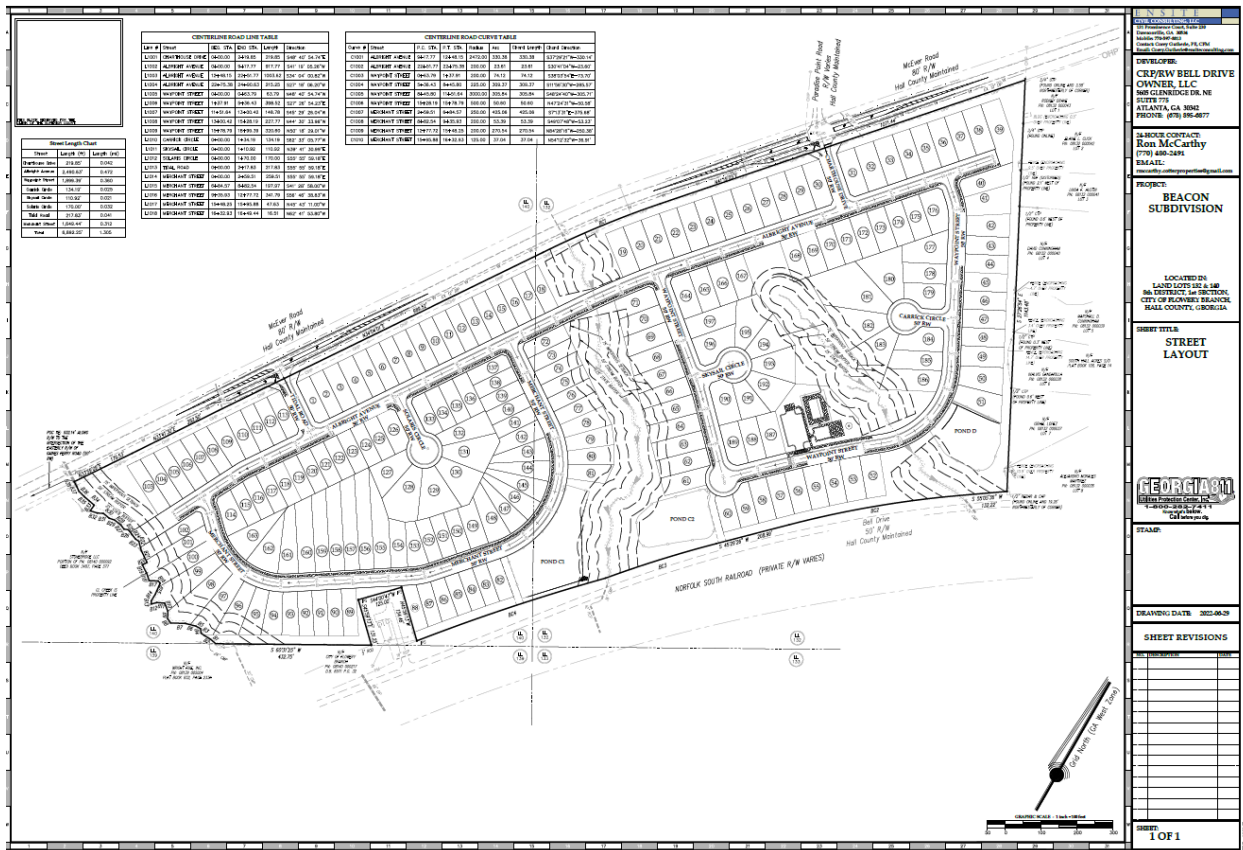
ATTEST

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney

Exhibit "A"





FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Mayor Asbridge Per Diem for August 2022.

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Mayor Per Diem August 2022.pdf](#)



City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay

Name: Mayor Edward Asbridge Month/Year: August 2022

Meeting Date	Description of Meeting
August 5, 2022	EDC Executive Board, Gainesville
August 9, 2022	HCG MPO Meeting, Gainesville
August 12, 2022	EDC Chamber, Fox Factory
August 17, 2022	Chamber Issues Committee, Gainesville

My signature certifies that I am eligible to be paid for 4 meeting dates, maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance Number 477. Total of **\$200.00** (\$50.00 per meeting).

Signature



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 22-016, adopting a Climate Resiliency Plan as prepared by Clark Patterson Lee.

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

An audit conducted in 2020 by the Metropolitan North Georgia Water Planning District (MNGWPD), indicated that Flowery Branch is required to have a climate resiliency plan in place. The city employed Clark Patterson Lee to produce this plan with city staff input.

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [FloweryBranchReport_02.21.22 _Draft for Client Review \(1\).pdf](#)
- [Climate Resilience Action Plan.pptx](#)
- [Resolution .pdf](#)



CLIMATE RESILIENCE ACTION PLAN FOR: CITY OF FLOWERY BRANCH

PREPARED BY: CPL
November 30, 2021



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1 - EXECUTIVE SUMMARY

The city of Flowery Branch in Hall County, Georgia, covers an area of 6.32 square miles¹ and has a 2020 population of approximately 9,391. This population indicates a one-year rate of growth of 12.8 percent, which makes Flowery Branch one of the most rapidly growing cities in the Gainesville-Hall County metropolitan area. The Flowery Branch Comprehensive Plan Update, adopted in July 2021, forecasts this population growth will accelerate to approach 16,115 people by the year 2035. To accommodate more residents and the construction of new commercial enterprises which follow them, the City will need to make investments to treat surface waters more effectively and to protect existing groundwater supplies.

Flowery Branch has no protected rivers as defined by Georgia Department of Natural Resources – but it does possess a few scattered wetlands, a small ground water recharge area of low pollution susceptibility, and a large watershed that falls west of I-985 (Fig. 1). The community's historic downtown sits east of the shores of Lake Lanier, a man-made reservoir totaling 38,000 acres in land and offering 540 miles of shoreline². Rainfall within Flowery Branch's geographical area filters into a collection of intricate streams and waterways which make up the Upper Chattahoochee River Basin and the Upper Oconee River Basin. The Upper Chattahoochee River Basin is part of the larger Apalachicola-Chattahoochee-Flint (ACF) river basin that flows south through the urbanized Atlanta Metropolitan area, until merging with the Flint River and emptying into the Gulf of Mexico. (Fig. 2). The Upper Oconee River Basin travels southeast through central Georgia, until joining the Altamaha River that flows into the Atlantic Ocean.

As a member of the Metropolitan North Georgia Water District (MNGWD), Flowery Branch recognizes that river basins, wetlands, and groundwater recharge areas are ecologically sensitive public resources that are critical to the integrity of natural environments and public health. To this end, the City is committed to implementing the Metro Water District's *Water Resource Management Plan*. The *Water Resource Management Plan* (WRP), adopted in 2017 and amended in 2020, was prepared in accordance with guidance from the Georgia Environmental Protection Division (EPD) Watershed Protection Branch³. The Branch works with Regional Water Planning Councils (Fig. 3) across the state to reduce nonpoint sources, combined sewer outflows, and urban/stormwater runoff, which are primary contributors of contaminants into state waters, including the ACF basin⁴.

This Climate Resilience Action Plan will be a local supplement to the *Water Resource Management Plan* and the *Flowery Branch Wastewater Master Plan* adopted in 2018. Its purpose will be to provide an overview of climate projections for Flowery Branch, an assessment of potential extreme weather impacts to City owned assets, and strategies to mitigate those impacts.

¹ [U.S. Census Bureau QuickFacts: Flowery Branch city, Georgia](#)

² [River Basins - New Georgia Encyclopedia](#)

³ [Watershed Protection Branch | Environmental Protection Division \(georgia.gov\)](#)

⁴ [River Basins - New Georgia Encyclopedia](#)

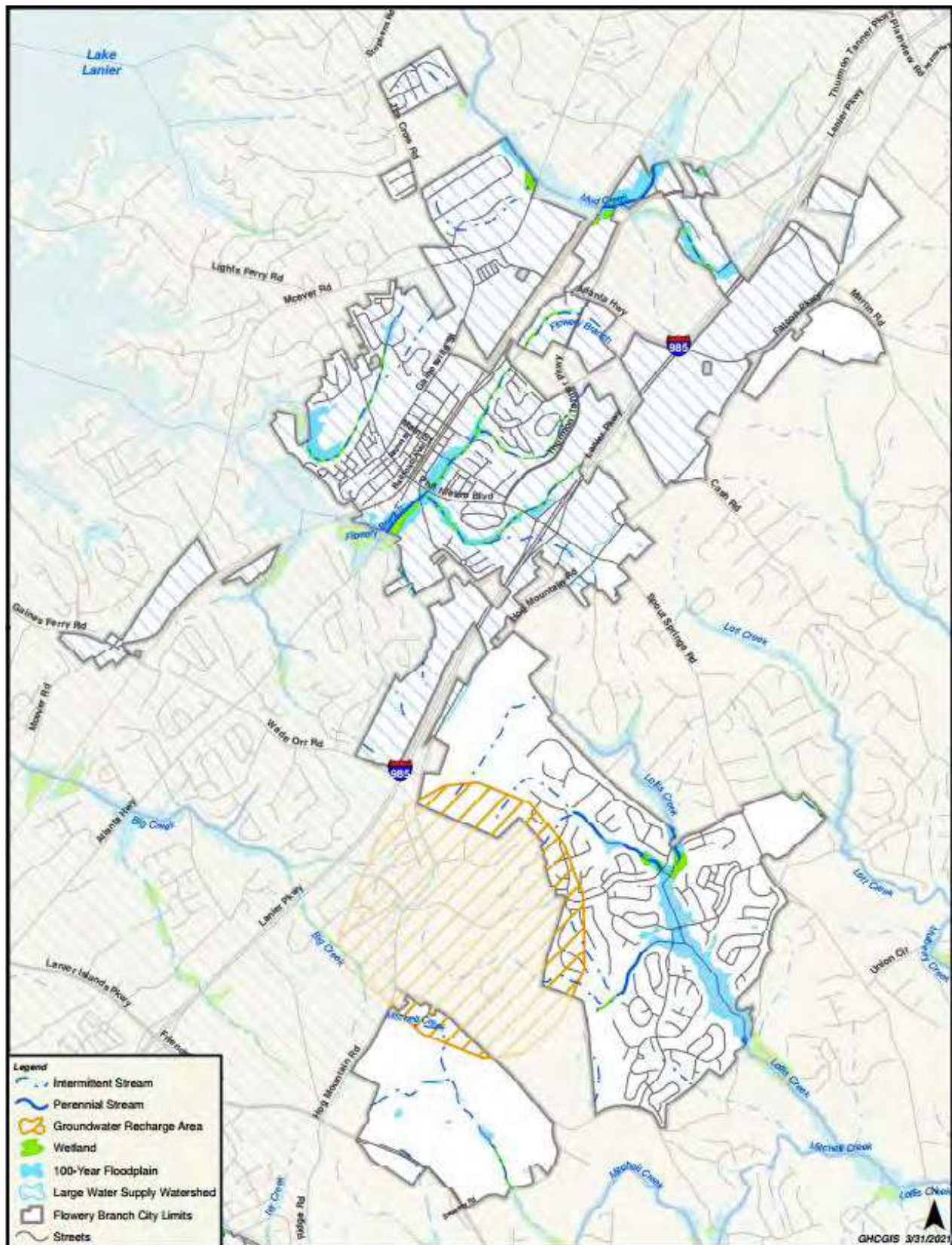




Figure 2 - ACF River Basin Overview

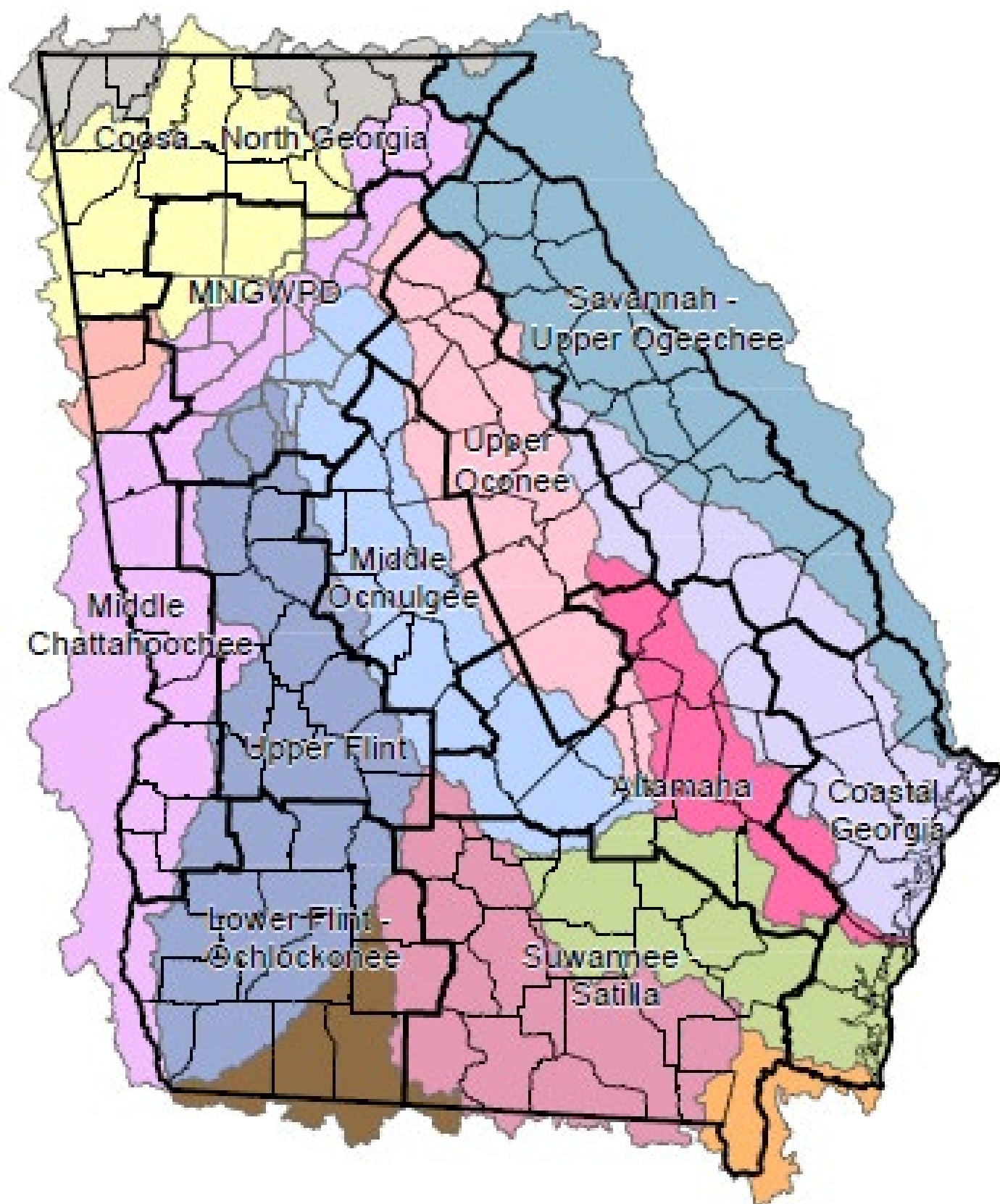


Figure 3 - Georgia Water Planning Regions

2 - PLANNING EFFORTS

Recognizing the reality of climate change, several existing City commitments support or advance sustainable development and climate resilience practices.

FLOWERY BRANCH COMPREHENSIVE PLAN (2021)

The Comprehensive Plan Vision Statement identifies the need to make Flowery Branch more sustainable:

“The City envisions a healthy natural environment including clean water in the Lake Lanier watershed, a significant tree canopy and a continuation of sustainable environmental practices.”

To achieve its vision as a city that advances sustainable environmental practices, the City of Flowery Branch must prioritize climate resilience and turn weaknesses into opportunities. For example, wetland protection is addressed across many existing local ordinances, but protection of groundwater recharge areas and water supply watershed areas are not.

To rectify this, proposed action items in the Comprehensive Plan include:

- Adopt Groundwater Recharge Protection Ordinance
- Adopt Water Supply Watershed Protection Ordinance
- Amend Buffers, Tree Protection and Landscaping Ordinance to strengthen tree retention

The Plan also carried over the former Comprehensive Plan's Conservation Character Area onto the new Future Land Use Map. Land within these areas (i.e., the green pockets adjacent Lake Lanier, and small lots next to Knight Drive, Pine Street, and Chesnut Street in Fig. 4) are set-aside as open space and/or recreational areas.



Figure 4 - Future Land Use Map: Conservation Area

METRO NORTH GEORGIA WATER RESOURCE PLAN (2020)

The *Water Management Resource Plan* recognizes that relative to other metropolitan areas, natural surface water resources across its member Districts are small and in high need of protection. It anticipates that regional population growth through the next decade will increase demand on available water supplies and increase the volume of treated wastewater discharged to the District's rivers, lakes, and streams. New construction and redevelopment of existing properties is also anticipated to impact regional watersheds by changing peak rates, volume, velocity, timing, and quality of stormwater run-off.

The WRP calls upon its members to proactively plan for climate change's impacts on these conditions:

"Climate variability adds uncertainty to water resources planning and management. In the District, climate change impacts could include increased frequency of heat waves, increased evaporation, increased annual precipitation, and increased variability of precipitation, including more severe and extended droughts and increased frequency and intensity of rain events."

Climate variability has the potential to adversely affect water availability, water quality and watershed hydrology in a manner that will require enhanced implementation of waters supply, water conservation, wastewater and watershed management elements of this Plan."

Action items recommended to improve climate change resilience include:

- Integrated -2 Local Water Master Plans
- Integrated -3 Update Local Emergency Water Plans
- Integrated -4 Local Wastewater Master Plan

The District also adopted a Utility Climate Resiliency Study.

FLOWERY BRANCH WASTEWATER MASTER PLAN (2018)

The 2018 *Wastewater Master Plan* (WMP) was commissioned by Flowery Branch to comply with municipal storm sewer system permit requirements. The WMP focuses on the portions of the city identified as Service Area #4 (Fig. 5). Limits for this 14.3 square mile area were set per the City's 2017 service delivery agreement with Hall County and includes some sections outside formal city limits. To serve this area, the city owns and maintains a water supply system and a wastewater treatment transmission and treatment system. In 2018, this system consisted of 788 gravity flow transmission lines (total length of 32.4 miles), 781 manhole covers, 8 pump stations, 8 force mains, and 1 water reclamation treatment facility with an operating capacity of 1 million gallons per day (MGD).

Analysis revealed that in 2018, the wastewater reclamation facility (Fig.6) was operating at 30-40 percent of its capacity; and that under peak hour conditions, six gravity flow transmission segments were already operating at 75 percent capacity (or more). Strain was due to their location on flat terrain, insufficient diameter of 8", and/or connection to the high-demand Buford Highway or Cantrell Road trunklines. The plan also provides a twenty-year forecast which identified two pump stations and 20 other pipe segment as undersized for anticipated growth and at elevated risk of overflow.

To address these challenges, the following Capital Improvement Projects are recommended by the WMP:

CAPITAL IMPROVEMENT PROJECTS, 2018 WASTEWATER MASTER PLAN		
PRIORITY	PROJECT	ESTIMATED COST
1	Plant Expansion to 1.0 Million Gallons Per Day (MGD)	\$7 million
2	Effluent Pipe Upgrade from Waste Water Treatment Plant (WWTP)	\$1.3 million
3	Increase capacity of the Waste Water Treatment Plan from 1.0 MGD to 3.0 MGD. (1.0 MGD sustainable only for 5-year horizon)	\$20 million
4	Recommission the Lights Ferry Pump Station to divert the 10-inch diameter trunk line on Gainesville Street	\$200,000
5	Increase the trunk line on Cantrell Road to 10-inch diameter	\$300,000
6	Increase the capacity of the Portsmouth Pump Station by either increasing wet well volume or pump capacity	\$600,000
7	Increase the capacity of the bell Drive Pump by either increasing wet well volume or pump capacity	\$1 million
8	Increase the trunk line at the South Hall School site between the Martin Road Pump Station and C.W. David Pump Station to 10 inches in diameter	\$125,000
9	Add six pump stations that will need to be installed in as yet undeveloped portions of the Service Area #4	\$7.2 million
10	Increase the diameter of various segments per the Table 12.0	\$80,000

The City was also advised to aggressively maintain existing gravity transmission lines to prevent deterioration, to create an inventory of existing parcels on septic tanks and track them as they convert to public sewer, and to minimize / discourage development on parcels identified on the maps as “areas to remain unsewered”. Lots within the areas to remain unsewered sat in the three “fingers” protruding into Lake Lanier, in areas as of 2018 still formally outside city limits, in unincorporated Hall County.

The areas are as follows:

- Gaines Ferry Road, west of Sunset Court and area off Chesnut Ridge Road
- Lights Ferry Road, west of Loch Arbor Court
- Old Federal Road/Jim Crow Road, west of Stephens Road

In 2018, the Wastewater Master Plan acknowledged, that restricting development in these areas as envisioned by the Lake Lanier Character Area of the Hall County Comprehensive Plan, may prove difficult as market pressures pushing for increased density in these areas adjacent Lake Lanier and land is formally outside municipal jurisdiction. While this 2018 Wastewater Master Plan does not overtly discuss sustainability goals, it provides a critical inventory of existing infrastructure, raises awareness of the importance of ongoing monitoring of land use trends, and lays a framework to support sustainable growth through strategic capital improvements and maintenance. A partial update to the WMP was adopted in December 2020.

FIGURE 1.1
SERVICE AREA #4
FLOWERY BRANCH

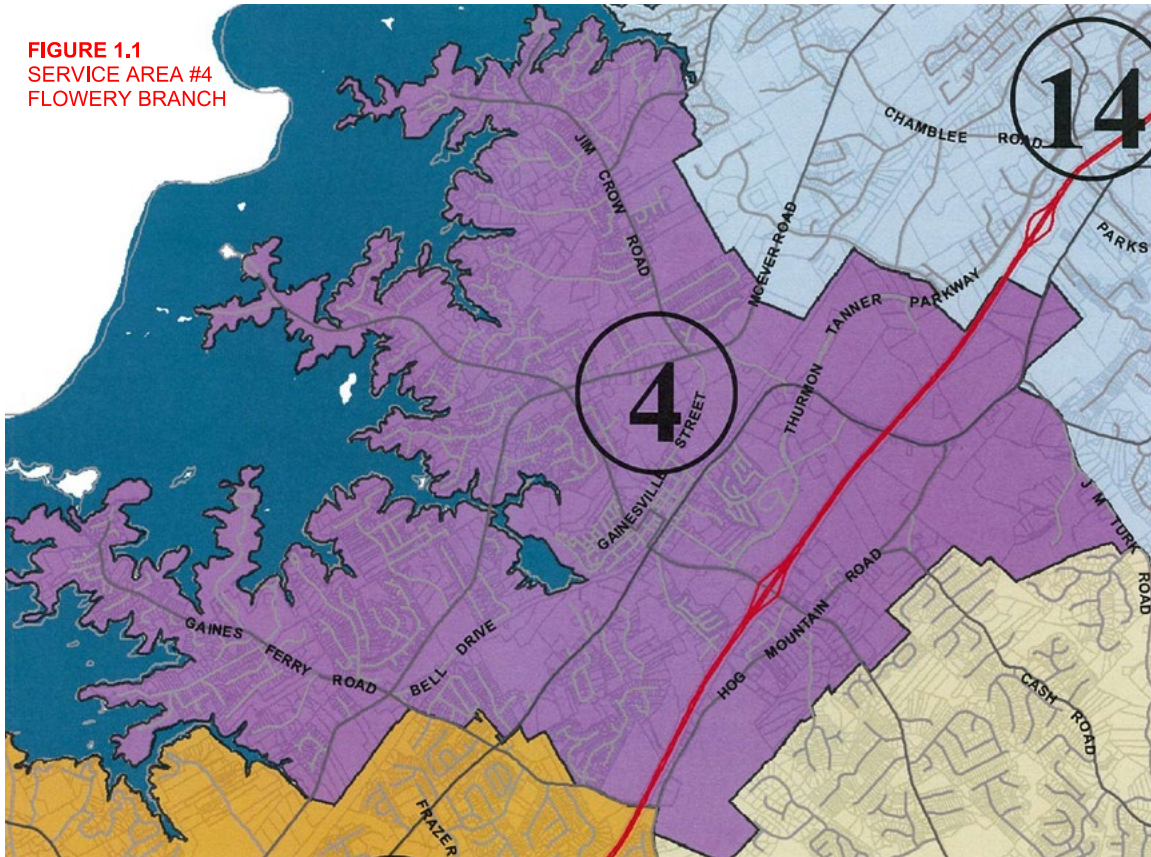


Figure 5 - Service Delivery Area #4 Limits



Figure 6 - Flowery Branch Water Reclamation Facility

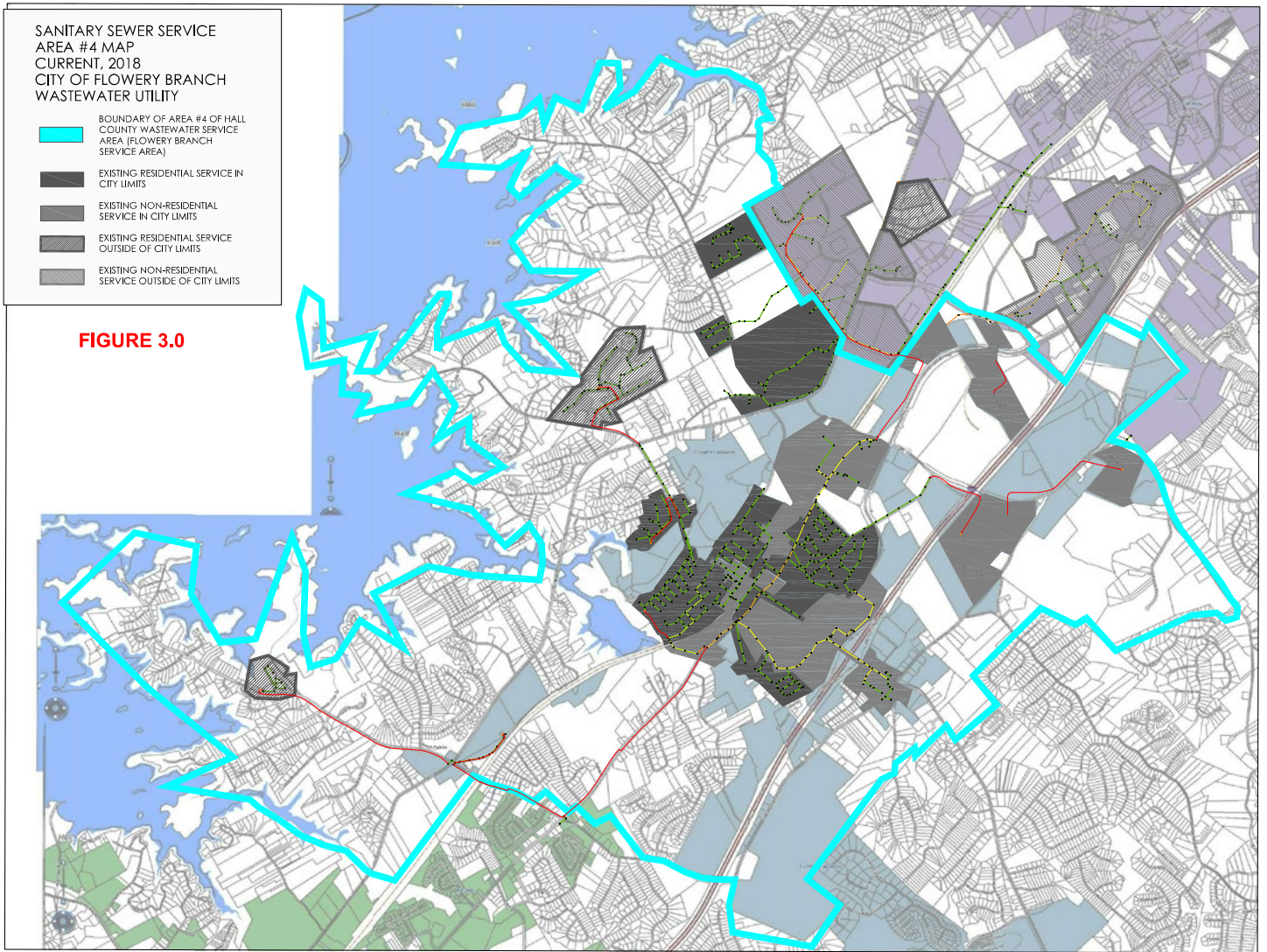


Figure 7 - 2018 Sanitary Sewer System

3 - PUBLIC OUTREACH

CITY DEPARTMENT INTERVIEWS

As part of the planning effort for this Climate Resilience Plan, CPL reached out to multiple city departments including the departments of Planning, Public Works, Water and Wastewater to catalogue other water and wastewater utility improvement efforts underway, identify potential vulnerabilities to City operations and assets, and to develop potential solutions to mitigate those impacts.

EXTERNAL PARTNER INTERVIEWS

CPL also interviewed external representatives from the Hall Count Public Works, Hall County Fire Department, Georgia Department of Natural Resources – Watershed Branch, Floodplain Management Division, and the Metro North Georgia Water Planning District to discuss their water, wastewater, stormwater management, and emergency service priority projects and policies through the next five years; to understand areas where intergovernmental communications and coordination could be improved; and, to understand the types of data and existing infrastructure records collected and maintained by partner agencies. Appendix A provides a summary of the interviews held with representatives of these agencies. Their feedback informed the recommendations of this study, particularly as regards recommended areas of localized data collection and establishing new liaison positions to strengthen regional collaboration.

4 - EXISTING CONDITIONS

FLOWERY BRANCH ECO-REGION

Flowery Branch is in southern Hall County. It sits between the cities of Buford and Oakwood (Fig.8). Gainesville, the county seat, is 6 miles to the northeast and Gwinnett County's northern limit is less than 1 mile to the south. The city is irregular in outline, with its longest dimension extending in a northwest-southeast direction. Municipal land area totals 6.32 square miles or 1.5 percent of Hall County's land area. The city is part of the Southern Inner Piedmont eco-region, in the upper part of the Piedmont Plateau (Fig 9)⁵. The unique topography of Piedmont Plateau influences the climate, physiography, and soils of Flowery Branch. Considered holistically these components paint a portrait of the best uses of land and which resources should be protected

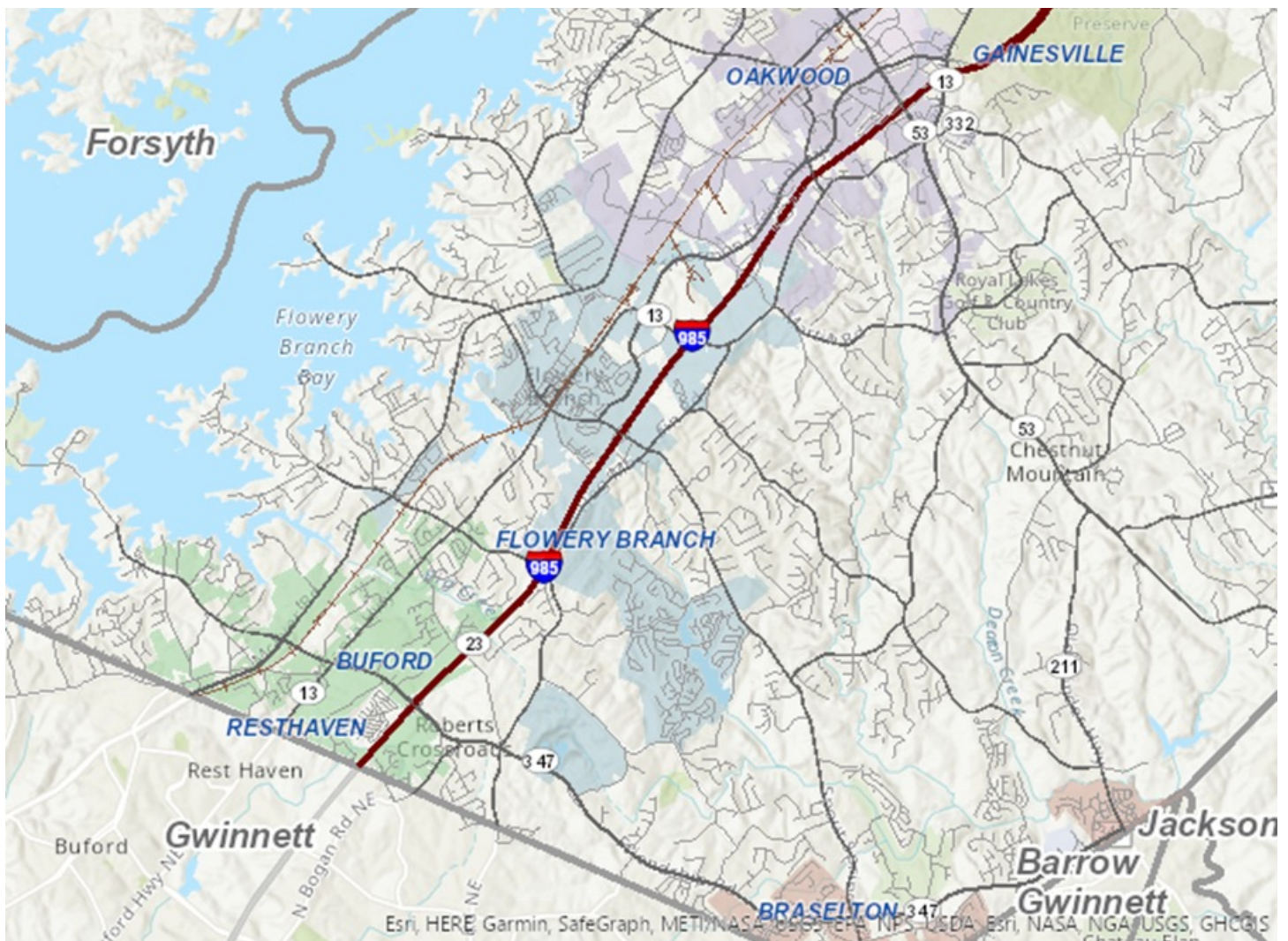


Figure 8 - Flowery Branch City Limits

⁵ Georgia Soil Survey 136 - Southern Piedmont | NRCS Georgia ([usda.gov](https://www.nrcs.usda.gov))

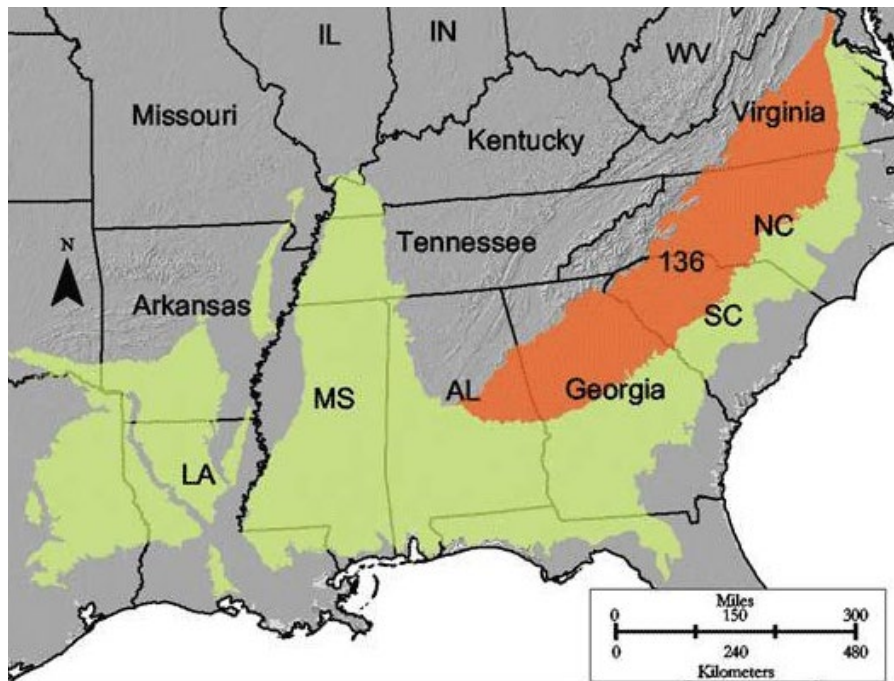


Figure 9 - Southern Inner Piedmont Eco-Region (in Orange)

Twenty-seven (27) percent of the eco-region land area cover is within the State of Georgia.

PHYSIOGRAPHY

Hall County terrain is the result of a high plateau severely dissected in many places by stream valleys. As a result, land ranges from almost level to broken and hilly. In general, Flowery Branch parcels are located around the downtown core off Phil Niekro Boulevard, west of Interstate 985 and to the north of downtown are more level. Steeper slopes and wetlands sit on eastern lands adjacent Hog Mountain Road.

Flowery Branch is bifurcated by drainage divide generally following Interstate 985. Rainfall on land west of the interstate drains into the Upper Chattahoochee River (UCR) Basin which flows into the Gulf of Mexico. Rainfall on land east of the interstate drains into the Upper Oconee River (UOR) Basin which flows into the Atlantic Ocean. The UCR covers 1,823 square miles and, the UOR encompasses about 208 square miles. This represents 18 percent and 4 percent of the Metro Water District's total area, respectively⁶. Rapid urbanization of the land in these river basins (particularly the lower UCR region where Atlanta is located) elevates the importance of regional coordination as regards water management in the years to come.

In 2010, the Georgia Geologic Survey Hydrologic Atlas 18 database identified 84 areas representing 15% of the Metro Water District, likely to contain thick soils considered to be an indicator of significant groundwater recharge areas. In the portions of Hall County within the UCR, 3 square miles of recharge area were found and in the portions within the UOR, 2 square miles of recharge areas were found. In other words, the survey confirmed that like other parts of the state, geologic conditions in Hall County severely restrict groundwater availability as a potential source for water supply⁷. Knowing this, the groundwater recharge area identified in south Flowery Branch (Fig.1) should be protected – and its importance

⁶ [Attachment 1, Upper Chattahoochee River Profile and Attachment 8, Upper Oconee River Basin Profile](#)

⁷ [WATER \(northgeorgiawater.org\)](http://WATER.northgeorgiawater.org/)

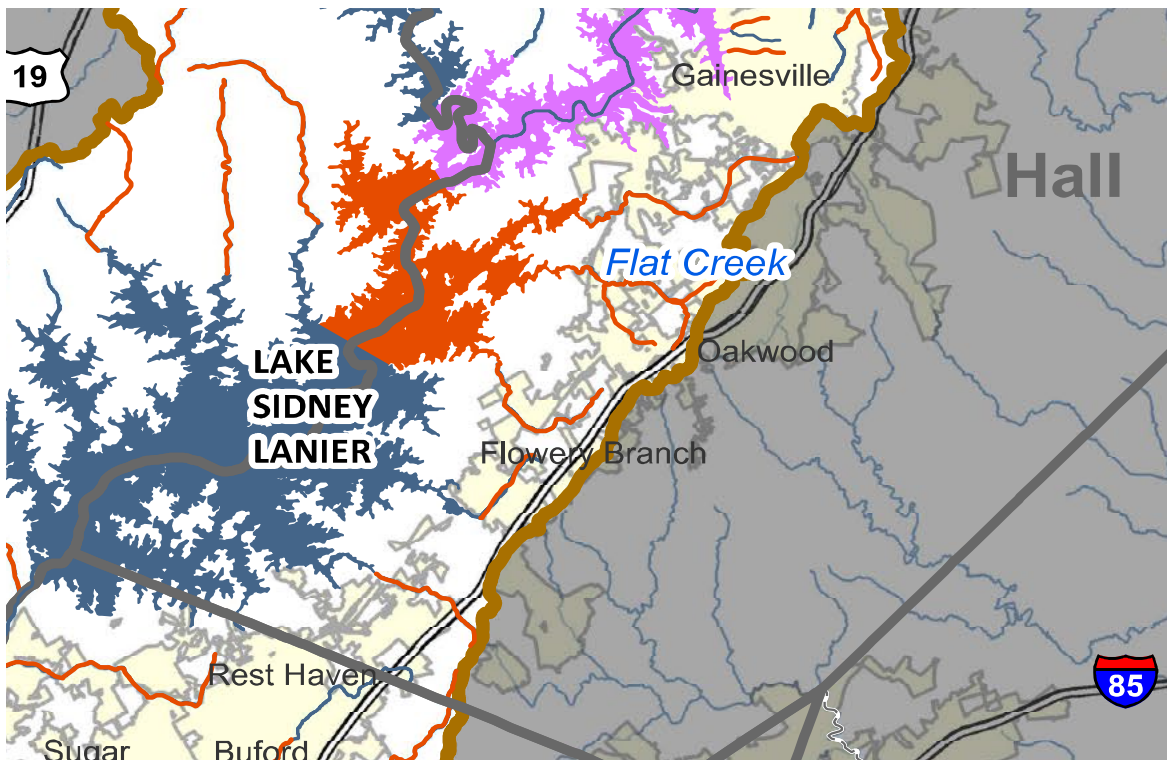


Figure 10 - Portion of Flowery Branch in Upper Chattahoochee River Basin (part of ACF)

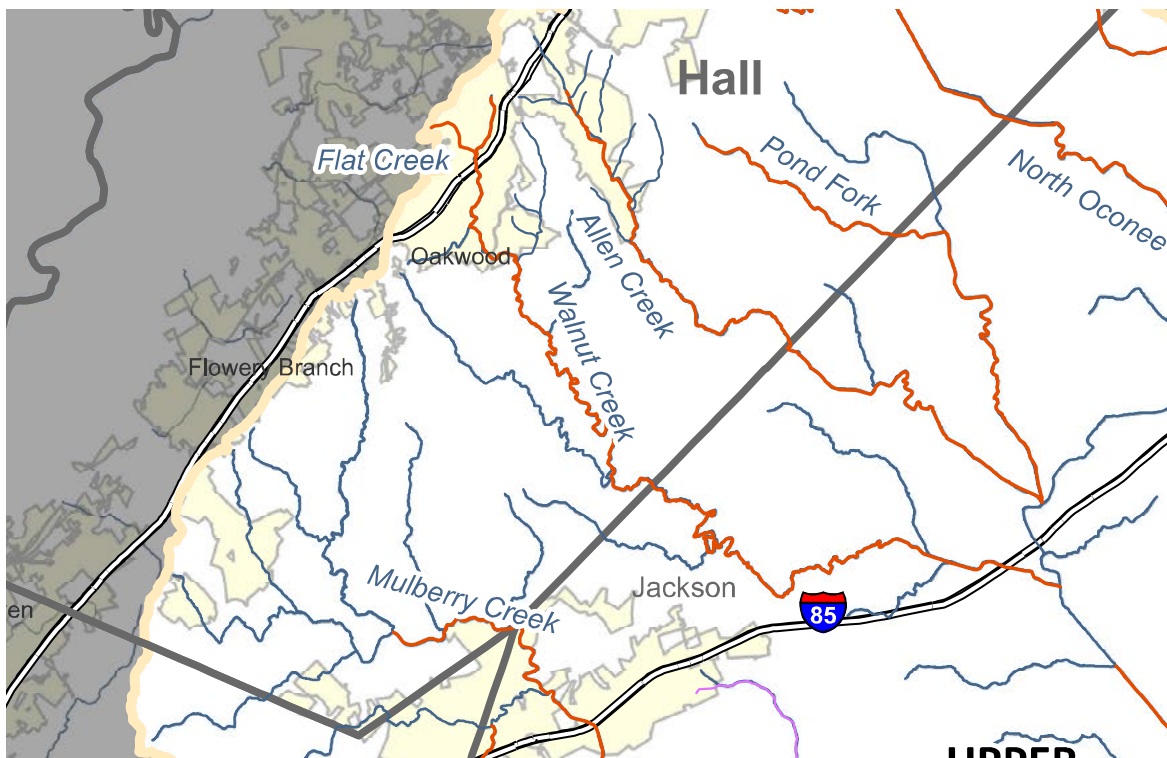


Figure 11 - Portion of Flowery Branch in Oconee River Basin

SOILS

Flowery Branch is within the Brevard Fault zone⁸, an area of the Piedmont Plateau which consists of granite, gneisses, schist, quartz-mica schist, and other dark basic rocks and minerals. Over time, these rocks and minerals weathered deeply and disintegrated into various soil types. Soil surveys⁹ of Flowery Branch, show the most dominant types to be Cecil, Appling, Madison, and Pacolet soils¹⁰, both in sandy loam and clay loam phases¹¹. Each soil variety behaves differently.

Sandy loam phases are naturally well drained, warm early in spring, and are easy to break up and work with light equipment. New construction of residential or nonresidential units upon these soils should leverage the natural filtration capacity of the soil through the use of pervious materials and/or limitations on the percentage of impervious surfaces permitted to cover the land.

Clay loam phases are less well drained (Cecil ultisols in this phase may hold up to 35 percent base saturation in their subsoil¹²), more acidic (i.e., fertilizer will be required for plantings to take root), and harder to break up and work. Due to their ability to retain moisture and the aggressive deforestation and local cultivation of cotton in the 1800's, clay loam soils on Flowery Branch's rolling to moderate hillsides tend to have thinner top soils and may be more susceptible to increased erosion due to stormwater or impervious surface run off.

Developments upon clay loam soils will benefit from more pro-active erosion control and site design measures, such as terracing and increased plantings of native trees, grass, or other vegetation. The Piedmont Plateau has historically supported a mixture of hardwoods such as white oak, red oak, gum, yellow-poplar, and sycamore trees. Bermuda grass also takes well on local soils. Integration of these natural feature considerations as part of the land disturbance review process should be explored as a method of long-term conservation planning efforts.

CLIMATE

Flowery Branch's elevation ranges from about 1,000 to 1,200 feet above sea level. This higher elevation, together with its location within the Southern Inner Piedmont Eco-Region, has historically given Flowery Branch a somewhat cooler climate and heavier rainfall than other communities in the Metro North Georgia District. The best source of local climate data is from the weather station in Gainesville, Georgia located at Gilmer Memorial Airport (34.301 degrees North, 83.86 degrees West) and at an elevation of 1171 feet above sea level. The following section outlines historical climate patterns and how climate change has changed current climate patterns observed since 2017.

⁸ [Brevard Fault - Wikipedia](#)

⁹ [Soil Surveys | NRCS Georgia \(usda.gov\)](#)

¹⁰ [SoilWeb: An Online Soil Survey Browser | California Soil Resource Lab \(ucdavis.edu\)](#)

¹¹ [Soil survey, Hall County, Georgia - Digital Library of Georgia \(usg.edu\)](#)

¹² [Ultisols | Soil & Water Systems | University of Idaho \(uidaho.edu\)](#)

Historical Climate Pattern: 1902-2016

Review of the record from 1902 to 2016 (Fig. 12) shows that Gainesville and the surrounding metro area which includes Flowery Branch experiences all four seasons. Summers generally consist of lengthy spells of warm and humid days. Historically, July is the hottest month of the year, with an average maximum temperature of 88 degrees Fahrenheit, and an average minimum temperature of 68 degrees Fahrenheit. Highs of 90 degrees or more were expected on 30 to 60 days¹³. Overnight lows were in the low 60's to middle 60's.

Winter was characterized by stretches of mild weather that alternate with cold spells, caused by western and northern cold fronts which countered the warming effects of eastern currents from the Gulf of Mexico and the Atlantic Ocean. January was the coldest month of the year, with an average maximum temperature of 51 degrees Fahrenheit, and an average minimum temperature of 32 degrees Fahrenheit. Lows of 32 degrees or lower were expected on 50 to 70 days. Overnight lows usually ranged in the middle 30's to the low 40's.

The average date of the first freeze was late October and the average date of the last freeze was in April. During this period between October and April, if sufficient moisture was retained in soils over the course of the year, freezing of the ground could loosen surface soils and make them more susceptible to erosion.

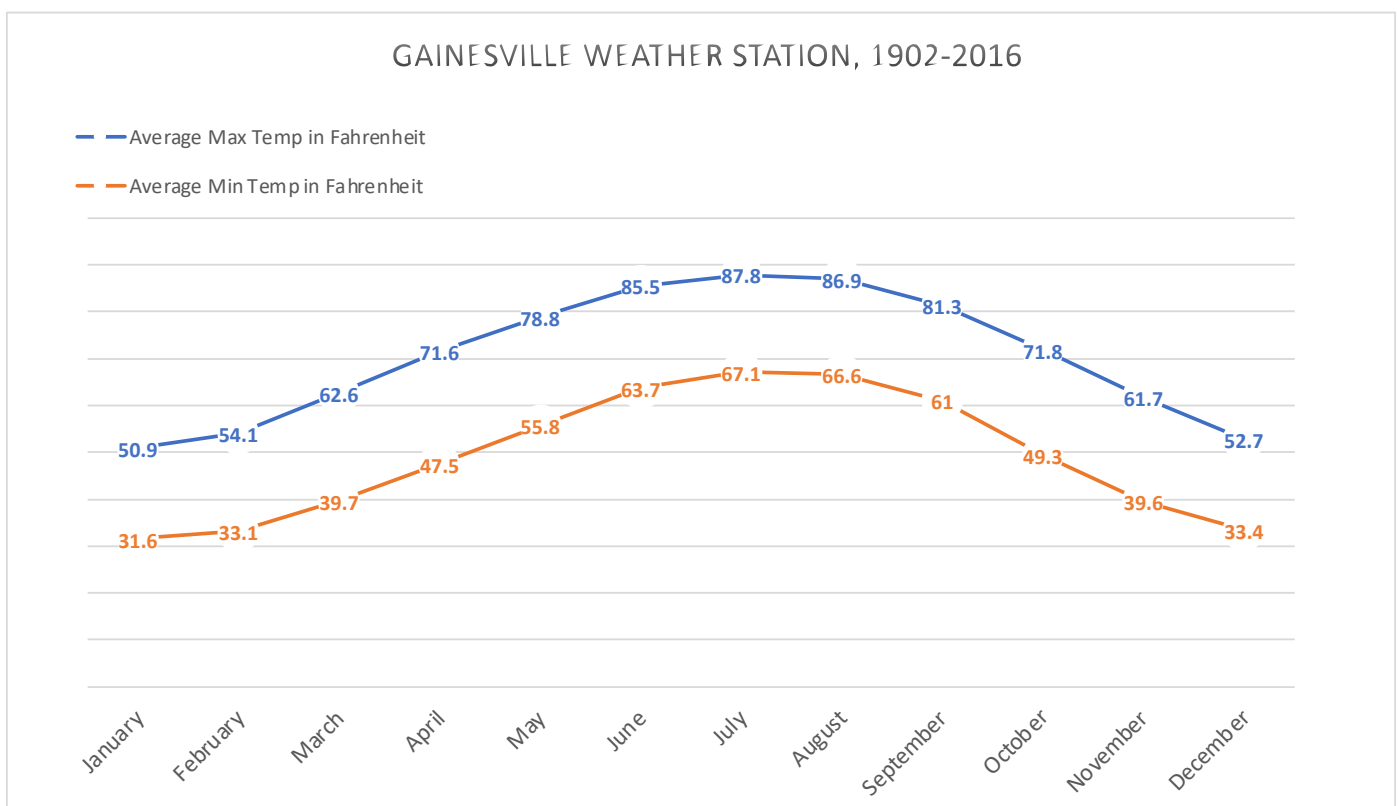


Figure 12 - Local Temperatures, 1902-2016

¹³ [What's Typical in North and Central Georgia? \(weather.gov\)](http://www.weather.gov)

Rain fell historically occurred 114 days a year and produced an average of 54.27 inches (Fig.13). The driest months of the year were October and November, while the wettest month is March.

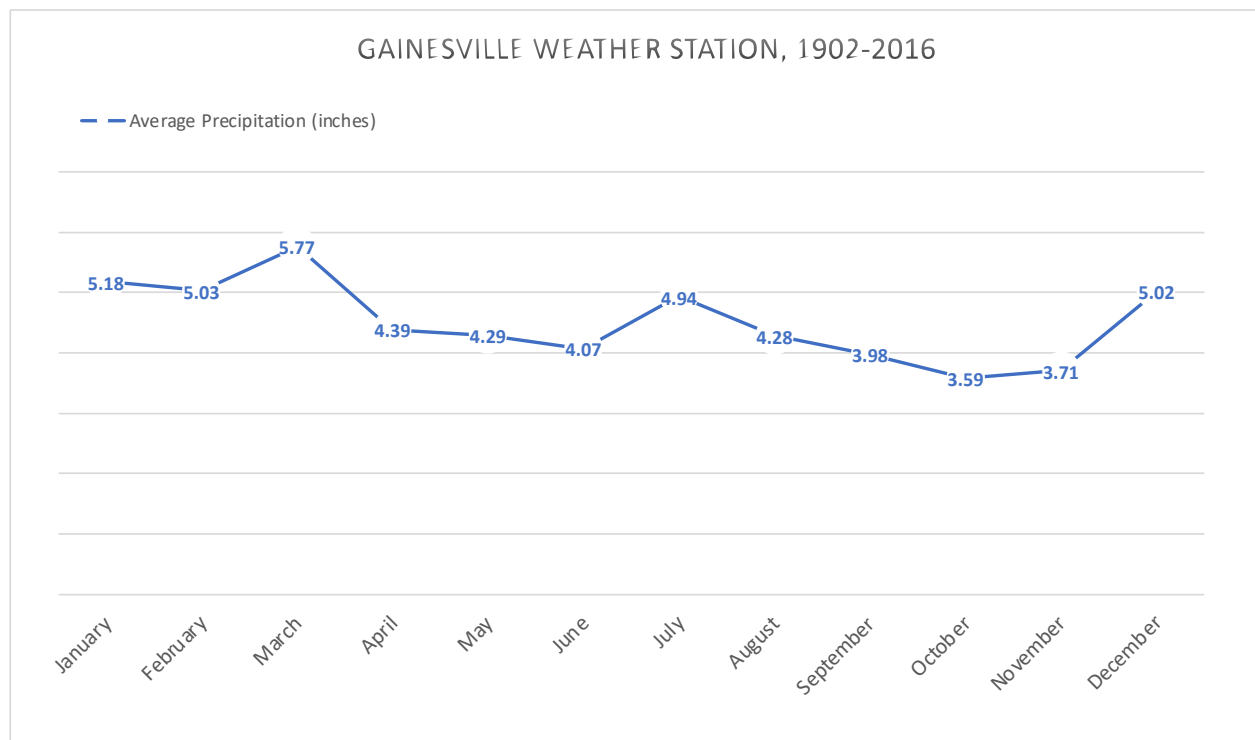


Figure 13 - Precipitation, 1902-2016

Current Climate Pattern: 2017-2021

Review of the record from 2017 to 2021 (Fig. 14A) shows that Hall County still experiences all four seasons, but the changes between seasons is becoming less marked (indicated by flatter slopes generally). July is the hottest month of the year, with an average maximum temperature of 89.4 degrees Fahrenheit and an average minimum temperature of 71 degrees Fahrenheit. Highs of 90 degrees or more is expected on 28 to 70 days (Fig. 14B). Overnight lows are in the upper 60's to low 70's.

Winter is characterized by stretches of mild weather interspersed with heavy rain events. January is the coldest month of the year, with an average maximum temperature of 53.3 degrees Fahrenheit, and an average minimum temperature of 36 degrees Fahrenheit. Lows of 32 degrees or lower can be expected on 19 to 25 days. Overnight lows usually range in the middle 30's to the low 40's.

The average date of the first freeze is late November, and the average date of the last freeze is in March¹⁴. The shortening of the winter season is in part the result of rising temperatures across all seasons. The year 2019 was the sixth warmest year in United States in the 20th century – and federal data explored later in this report confirm rising temperatures is now the norm. Since 2017, per Gainesville weather station data, the average maximum temperature has risen by 1.7 degrees Fahrenheit and the average minimum temperature has risen 4.5 degrees Fahrenheit.

¹⁴ [Georgia Weather - Automated Environmental Monitoring Network Page \(uga.edu\)](https://gaia.weather.uga.edu/)

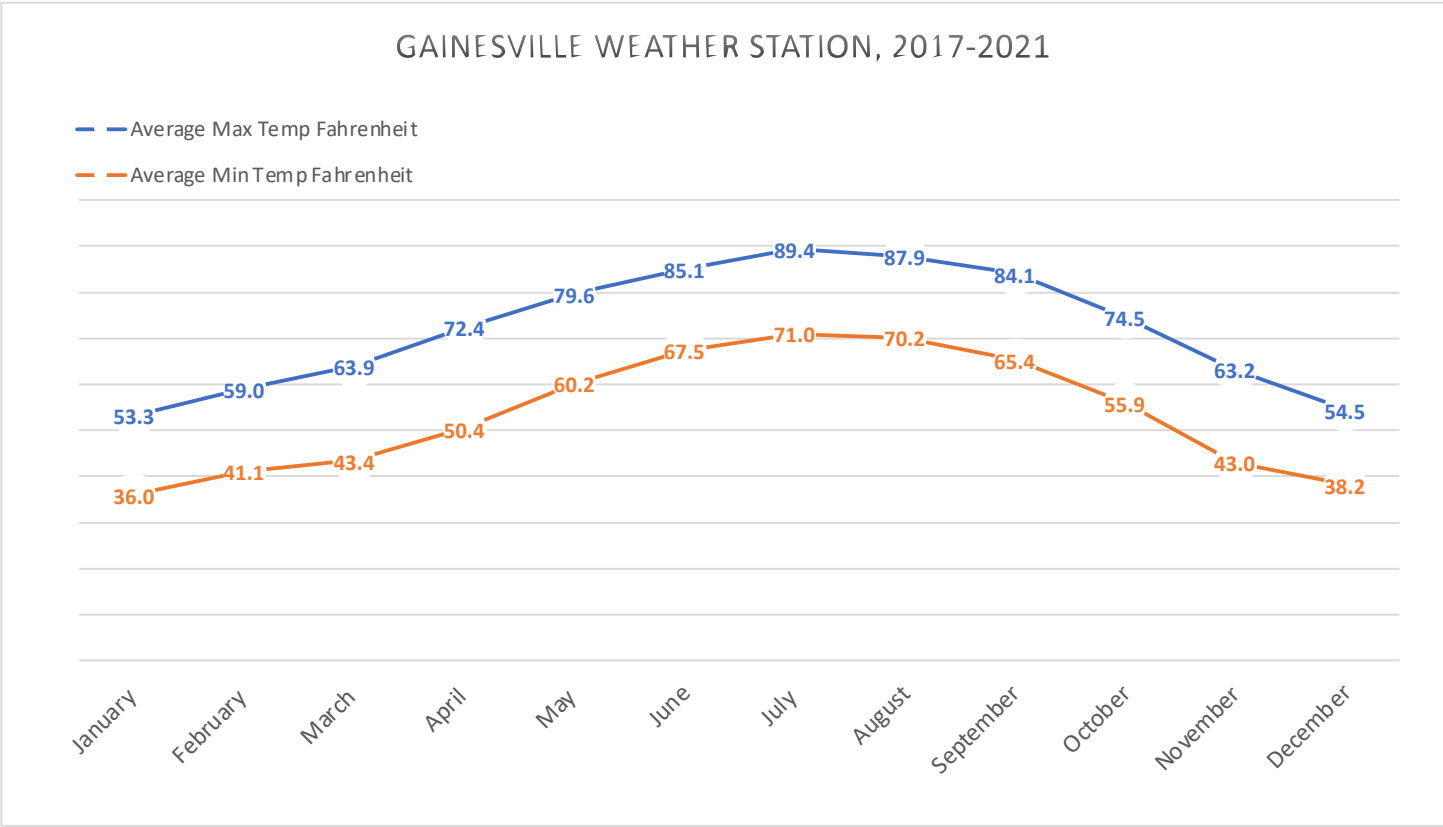


Figure 14A - Local Temperature (2017-2021)

YEAR	DAYS OVER 90 DEGREES (°F)	DAYS BELOW 32 DEGREES (°F)
2021	28	19
2020	42	21
2019	70	25
2018	42	29
2017	37	25
Average 5-Year	43.8	23.8

Figure 14B - Local Temperature (2017-2021)

Rain now falls throughout 136 days a year (+16 days than historical averages) and produces an average of 64.7 inches (+10 inches more per year than the historical average) (Fig.15A). The driest months of the year are now September and November, while the wettest month is February (has exceeded with historical rainfall averages historically reserved for July). Rainfall frequency has increased across all months, providing more consistent / readily available water supply throughout the year (Fig.15B) – with most notable increases occurring in February and June (+4 days) and August and October (+3 days). But notably, the rainfall events observed during the winter months tend to be more severe (Fig. 15A).

Due to local geologic conditions characterized by moderate hills and the abundance of low-filtration soils, gains in rainfall will likely increase surface run offs volumes and velocity. This in turn may increase loads on existing stormwater systems. However, because the expected number of days below 32 degrees has dropped by almost half its historical amounts, addressing the risks of flooding and of infrastructure overflow should be slightly prioritized above the risk of frozen pipes.

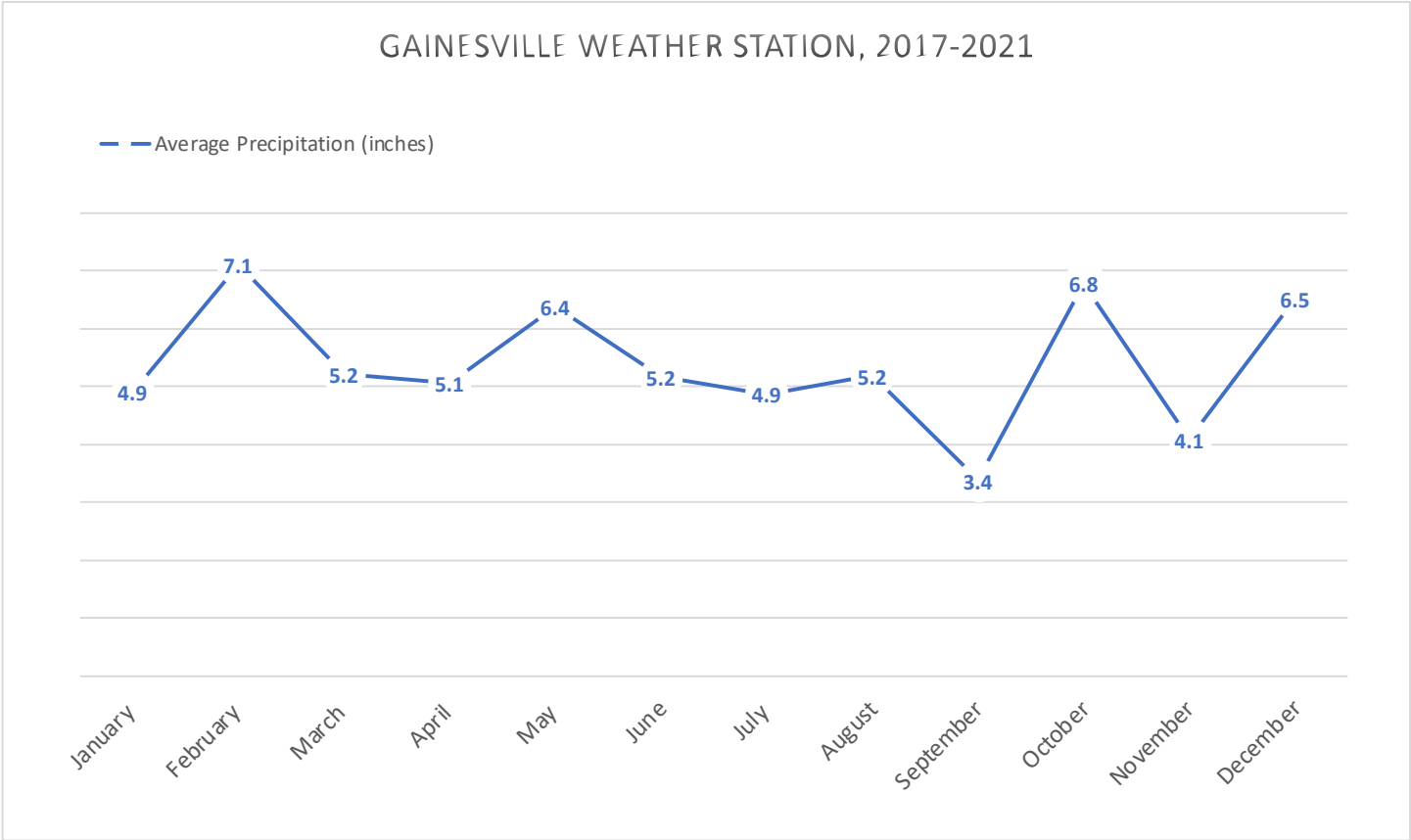


Figure 15A - Precipitation Severity (2017-2021)

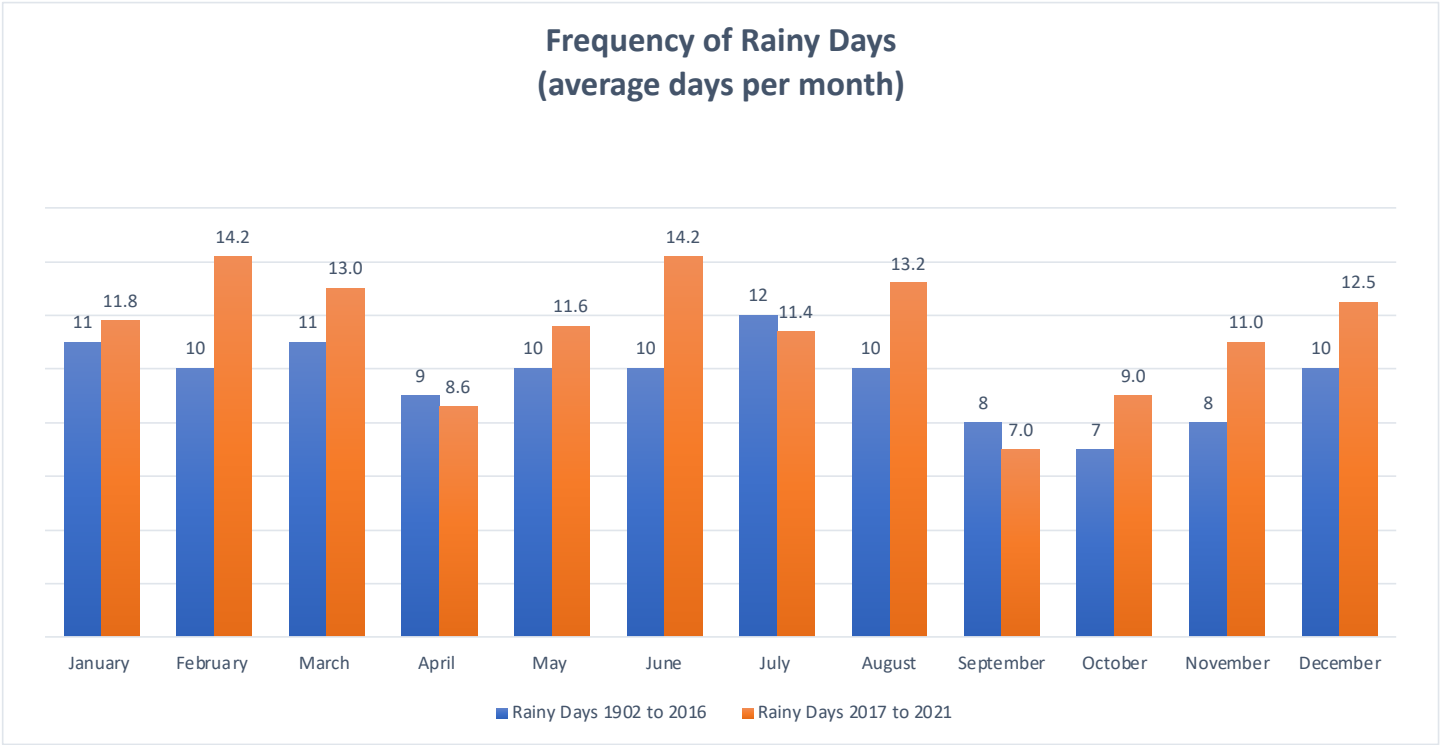


Figure 15B - Precipitation Frequency (Historical v. Current Averages)

5 - STRENGTHENING RESILIENCE

WHAT IS RESILIENCE?

Climate resilience is the ability to effectively manage both immediate stressors related to climate change and weather extremes. Ongoing adaptation through long-range planning efforts and strategic investments in City assets and operations will ensure the Flowery Branch is prepared for changing climate conditions. The first step towards adaptation is understanding that local trends are part of greater global climate change patterns – return to historical climate patterns, is unlikely. Adaptation is a must, not an option.

CLIMATE FORECASTS

The National Center of Oceanic and Atmospheric Administration (NOAA) hosts Climate Explorer¹⁵, a tool that provides future climate projections as part of the U.S. Climate Resilience Toolkit. The tool provides historical data and projections through the year 2100, both under a low emissions scenario and a high emissions scenario. To make the projection useful, data was statistically downscaled from the global to the regional and county levels. Figure 16A and 16B show projections for temperature data and Figures 17A and 17B show projections for precipitation. Forecasts are based upon a historical record of observed climate data ranging from 1961 to 2021 for Hall County.

The blue band shows projections based on a future in which humans stop increasing global emissions of heat-trapping gases by 2040 and then dramatically reduce them through 2100. The red band shows projections based on a future in which global emissions of heat-trapping gases continue increasing through 2100. The top of each color band represents the highest projection among all the models at each time step for each scenario; the bottom of the band represents the lowest projection. The dark median line within each band highlights the trend for each scenario, but it is not a prediction. Future observations are expected to vary across the full range of projections.

Key Finding 1:

Hall County's average daily maximum temperatures are expected to continue to rise in both scenarios, but after the year 2050 temperatures in the higher emissions scenario will accelerate rapidly at 2 degrees gained per subsequent decade. Current temperatures already exceed the 1961 to 1990 observed averages of 70 degrees. Increased heat could impact electricity generation capacity, cause heat stress on outdoor workers and machinery, create excessive heat at facilities in need of upgrades, and increase peak energy and water demand.

Key Finding 2:

Hall County's total precipitation will stay within 1 inch of the 1961 to 1990 observed annual rainfall average under the Low Emission scenario. This widens to about a two-inch difference in annual rainfall under the High Emission Scenario. Flooding from precipitation could create safety risks for emergency personnel and staff, impede access to utility facilities, damage facilities and infrastructure, disrupt the transportation system, challenge egress and ingress routes during major flooding events, overwhelm stormwater drainage systems and disrupt utility service where there is a lack of redundant energy supplies.

¹⁵ [Future Climate Projections - Graphs & Maps | NOAA Climate.gov](#)

Average Daily Max Temp (°F)

2020s projection

Higher Emissions	73.2	70.5–75.6
Lower Emissions	73.3	70.6–76.4

1961–1990 observed average

--- 70.7

2030s projection

Higher Emissions	74	70.9–77
Lower Emissions	73.9	71.2–76.9

1961–1990 observed average

--- 70.7

2040s projection

Higher Emissions	75	71.7–78.5
Lower Emissions	74.5	71.4–77.6

1961–1990 observed average

--- 70.7

2050s projection

Higher Emissions	75.9	72.6–79.3
Lower Emissions	74.9	71.6–78.3

1961–1990 observed average

--- 70.7

2060s projection

Higher Emissions	77	73.3–81.2
Lower Emissions	75.2	71.4–78.7

1961–1990 observed average

--- 70.7

2070s projection

Higher Emissions	78.1	73.6–82.1
Lower Emissions	75.4	72.2–78.7

1961–1990 observed average

--- 70.7

Figure 16A - NOAA Projections for Annual Temperature (Tabular form)

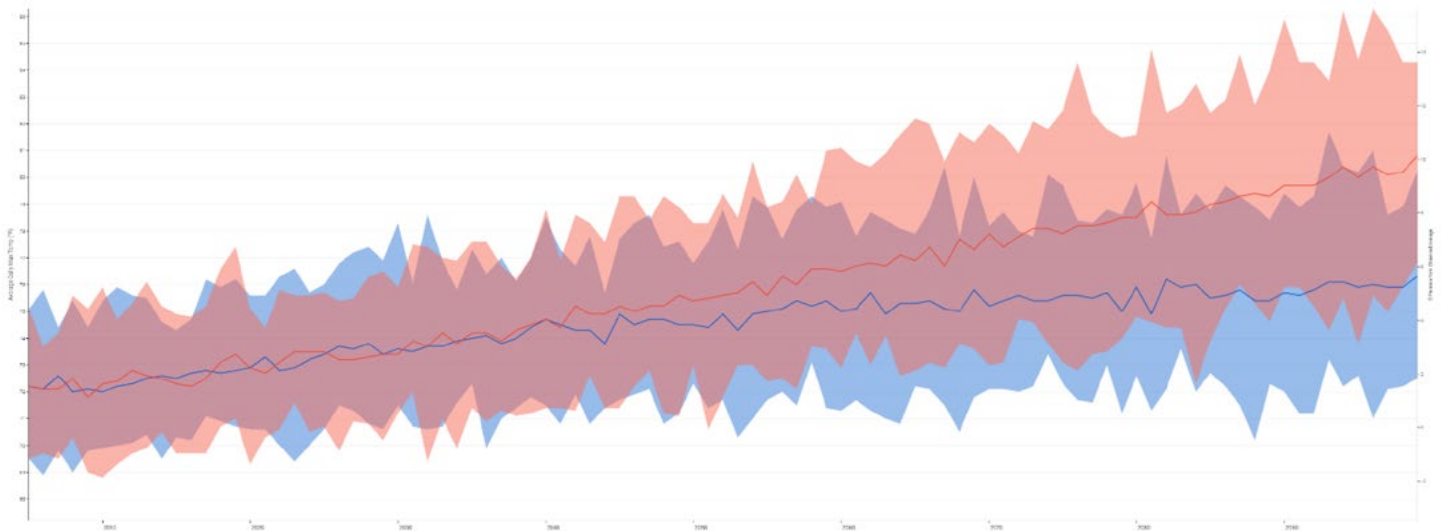


Figure 16AB- NOAA Projections for Temperature (Chart Form)

Total Precipitation (in.)

2020s projection

Higher Emissions
— 58.39 — 39.88–81.24

Lower Emissions
— 57.46 — 39.98–79.39

1961–1990 observed average

--- 56

2030s projection

Higher Emissions
— 57.95 — 40.69–78.04

Lower Emissions
— 57.34 — 38.49–78.2

1961–1990 observed average

--- 56

2040s projection

Higher Emissions
— 59.04 — 38.59–81.8

Lower Emissions
— 57.7 — 38.83–80.73

1961–1990 observed average

--- 56

2050s projection

Higher Emissions
— 59.32 — 41.55–83.9

Lower Emissions
— 57.89 — 38.37–80.05

1961–1990 observed average

--- 56

2060s projection

Higher Emissions
— 59.9 — 41.39–82.59

Lower Emissions
— 59.76 — 39.95–81.48

1961–1990 observed average

--- 56

2070s projection

Higher Emissions
— 59.13 — 39.28–82.47

Lower Emissions
— 58.69 — 42.23–79.61

1961–1990 observed average

--- 56

Figure 17A - NOAA Projections for Annual Precipitation (Tabular form)

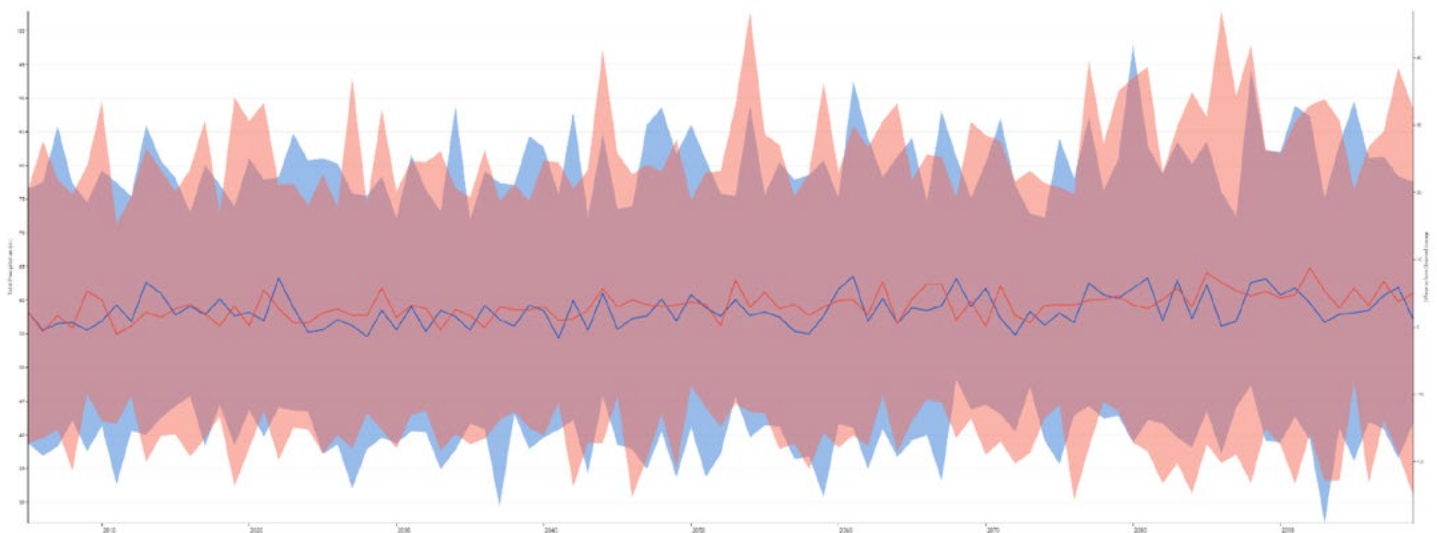


Figure 17AB- NOAA Projections for Precipitation (Chart Form)

Effects of Population Growth on Vulnerable Infrastructure

In 2019, households in Flowery Branch had a median annual income of \$75,599 which is more than the median income of \$65,712 across the entire United States and the local economy employed 4,254 people.

Per 2019 Census data, among Flowery Branch residents who are employed, 76.6 percent work in the private sector, 19.3 percent are government workers, and 4.2 percent are self-employed. The largest local industries were Educational Services (654 people), Health Care and Social Assistance (617 people), and Manufacturing (499 people). The highest paying industries were Information (\$85,625), Professional / Scientific / Technical Services (\$82,389) and Public Administration (\$81,719). Per review of city business license data, Flowery Branch private sector workers represent about two percent of the private sector economy of Hall County at-large¹⁶.

Residential construction has followed these higher income households and labor force. As of July 2021, the following residential units are approved or under construction (Fig. 18):

McEver Road West	199 SFD
	24 TH
McEver Road East	67 SFD
	325 SFD
	73 TH
Phil Neikro	324 Apts
Hog Mtn	334 Apts
Downtown	15 Apts
Downtown	20 TH
Mulberry	199 SFD
	140 TH
Total Housing Units Approved or UC	2,170
Total Housing Units on Vacant Land	911
Total - All Housing Units	3,081

Figure 18 - Residential Units Approved or Under Construction as of July 2021

**The 911 units refers to the maximum density allowed on undeveloped R-1, R-2, and TND zoned lots.*

¹⁶ Flowery Branch Comprehensive Plan adopted July 2021, pg. 8

According to 2019 Census Data, Flowery Branch has an occupancy rate of 88.40 percent. Based on this occupancy rate, it is expected that of the 3,081 potential units supported by current zoning and land area within city limits, 2,726 would likely be occupied. Given the average Flowery Branch household size, this means those 2,726 units could potentially house up to 6,867 people. This would not be sufficient to accommodate the forecasted population of 16,115 by the year 2035. The City anticipates this will result in pressures to downzone lots currently set aside for non-residential uses. The 2041 Flowery Branch envisions accommodating the need for increased density in the Old Town, Mixed Use, and Downtown Character Areas called out on the Future Land Use Plan.

In anticipation of this continued population growth, the city applied for and received a \$23,300,000 CWSRF conservation loan to upgrade the Flowery Branch Water Reclamation System. The project will increase capacity and the treatment of phosphorus to the level that will allow the city to discharge up to 2.2 million gallons per day into Lake Lanier. Because this major capital improvement project will increase capacity of the only water treatment facility in the Service Area #4, the water reclamation facility will not for the purposes of this report be considered vulnerable infrastructure presently. But transmission lines, pump stations, and force mains which make up the other parts of the system will require capacity improvements and weatherization to deal with the identified climate hazards of 1) Extreme Heat and 2) Flooding.

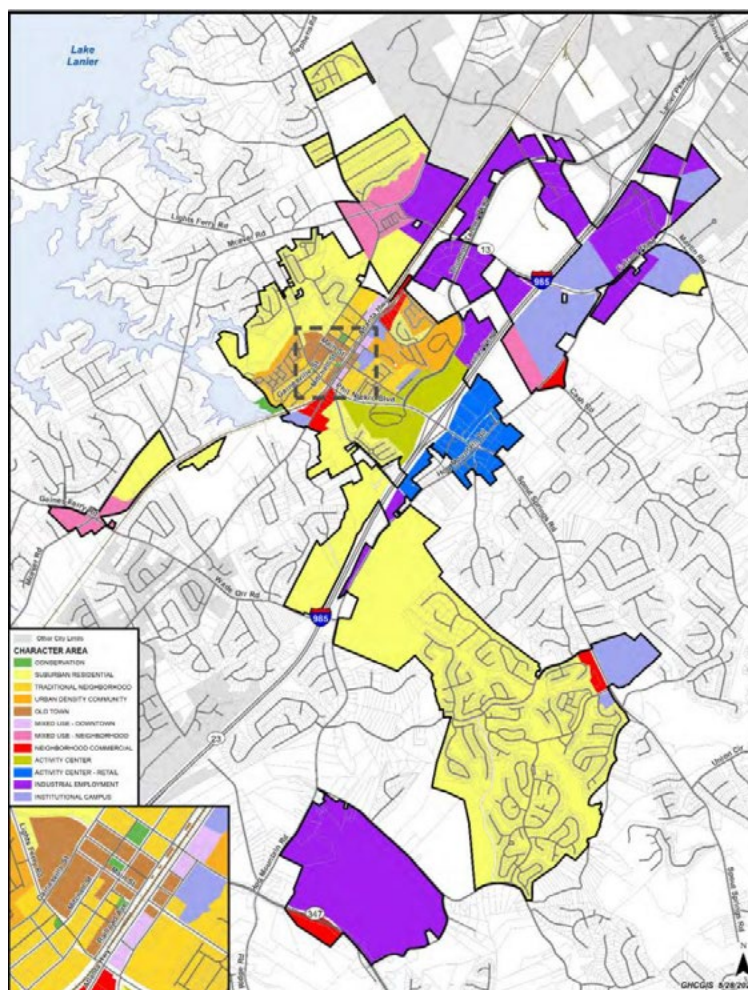


Figure 19 - Future Land Use Map, effective 2021

Climate Adaption Strategies

Climate projections for Flowery Branch suggest there will be an increase in average annual temperatures with high temperature extremes becoming more common. Precipitation patterns are expected to become more consistent throughout the year, leading to shorter periods of drought interspersed with heavy rainfall events. The climate hazards which emerged as the most critical for both long-term planning efforts: (1) Flooding and (2) Extreme Heat.

The following recommendations include best practices identified through a climate resilience planning process and literature review of the *City of Austin Climate Change Resilience Plan for City Assets and Operations*, the *Metro North Georgia Utility Climate Resiliency Study*, the *2041 Flowery Branch Comprehensive Plan* and others. These strategies are intended to support long-term operations and longevity of water and wastewater utility systems owned by Flowery Branch through the year 2040:

ACTION	CITY LEAD
Review new paving materials and identify potential applications to account for increasing summer temperatures. Consider increasing use and frequency of maintenance treatments to extend pavement duration.	Public Works
Study potential impact of flooding on adjacent roads, explore flood control measures.	Public Works
Upgrade aging civic buildings to be more energy efficient and explore options for the use of civic facilities as public cooling centers or heating centers during extreme weather events.	Planning and Zoning
Create a resilience team to identify new opportunities to incorporate climate change considerations in future decision making, including permit review processes.	Planning and Zoning
Work with Hall County to track and keep an accurate count of properties as they switch off septic to sewer systems within Service Area #4.	Public Works
Avoid construction within 500-year floodplain and provide flood proofing if construction must occur within the floodplain. Planning and Zoning.	Planning and Zoning
Continue to monitor and inspect the integrity of existing systems.	Public Works
Create program to incentivize the replacement of fixtures, equipment, and appliances with high energy fixtures, equipment, and appliances to reduce long term water and energy demands.	Planning and Zoning
Adopt Green Infrastructure Ordinance that supports use of design features such as bioswales, to encourage more soil infiltration on-site.	Planning and Zoning
Increase capacity of stormwater collection, conveyance, and storage systems per the 2018 Wastewater Master Plan.	Public Works
As per the 2041 Flowery Branch Comprehensive Plan Update: - Adopt Groundwater Recharge Protection Ordinance - Adopt Water Supply Watershed Protection Ordinance - Amend Buffers, Tree Protection and Landscaping requirements to strengthen tree retention and support replanting of native species.	Planning and Zoning

ACTION	CITY LEAD
Strengthen Communications with Hall County Public Works by holding two recurring meetings each year to discuss Hall County – Flowery Branch specific items.	Public Works
Work with Hall County GIS to create a County – City map (updated quarterly) that shows locations of capital improvement projects underway or being put out to bid that year. Link the map to construction documents, project websites that can track progress on items.	Planning and Zoning
Consider establishing a Local Emergency Planning Committee and documenting standards of operation for emergency events; work with Hall County Emergency Management Agency to identify areas of collaboration. Codify emergency event protocols and communications frameworks.	City Manager
Provide bi-annual training or informational meetings to ensure all city staff is aware of the existence of City emergency response plans and key plan contents. Provide links to where staff can download or view a copy of plans via list-serv mailings. Require completion tutorials on key emergency response practices for new hires	City Manager
Review Sign Codes to ensure building identification signs and/or street numbers have letter height, placement, and illumination requirements that allow them to be clearly visible from adjacent roadways in daylight and nighttime conditions.	Planning and Zoning
Introduce Metro Water District Staff to new City Manager and/or establish new city position of City Sustainability Officer. Ensure Sustainability Officer has environmental engineering training to be able to serve as technical liaison to Metro Water District and Georgia Department of Natural Resource agencies.	City Manager
Consider creating databases that track roads which historically flood during severe weather events, and construction details that can inform an emergency response process such as: the lowest floor elevation for new structures, construction types.	Planning and Zoning
Distribute information and host outreach events to inform residents and businesses of external agency campaigns, such as Metro Water District water conservation initiatives	Planning and Zoning



APPENDIX A: INTERVIEW QUESTIONS AND SUMMARIES





Stakeholder Outreach Summary

Hall County Public Works

Representative(s)

Bill Nash, P.E.

Interim Director of Public Works and Utilities

bnash@hallcounty.org

Tammy Croy, P.E.

Civil Engineer III

tcroy@hallcounty.org

Location

2875 Browns Bridge Road

Gainesville, GA 30504

Office: 770-531-6800

Web: <https://www.hallcounty.org/310/Public-Works>

Entity Oversees

- Construction Management
- Development Review
- Engineering
- Resource Recovery
- Sewer Services
- Solid Waste Collection and Landfill
- Traffic Engineering

Meeting Dates

01/26/2022 –Microsoft Teams (virtual)

Feedback Received

- Hall County maintains sewer for the Sterling on the Lake Subdivision within Flowery Branch city limits. When a new home is built, county utility locator inspects the plumbing and the tie-in to the county sewer system.
- South Hall is recognized as a rapidly growing area. County focus is on investments east of I-985.
- In support of this growth, new force mains and new gravity transmission lines are being put out to bid this year (2022). Work to impact Friendship Road, and support subdivisions serviced by Spouts Springs Water Reclamation Facility.
- Apart from Sterling on Lake, city and county only meet to discuss compliance reporting. County supports increased communication to discuss items specific to Flowery Branch – Hall County relationship.





Stakeholder Outreach Summary

Hall County Fire Department

Representative(s)

Chief Stoney Bowles

Deputy Fire Chief

esbowles@hallcounty.org

Location

470 Crescent Drive

Gainesville, GA 30501

Office: 770-531-6838

Web: <https://www.hallcounty.org/196/Fire-Rescue>

Entity Oversees

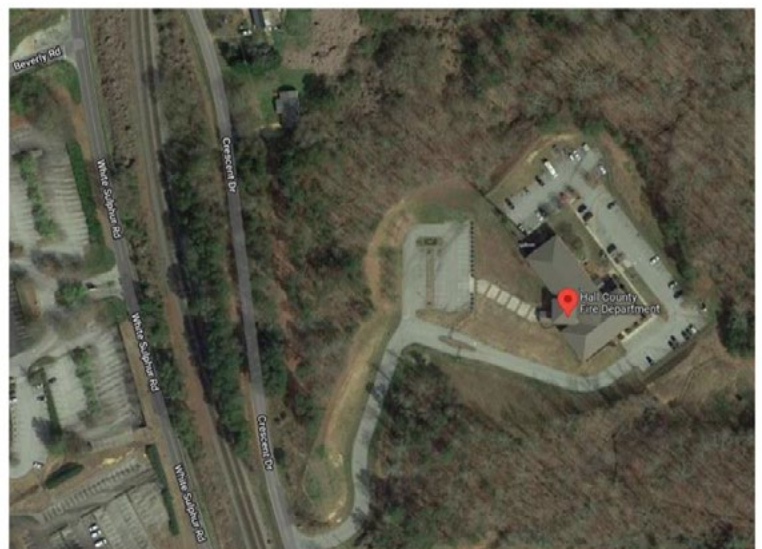
- Emergency Response Service for 429 square miles, with estimated population of 193,000 + (based on 2015 Census Estimates)
- Administer Emergency Medical Care
- Fire and Life Safety Education

Meeting Dates

01/27/2022 –Microsoft Teams (virtual)

Feedback Received

- For Flowery Branch, Hall Fire provides response to 911 calls, review of development plans, and life-safety inspections for new construction or businesses.
- During emergency events, whether manmade or natural, key operations shift to Hall's Emergency Management Agency. Fire and other departments work together to ensure resident safety, clear roads, and to distribute supplies. 911 call center operates out of EMA offices. EMA maintains emergency response plans.
- Hall Fire adheres to NFPA, OSHA, and other operational standards. Staff is limited to 96 hours, 4 days in a row and then required to have 24 hours off. If staffing per station falls below specific amount, mandated overtime may be required. Flowery Branch served by South Hall battalions.
- Best things to assist Hall Fire: Ensure addresses / building identification is visible, clearly recorded; work closely with Fire Marshall to ensure new construction satisfies fire access standards during the plan review process.





Stakeholder Outreach Summary

Metro North Georgia Water Planning District

Representatives

Danny Johnson

Natural Resources Project Manager
Atlanta Regional Commission
djohnson@atlantaregional.com

Katherine Atteberry

Stormwater Planning Manager
Atlanta Regional Commission
katteberry@atlantaregional.com

Location

International Tower
229 Peachtree Street NE
Suite 100

Atlanta, GA 30303

Office: 470-378-1548

Web: <https://northgeorgiawater.org/>

Entity Oversees

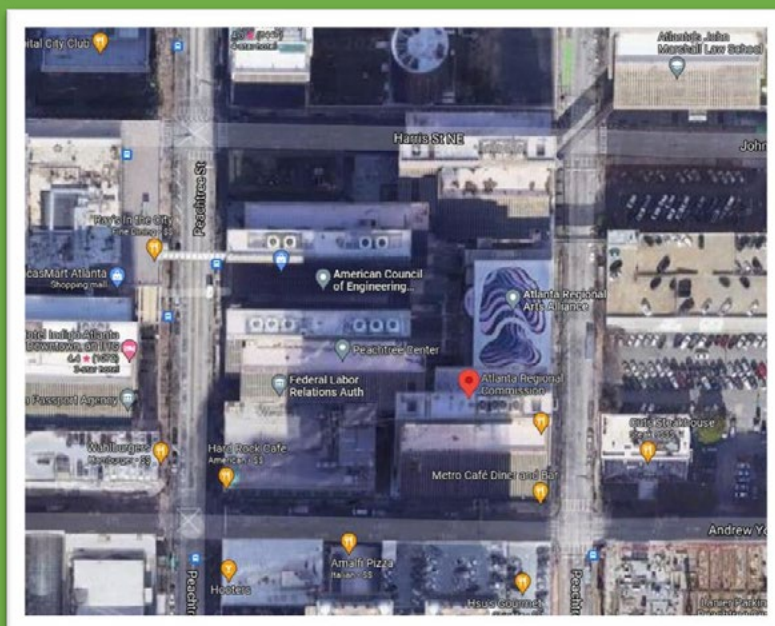
- Water Resource Management Plan
- Technical Assistance Program
- My Drop Counts
- Clean Water Campaign
- Water Supply and Conservation Plan
- Georgia Stormwater Management Manual (Blue Book)

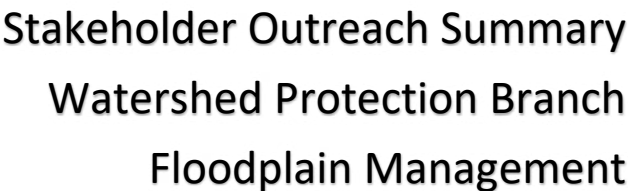
Meeting Dates

01/27/2022 – Microsoft Teams (virtual)

Feedback Received

- Metro Water District is staffed by the Atlanta Regional Commission and includes 15 counties and 95 cities, including Flowery Branch. They also coordinate with the Georgia Mountains Regional Commission which serves Hall County.
- Metro Water District supports a smart growth mindset. They want members to be economically prosperous; expect Hall County and city to grow. Adopted plans purposefully provide a menu of strategies, each member can select those that best address their water/wastewater/stormwater needs.
- Current areas of policy focus include monitoring the health of Lake Lanier (regional critical resource) and how to create resilient transportation systems (e.g., in case of flooding).
- There is a strong interest in meeting the new city liaison and in sharing technical expertise / new tools. Metro Water District recommends this resilience study consider both resilience and adaption strategies in mind.







Stakeholder Outreach Summary

City of Flowery Branch

Stakeholder Committee

Representative(s)

Richard Atkinson
Planning / Community Development Director
rich@flowerybranchga.org

Bill Whidden
Public Works Director
billw@flowerybranchga.org

Donald Bowers
Building Official / Inspector
donald@flowerybranchga.org

Jimmy Dean
Water/Wastewater Director
jimmyd@flowerybranchga.org

Virgil Welch
Water/Wastewater Assistant Director
virgilwelch@flowerybranchga.org

Location

5410 Pine Street
Flowery Branch, Georgia 30542
Office: 770-967-6371
Web: <https://www.flowerybranchga.org/>

Entity Oversees

- Plan, Care, Maintain City Infrastructure
- Treatment, Delivery Drinking Water

Meeting Dates

02/08/2022 – Microsoft Teams (virtual)

Feedback Received

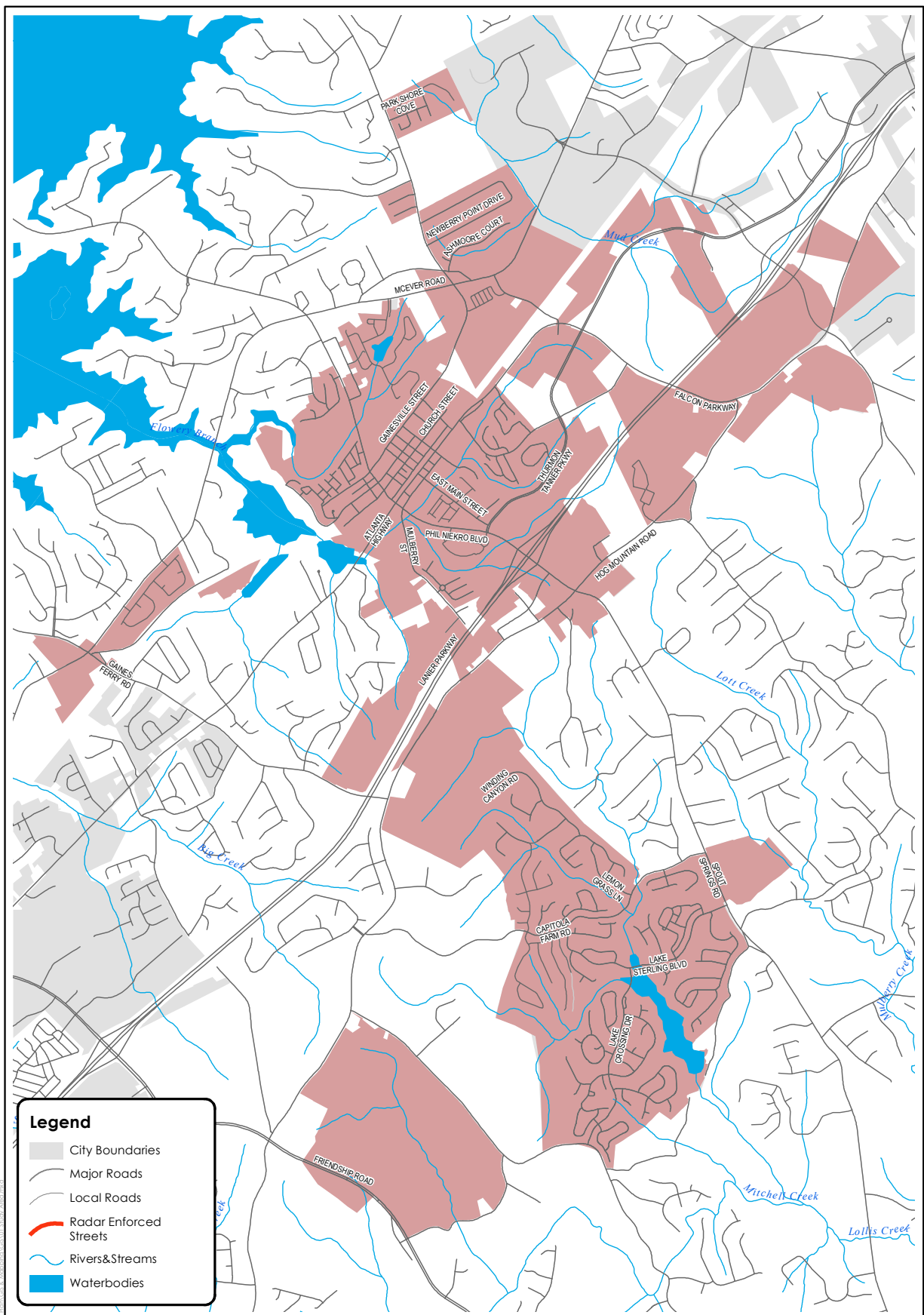
- Capital improvement projects within the next few years include: building a new water reclamation facility, updating water tanks, adding wells to the water system.
- Daily city operations more or less reactive. Trying to shift to a more proactive approach. Growth demand is presently driving infrastructure development.
- Flowery Branch has its own water utility, Gainesville offers emergency water.
- Fastest growth seen on the west side of I-985, near old parts of the city. Seeing townhomes, single family detached, and some office-warehouse construction.
- City in process of transitioning to a Unified Development Code (i.e., zoning code rewrite underway now).
- Last severe weather event, City Manager directed people on site. Word of mouth process.
- Successful resilience study is one that addresses the Metro Water District's audit comments.





APPENDIX B: 2021 GIS MAPS OF UTILITY INFRASTRUCTURE





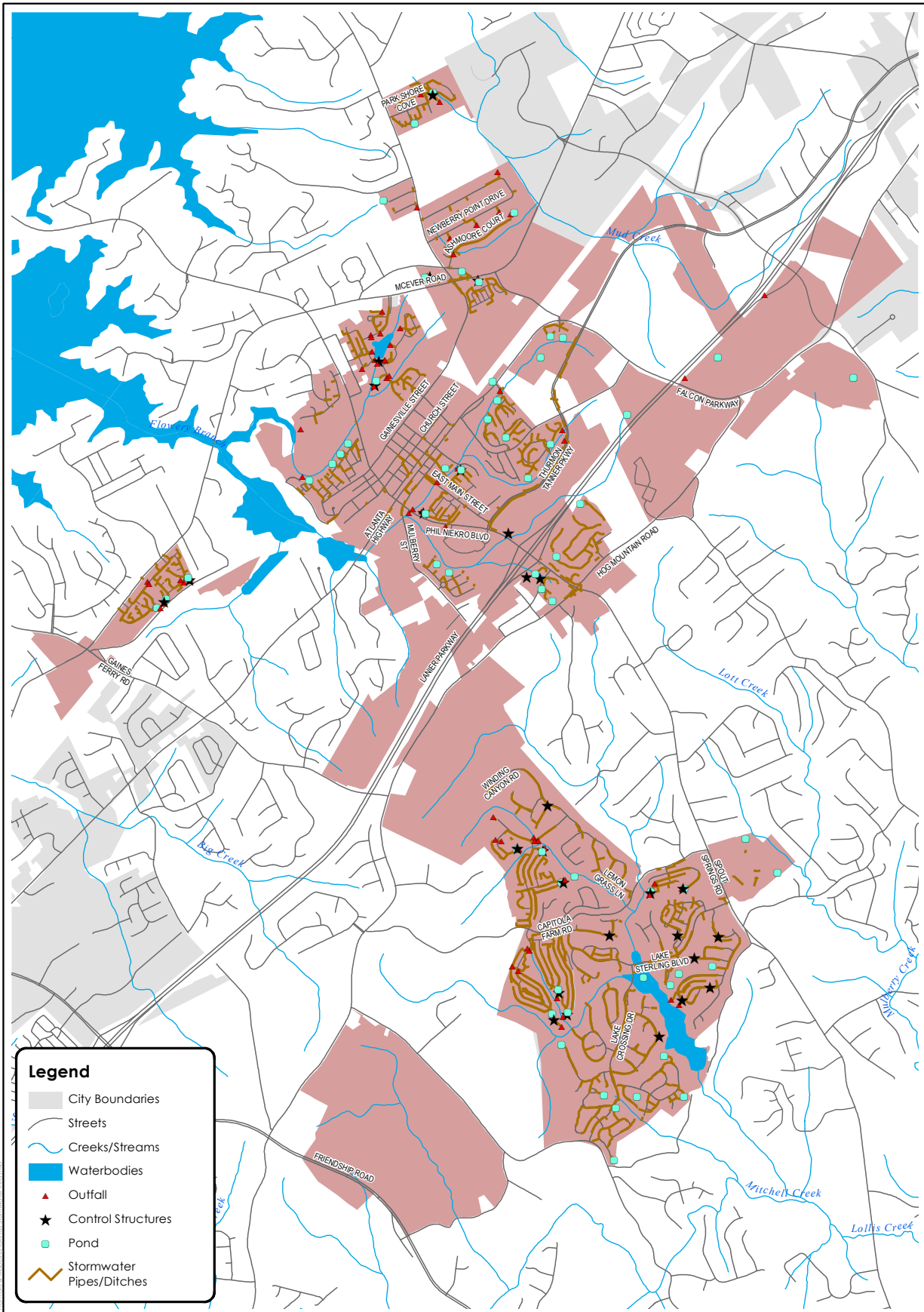
CP ARCHITECTURE
ENGINEERING
PLANNING
CPETEAM.COM
3011 Sutton Gale Drive
Suite 130
Suwanee, GA 30024
770-831-9000
www.cpteam.com

DATE:	12/07/21
DRAWN:	JWS
CHECKED:	TCL
SCALE:	NTS
PROJ. #:	14140.00

Study Area

Climate Resilience Action Plan

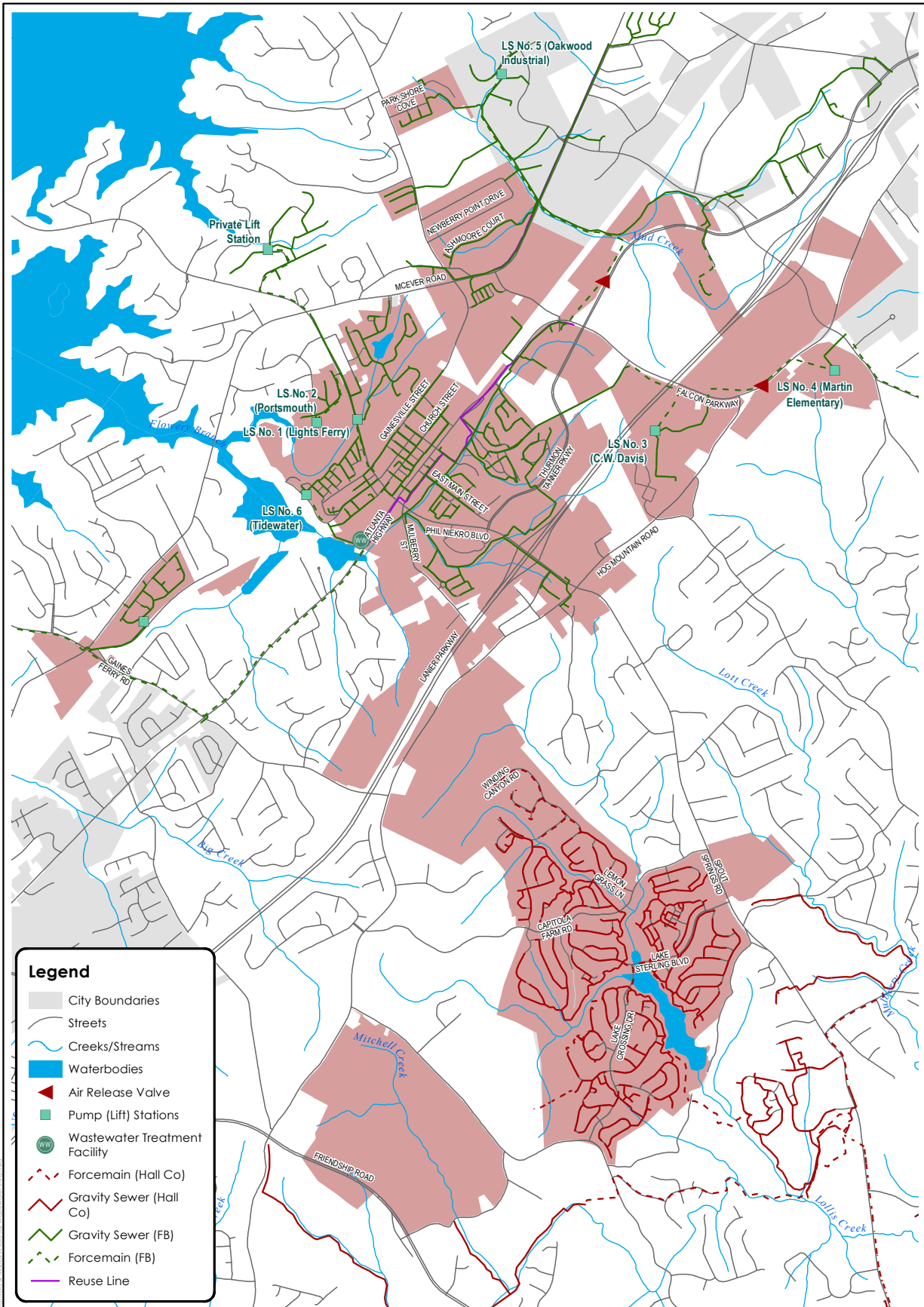
Flowery Branch, Hall County, Georgia



Legend

- City Boundaries
- Streets
- Creeks/Streams
- Waterbodies
- Outfall
- Control Structures
- Pond
- Stormwater Pipes/Ditches

 Flowery Branch 3011 Sutton Gate Drive Suite 130 Suwanee, GA 30024 770-831-9000 www.cplteam.com	 ARCHITECTURE ENGINEERING PLANNING CPLteam.com	DATE: 01/07/21	Stormwater Infrastructure Climate Resilience Action Plan Flowery Branch, Hall County, Georgia
		DRAWN: JWS	
		CHECKED: TCL	
		SCALE: NTS	
PROJ. #: 14140.00			



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DATE:	01/07/21
DRAWN:	JWS
CHECKED:	TCL
SCALE:	NTS
PROJ. #:	14140.00

Wastewater Infrastructure

Climate Resilience Action Plan

Flowery Branch, Hall County, Georgia



APPENDIX C: REFERENCES



REFERENCES

- ¹ [U.S. Census Bureau QuickFacts: Flowery Branch city, Georgia](#)
- ² [River Basins - New Georgia Encyclopedia](#)
- ³ [Watershed Protection Branch | Environmental Protection Division \(georgia.gov\)](#)
- ⁴ [River Basins - New Georgia Encyclopedia](#)
- ⁵ [Georgia Soil Survey 136 - Southern Piedmont | NRCS Georgia \(usda.gov\)](#)
- ⁶ [Attachment 1, Upper Chattahoochee River Profile and Attachment 8, Upper Oconee River Basin Profile](#)
- ⁷ [WATER \(northgeorgiawater.org\)](#)
- ⁸ [Brevard Fault - Wikipedia](#)
- ⁹ [Soil Surveys | NRCS Georgia \(usda.gov\)](#)
- ¹⁰ [SoilWeb: An Online Soil Survey Browser | California Soil Resource Lab \(ucdavis.edu\)](#)
- ¹¹ [Soil survey, Hall County, Georgia - Digital Library of Georgia \(usg.edu\)](#)
- ¹² [Ultisols | Soil & Water Systems | University of Idaho \(uidaho.edu\)](#)
- ¹³ [What's Typical in North and Central Georgia? \(weather.gov\)](#)
- ¹⁴ [Georgia Weather - Automated Environmental Monitoring Network Page \(uga.edu\)](#)
- ¹⁵ [Future Climate Projections - Graphs & Maps | NOAA Climate.gov](#)
- ¹⁶ Flowery Branch Comprehensive Plan adopted July 2021, pg. 8

Climate Resilience Action Plan

September 1, 2022 - City Council

CPL

Agenda

01. Purpose

02. Process

03. Key Findings / Recommendations

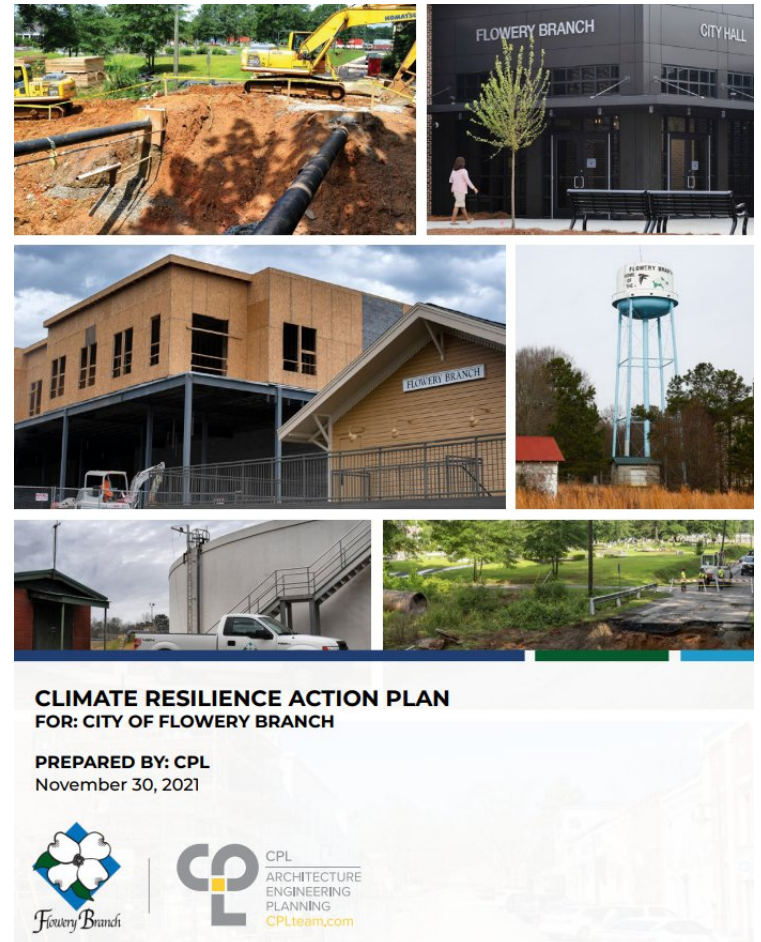
04. Closing

01. Purpose

Supplement to Flowery Branch Wastewater
Master Plan – climate resilience element

Advances Metro North Georgia Water Planning
District “Water Resource Management Plan”

Response to [water/MS4] auditing comments



City Council

September 1, 2022

3



Climate variability adds uncertainty to water resources planning and management. In the District, climate change impacts could include increased frequency of heat waves, increased evaporation, increased annual precipitation, including more severe and extended droughts and increased frequency and intensity of rain events.

-- 2015 Utility Climate Resilience Plan, MNGWPD

02. Process

Discovery

Flowery Branch
Comprehensive Plan, 2021

MNGWPD Water Resource
Management Plan, 2020

Flowery Branch Wastewater
Master Plan, 2018

MNGWPD Utility Climate
Resiliency, 2015

Historical Climate Data

Gainesville Weather Station

Soil Characteristics Review

Other

Interviews

Hall County Public Works

Hall County Planning

Hall County Fire Dept

MNGWPD – ARC Staff

GA EPD Floodplain
Management

City of Flowery Branch
Project Team

Drafting / Edits

Reviewed internally by
CPL team

Reviewed internally by
City Project Team

Resolution

Current stage.

City Council

September 1, 2022

5

03. Key Findings

Seasonal changes less noticeable

Then....

- Mild winters with cold spells
- First freeze late October
- Last freeze in April

Now...

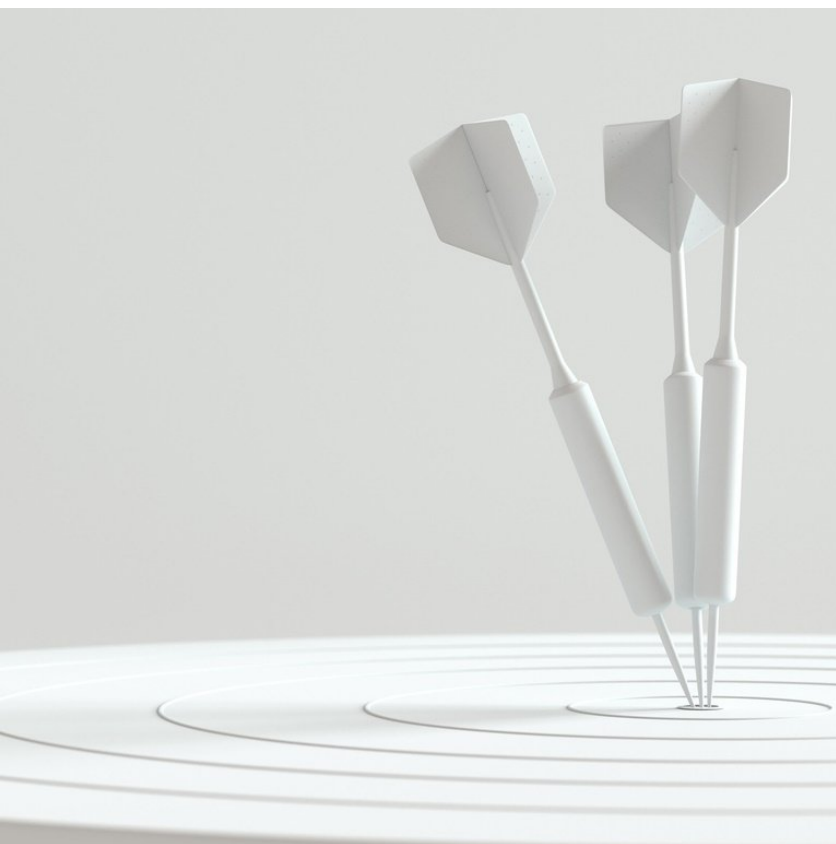
- Mild winters with heavy rain events
- First freeze late November
- Last freeze March

Year	Days over 90 degrees F	Days below 32 degrees F
2021	28	19
2020	42	21
2019	70	25
2018	42	29
2017	37	25
Avg 5 year	43.8	23.8

03. Key Findings

ACTION	CITY LEAD
Review new paving materials and identify potential applications to account for increasing summer temperatures. Consider increasing use and frequency of maintenance treatments to extend pavement duration.	Public Works
Study potential impact of flooding on adjacent roads, explore flood control measures.	Public Works
Upgrade aging civic buildings to be more energy efficient and explore options for the use of civic facilities as public cooling centers or heating centers during extreme weather events.	Planning and Zoning
Create a resilience team to identify new opportunities to incorporate climate change considerations in future decision making, including permit review processes.	Planning and Zoning
Work with Hall County to track and keep an accurate count of properties as they switch off septic to sewer systems within Service Area #4.	Public Works
Avoid construction within 500-year floodplain and provide flood proofing if construction must occur within the floodplain. Planning and Zoning.	Planning and Zoning
Continue to monitor and inspect the integrity of existing systems.	Public Works
Create program to incentivize the replacement of fixtures, equipment, and appliances with high energy fixtures, equipment, and appliances to reduce long term water and energy demands.	Planning and Zoning
Adopt Green Infrastructure Ordinance that supports use of design features such as bioswales, to encourage more soil infiltration on-site.	Planning and Zoning
Increase capacity of stormwater collection, conveyance, and storage systems per the 2018 Wastewater Master Plan.	Public Works
As per the 2041 Flowery Branch Comprehensive Plan Update: - Adopt Groundwater Recharge Protection Ordinance - Adopt Water Supply Watershed Protection Ordinance - Amend Buffers, Tree Protection and Landscaping requirements to strengthen tree retention and support replanting of native species.	Planning and Zoning

ACTION	CITY LEAD
Strengthen Communications with Hall County Public Works by holding two recurring meetings each year to discuss Hall County – Flowery Branch specific items.	Public Works
Work with Hall County GIS to create a County – City map (updated quarterly) that shows locations of capital improvement projects underway or being put out to bid that year. Link the map to construction documents, project websites that can track progress on items.	Planning and Zoning
Consider establishing a Local Emergency Planning Committee and documenting standards of operation for emergency events; work with Hall County Emergency Management Agency to identify areas of collaboration. Codify emergency event protocols and communications frameworks.	City Manager
Provide bi-annual training or informational meetings to ensure all city staff is aware of the existence of City emergency response plans and key plan contents. Provide links to where staff can download or view a copy of plans via list-serv mailings. Require completion tutorials on key emergency response practices for new hires	City Manager
Review Sign Codes to ensure building identification signs and/or street numbers have letter height, placement, and illumination requirements that allow them to be clearly visible from adjacent roadways in daylight and nighttime conditions.	Planning and Zoning
Introduce Metro Water District Staff to new City Manager and/or establish new city position of City Sustainability Officer. Ensure Sustainability Officer has environmental engineering training to be able to serve as technical liaison to Metro Water District and Georgia Department of Natural Resource agencies.	City Manager
Consider creating databases that track roads which historically flood during severe weather events, and construction details that can inform an emergency response process such as: the lowest floor elevation for new structures, construction types.	Planning and Zoning
Distribute information and host outreach events to inform residents and businesses of external agency campaigns, such as Metro Water District water conservation initiatives	Planning and Zoning



Thank you

Questions? Concerns?

Tania Leyva, AICP

TC Leyva@cplteam.com

**CITY OF FLOWERY BRANCH
COUNTY OF HALL
STATE OF GEORGIA**

RESOLUTION #22-016

Supporting the City of Flowery Branch Climate Resilience Action Plan.

WHEREAS, the City of Flowery Branch, Georgia is a member of the Metropolitan North Georgia Water Planning District; and,

WHEREAS, locally elected officials work in partnership with the Metropolitan North Georgia Water Planning District at large to implement the “Water Resource Management Plan”; and,

WHEREAS, the “Water Resource Management Plan” recommends specific measures for the use and management of water over the next 35 years to address water supply planning and conservation, wastewater management, and watershed management concerns; and,

WHEREAS, the “Water Resource Management Plan” recommends that District members develop and maintain both local water and wastewater master plan(s) that include climate resiliency element, among others; and,

WHEREAS, in support of District recommendations, locally elected officials adopted the Flowery Branch Wastewater Master Plan in 2018; and,

WHEREAS, the Climate Resilience Action Plan functions as the climate resilience element (i.e., a technical supplement) for the Flowery Branch Wastewater Master Plan; and,

WHEREAS, the Climate Resilience Action Plan identifies infrastructure vulnerable to weather events and provides strategies to safeguard public health, safety, and welfare from the negative impacts of increasing climate variability; and,

WHEREAS, Flowery Branch Comprehensive Plan 2041 describes the community’s wish for the City “...to provide a healthy natural environment including clean water in the Lake Lanier watershed, a significant tree canopy, and a continuation of sustainable environmental practices”;

NOW, THEREFORE, BE IT RESOLVED the Mayor and City Council of the City of Flowery Branch voices its support of the City of Flowery Branch Climate Resilience Action Plan.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing the City of Flowery Branch, and made available for distribution to the public and the press.

ADOPTED AND APPROVED, THIS THE 1st DAY OF SEPTEMBER 2022.

Edward R. Asbridge, Mayor

ATTEST

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, City Attorney



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider First Reading of Ordinance 447-C, a Speed Zone Ordinance.

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

A speed zone ordinance was last adopted by the City Council on April 20, 2017. The Georgia Department of Transportation (GDOT) has asked the City to update its Speed Zone Ordinance as shown in the attached GDOT List of Roads memorandum.

FACTS AND ISSUES:

GDOT's requested update includes only two changes with respect to C.W. Davis Middle School school zone along SR 13 (Atlanta Highway) which (1) shorten the school zone from 1.70 miles to 0.45 miles and (2) to reduce the speed limit from 45 mph to 35 mph.

OPTIONS:

(1) Approve as presented (2) Keep existing speed zone ordinance and not shorten the school zone or reduce the speed limit which would prohibit enforcement of speeding in the C.W. Davis Middle School school zone.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

Motion to approve the first reading of Ordinance No. 447-C.

COLLABORATING DEPARTMENT:

DEPARTMENT: Police

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary Ordinance 447-C.pdf](#)

- [City of Flowery Branch LOR 2022 #2800-05-2022.pdf](#)
- [Ordinance 447-C Speed Zone.pdf](#)

FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY

SUBJECT: Updated Speed Zone Ordinance

DATE: 9/1/2022

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL- N/A

() OTHER

CAPITAL- N/A

COUNCIL ACTION REQUESTED ON: September 1, 2022 First Reading and September 15, 2022 Second Reading

PURPOSE: Update Speed Zone Ordinance to shorten the C.W. Davis Middle School school zone and reduce the school zone speed limit.

HISTORY: A speed zone ordinance was last adopted by the City Council on April 20, 2017. The Georgia Department of Transportation (GDOT) has asked the City to update its Speed Zone Ordinance as shown in the attached GDOT List of Roads memorandum.

FACTS AND ISSUES: GDOT's requested update includes only two changes with respect to C.W. Davis Middle School school zone along SR 13 (Atlanta Highway) which (1) shorten the school zone from 1.70 miles to 0.45 miles and (2) to reduce the speed limit from 45 mph to 35 mph.

OPTIONS: (1) Approve as presented (2) Keep existing speed zone ordinance and not shorten the school zone or reduce the speed limit which would prohibit enforcement of speeding in the C.W. Davis Middle School school zone.

RECOMMENDED SAMPLE MOTION: Motion to approve the first reading of Ordinance No. 447-C.

DEPARTMENT: Flowery Branch Police Department

Prepared by: Chief Christopher Hulsey

ATTACHMENTS:

(1) GEORGIA DEPARTMENT OF TRANSPORTATION LIST OF ROADS MEMO

(2) ORDINANCE #447-C

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

INTERDEPARTMENT CORRESPONDENCE

FILE	OFFICE	Gainesville
	DATE	June 10, 2022

FROM:  Jason Dykes P.E., District Traffic Engineer

TO: Alan Davis, State Traffic Engineer

SUBJECT: City of Flowery Branch LOR

Attached below is a copy of the List of Roads for the City Flowery Branch.
The update reflects these changes:

- **SR 13 Flowery Branch, shortened school zone for C.W. Davis Middle and reduced speed in school zone to 35 MPH per approved ETI 11-2021-139-1**

Please Save a copy of the attachment for your records and forward the correspondence to the Department of Public Safety.

Should you have questions or comments, please contact Jonathan Peevy at (770) 533-8276.

JD\jp\rc
Attachments

The Mayor of Flowery Branch is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF FLOWERY BRANCH

ON-SYSTEM

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES		SPEED LIMIT
SR 13	Flowery Branch	1461' south of Phil Niekro Blvd (South Flowery Branch City Limits)	03.88	913' north of Hog Mountain Road (North Flowery Branch City Limits)	06.60	02.72		45
SR 13 *** SCHOOL ZONE ***	Flowery Branch C.W. Davis Middle School SCHOOL DAYS ONLY	1690' south of Hog Mountain Road	06.17	528' north of Hog Mountain Road	06.62	00.45		35
SR 347	Flowery Branch	1238' east of Ridge Road (South Flowery Branch City Limits)	05.19	3340' east of Ridge Road (North Flowery Branch City Limits)	05.59	00.40		45
SR 419 /I-985	Flowery Branch	3456' south of Spout Springs Road (South Flowery Branch City Limits)	11.02	2664' north of Spout Springs Road (North Flowery Branch City Limits)	12.17	01.15		70

OFF-SYSTEM

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Gainesville Street	Flowery Branch	City Limits	Main Street	00.60	35
Lights Ferry Road	Flowery Branch	City Limits	Mitchell Street	00.66	45
Spout Springs Road	Flowery Branch	City Limits	State Route 13	00.94	45
Thurmond Tanner Parkway	Flowery Branch	2640' north of Spout Springs Road	2270' north of State Route 13	01.23	45

*****SCHOOL ZONE HOURS ARE EFFECTIVE*****

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time –
SCHOOL DAYS ONLY

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

Mayor

City Council Members

Sworn and Subscribed before me

This _____ day of _____, _____.

NOTARY PUBLIC

ORDINANCE NO: 447-C

AN ORDINANCE TO ESTABLISH SPEED ZONES WITHIN THE CITY OF FLOWERY BRANCH; TO INCORPORATE THE MODEL ORDINANCE AS SET FORTH BY THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT); TO ALLOW USE OF SPEED DETECTION DEVICES; TO LIMIT THE USE OF SPEED DETECTION DEVICES; PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, pursuant to Section 40-6-183 of the Official Code of Georgia Annotated (O.C.G.A.) concerning local authorities' power to alter lawful speed limits, and to establish the areas in which speed detection devices may be properly used, the following ordinance regulating the speed limits and designating the sections of certain roads and streets within the City of Flowery Branch, Hall County, Georgia wherein speed detection devices may be used is hereby adopted as set forth herein; and.

WHEREAS, on April 20, 2017, the City Council had previously adopted a Speed Zone and Speed Detection Device Ordinance (Ordinance No. 447-B); and

WHEREAS, the Georgia Department of Transportation (GDOT) has completed a review of the City's Speed Zone and Speed Detection Device Ordinance and requested that it be updated.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FLOWERY BRANCH DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. DESIGNATION OF ON SYSTEM SPEED LIMIT.

The following roadways shall be classified as on systems roadways:

State Route 13	From 1461' south of Phil Niekro Blvd. (South Flowery Branch City Limits) to 913'-0" north of Hog Mountain Road (mile point 6.60) a distance of 2.72 miles, to be zoned 45 miles per hour.
----------------	---

State Route 13	From 1690'-0" south of Hog Mountain Road (mile point 6.17) to 528'-0" north of Martin Road (mile point 6.62) a distance of 0.45 miles, to be zoned 35 miles per hour. This section is also considered a school zone.
----------------	--

State Route 347	From 1238' east of Ridge Road (South Flowery Branch City Limits) (mile point 5.19) to 3340' north Ridge Road (North Flowery Branch City Limits) (mile point 5.59) a distance of .40 miles, to be zoned 45 miles per hour.
-----------------	---

State Route 419/I-985 From 3456' south of Spout Springs Road (South Flowery Branch City Limits) (mile point 11.02) to 2664' north of Spout Springs Road (mile point 12.17) a distance of 1.15 miles, to be zoned 70 miles per hour.

SECTION 2. DESIGNATION OF OFF SYSTEM SPEED LIMIT

The following roadways shall be classified as off systems roadways:

Gainesville Street From the City Limits to Main Street, a distance of 0.60 miles, to be zoned for 35 miles per hour.

Lights Ferry Road From the City Limits to Mitchell Street, a distance of 0.66 miles, to be zoned for 45 miles per hour.

Spout Springs Road From City limits to State Route 13, a distance of 0.94 miles, to be zoned for 45 miles per hour.

Thurmon Tanner Parkway From 2640' north of Spout Springs Road to 2270' north of State Route 13, a distance of 1.23 miles, to be zoned 45 miles per hour.

SECTION 3. DESIGNATION OF SCHOOL ZONE HOURS

The following hours shall be identified as "School Zone Hours":

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time – school days only.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time – school days only.

SECTION 4. USE OF RADAR

It shall be unlawful to use speed detection devices on any State Route, county road, or city street which is not listed in this Ordinance.

SECTION 5. CONSTRUCTION/WORK ZONES

The provisions of this Ordinance shall also apply to any construction or work zone on any State Route to the extent allowable by law.

SECTION 6. ENFORCEMENT AND PUNISHMENT

Any person convicted of a violation of this ordinance shall be punished as provided by Georgia Law as presently exists or as may hereafter be amended.

SECTION 7. REPEAL OF CONFLICTING ORDINANCES

Ordinance No. 447-B and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the City Council of the City of Flowery Branch, Georgia, and upon erection of appropriate signs to effectuate this ordinance in compliance with State law.

Approved this 15th day of September 2022.

Edward R. Asbridge, Mayor

ATTEST:

Shelia Cooper, City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr. City Attorney



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Approving Change Order #5 to the Farmers Market Project

COUNCIL MEETING DATE: September 1, 2022

HISTORY:

The Farmers Market project encountered some utility conflicts on Pine Street that either required the utility to be relocated or be accommodated. AT&T wants \$75,000 to relocate the fiber optic line. Triscapes can accommodate the line by modifying the drainage structures for \$30,519.75.

Electrical receptacles were desired by city staff in each tree well on Main Street to accommodate holiday decorations. - \$8,750.00

Tree planters are being modified to remove pavers and enlarge the area to accommodate landscaping. - \$5,500.00

FACTS AND ISSUES:

AT&T's fiber optic line was discovered during construction necessitating either removal or accommodation in the design.

OPTIONS:

Approve or Deny

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

Tax Allocation District

RECOMMENDATION:

Approve Change Order #5

SAMPLE MOTION:

I move to approve Change Order 5 for the Farmers Market project.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary Change Order #5.pdf](#)
- [CO5 Draft Binder.pdf](#)

FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY

SUBJECT: Change Order 4 for Farmers Market Project

DATE: September 1, 2022

BUDGET INFORMATION:

ANNUAL- No change

CAPITAL- No change

(X) RECOMMENDATION

() POLICY DISCUSSION

() STATUS REPORT

() OTHER

COUNCIL ACTION REQUESTED ON: September 1, 2022

PURPOSE: Authorizing Change Order 5 for Farmers Market project changes on Pine Street to avoid AT&T fiber optic line, add receptacles to tree planters and modifying tree planters to remove pavers and add soil.

HISTORY: The Farmers Market project encountered some utility conflicts on Pine Street that either required the utility to be relocated or be accommodated. AT&T wants \$75,000 to relocate the fiber optic line. Triscapes can accommodate the line by modifying the drainage structures for \$30,519.75.

Electrical receptacles were desired by city staff in each tree well on Main Street to accommodate holiday decorations. - \$8,750.00

Tree planters are being modified to remove pavers and enlarge the area to accommodate landscaping. - \$5,500.00

FACTS AND ISSUES: AT&T's fiber optic line was discovered during construction necessitating either removal or accommodation in the design.

OPTIONS: Approve or Deny

RECOMMENDED SAMPLE MOTION: I move to approve Change Order 5 for the Farmers Market project.

DEPARTMENT: Administration

Prepared by: Rich Edinger

DRAFT

AIA® Document G701™ - 2017

Change Order

PROJECT: (Name and address) Flowery Branch Farmers Market, Streetscapes & Pocket Park	CONTRACT INFORMATION: Contract For: 15429.00 Date: NTP 6-1-2021	CHANGE ORDER INFORMATION: Change Order Number: 05 Date: 8-29-2022
OWNER: (Name and address) City of Flowery Branch 5410 Pine Street Flowery Branch, GA 30078	ARCHITECT: (Name and address) CPL 3011 Sutton Gate Drive, Suite 130, Suwanee GA 30024	CONTRACTOR: (Name and address) Tri Scapes 1595 Peachtree Pkwy #204-396 Cumming, GA 30041

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

1. Change drainage on Pine Street to avoid AT&T fiber optic line - Add \$30,519.75
2. Add receptacles to tree planters, including switching and adding panel items - \$8,750.00
3. modify tree planters to remove pavers and add soil - \$5,505.00

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be increased by this Change Order in the amount of

The new Contract Sum including this Change Order will be

The Contract Time will be increased by zero (0) days.

The new date of Substantial Completion will be 11-3-2022

\$	4,011,350.00
\$	\$93,429.54
\$	4,104,779.54
\$	44,774.75
\$	4,149,554.29

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

CPL
ARCHITECT (Firm name)

Triscapes
CONTRACTOR (Firm name)

City of Flowery Branch
OWNER (Firm name)

SIGNATURE

Rich Edinger, P.E., Vice President
PRINTED NAME AND TITLE

SIGNATURE

Ryan Hogan, Vice President
PRINTED NAME AND TITLE

SIGNATURE

Tonya Parrish, City Manager
PRINTED NAME AND TITLE

DATE

DATE

DATE



7/28/2022

FROM:

TO:

PROJECT: Flowery Branch Streetscapes

CONTRACT # CPL2021-001

Tri Scares, Inc.

Clark Patterson Lee

1595 Peachtree Parkway, Suite 204-396 3011 Sutton Gate Drive, Suite 130 CHANGE ORDER # 9

Cumming, GA 30041

Suwanee, Georgia 30024

RE:

Pine St drainage shift due to ATT
Line conflict

Office: 770-752-4698

678-318-1078

Fax: 770-752-6792

Contact: Jonathan Zambrano

Joseph Powell, PLA, ISA

Email: jonathan@triscares.com

JPowell@CPLteam.com

www.TriScares.com

<i>We hereby agree to make the change(s) specified below:</i>	<u>Unit</u>		<u>Unit</u>	<u>Ext.</u>
<u>Drainage Shift</u>	<u>QTY.</u>	<u>UOM</u>	<u>Cost</u>	<u>Amount</u>
Hydrovac Services to expose fiber optic line	1	LS	\$ 9,600.00	\$ 9,600.00
Shift boxes/convert from SWCB to Hood/Grate Curb Inlet	2	EA	\$ 1,776.00	\$ 3,552.00
Custom Brick Box for 3 boxes that cannot move (if needed)	3	EA	\$ 5,400.00	\$ 16,200.00
Snap conduit protection for fiber optic line passing through brick boxes	30	LF	\$ 38.93	\$ 1,167.75
TOTAL AMOUNT OF THIS CHANGE ORDER :	\$			30,519.75

Change Order proposal notes:

Change Order proposal notes:

- 1) This Change Order becomes part of and in conformance with the existing Contract.
- 2) NO Addendum(s) are acknowledged.
- 3) Actual amounts to be quantified by onsite geotechnical representative.

Note: Price good for 30 days

Company/Owner/Representative:

Authorized Signature:

Date:

Company/Owner/Representative:

Authorized Signature:

Date:



8/17/2022

FROM: **Tri Scapes, Inc.**
 1595 Peachtree Parkway, Suite 204-396
 Cumming, GA 30041
 Office: 770-752-4698
 Fax: 770-752-6792
 Contact: Jonathan Zambrano
 Email: jonathan@triscapes.com
 www.TriScapes.com

TO: **Clark Patterson Lee**
 3011 Sutton Gate Drive, Suite 130E
 Suwanee, Georgia 30024
 678-318-1078
 Joseph Powell, PLA, ISA
JPowell@CPLteam.com

PROJECT: Flowery Branch Streetscapes
CONTRACT # CPL2021-001
ORDER # 11
RE: Main Street shops - add pavers

Rev 2

<i>We hereby agree to make the change(s) specified below:</i>				
<u>Additional Pavers</u>	<u>Unit</u>		<u>Unit</u>	<u>Ext.</u>
	<u>QTY.</u>	<u>UOM</u>	<u>Cost</u>	<u>Amount</u>
ADD: Receptacle to tree planters (includes swiching and added panel items	1	LS	\$ 8,750.00	\$ 8,750.00
ADD: Concrete - in lieu of planters along building	1,000	SF	\$ 9.00	\$ 9,000.00
ADD: Trench or Area Drain	4	EA	\$ 1,297.50	\$ 5,190.00
ADD: 6" PVC Drain line connecting area drains, terminating in SDF.2	225	LF	\$ 15.80	\$ 3,555.00
ADD: Modification to tree planters - remove pavers/add soil	1	LS	\$ 5,505.00	\$ 5,505.00
DEDUCT: Landscaping	0	LS	\$ 800.00	\$ -
DEDUCT: Irrigation	0	LS	\$ 500.00	\$ -
TOTAL AMOUNT OF THIS CHANGE ORDER :			\$	32,000.00

\$14,255.00

Change Order proposal notes:

Change Order proposal notes:

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Note: Price good for 30 days

Company/Owner/Representative:

Authorized Signature:

Date:

Company/Owner/Representative:

Authorized Signature:

Date: