



**City of Flowery Branch
City Council Meeting
Thursday, September 16, 2021, 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:

UNFINISHED BUSINESS - WORK SESSION:

- Consider a request submitted by Fall Leaf Residential, LLC. to annex and rezone 6495 and 6509 McEver Road with the intent to develop and construct a townhome community.
[Flowery Brand - elevation and interior pics.pdf](#)
[McEver 152 lot site plan 8-25 \(1\).pdf](#)
[Mcever Entrance and landscape plan \(2\).pdf](#)
[Mcever Revised Site Plan Letter 8-25 signed \(1\).pdf](#)
[Staff Report September 16 .pdf](#)
[SEPTEMBER 16 COMBINED FINAL RB ORDINANCES.pdf](#)
- Second Reading of a rezoning request from JPC Design and Construction, LLC. to rezone a 2.08 +/- acre tract of land identified as 5512 McEver Road, tax parcel number 08099 000009, from NS (Neighborhood Shopping) to HB (Highway Business).
[Staff Report for JPC 5512 McEver Road .pdf](#)
[JPC McEver Application.pdf](#)
[Ordinance for JPC McEver Road.pdf](#)
- Consider a request from Vulcan Lands, Inc. for the annexation and rezoning of nine (9) parcels of land from Hall County AR III to Flowery Branch M-2 with a conditional use permit to operate a quarry.
[2021 Rezoning Additional Information Requirement - Vulcan Lands, Inc.06242021.pdf](#)
[2021 Rezoning Application - Vulcan Lands, Inc.06242021.pdf](#)
[2021 Sec. 34.7 Analysis Requirements - Vulcan Lands, Inc.06242021.pdf](#)
[2021 Annexation Application - Vulcan Lands, Inc.06242021.pdf](#)
[2021 Conditional Use Permit - Vulcan Lands, Inc.06242021.pdf](#)
[Zoning Project Base Map BW r5.pdf](#)
[Staff Report 2021.pdf](#)
[Combined Sept 16.pdf](#)
- Consider a request submitted by Hines Acquisitions, LLC. to rezone a portion of 0 Thurmon Tanner Parkway (FKA The "Forbes" Property) from Highway Business (HB) to Light Industrial (M1).
[Thurmon Tanner Hines Signed Application.pdf](#)
[Hines - owner signature page - from Tred .pdf](#)
[Full Staff Report September 16.pdf](#)
[Hines Ordinance.pdf](#)
- Consider a request submitted by Mr. Kevin Hobgood to rezone 5205 Railroad Avenue from M1 (Light Industrial) to CBD (Central Business District).

[Hobgood Rezoning.pdf](#)
[Exterior Hobgood 1.jpg](#)
[Exterior Hobgood 2.jpg](#)
[9 Nonresidential Zoning Districts 2019.pdf](#)
[Ordinance .pdf](#)

- A variance request submitted by Blessing Trader, Inc. to allow fuel pumps to be located in front of the proposed principal structure located at 6477 McEver Road.
[Application Scanned.pdf](#)
[Legal Description - McEver Road Food Mart.docx](#)
[Pages from 20110 - McEver SHEETS VIC 5-21-2021.pdf](#)
[ORDINANCE 653.pdf](#)

NEW BUSINESS -WORK SESSION:

- Consider Acceptance of Franchise Fees Settlement Agreement with Charter Communications
[C Flowery Branch Settlement Agreement Sept 2021.pdf](#)
- Resolution 21-017 – Consider an FY2022 budget adjustment request for the 9/20/2021 Tax Allocation District Loan Payment.
[Resolution 21-017 - EXECUTIVE SUMMARY.pdf](#)
[Resolution 21-017.pdf](#)
[ATTACHMENT A - Resolution 21-017 Budget Adjustment Form.pdf](#)
- Consider Intergovernmental Agreement with Hall County for I-985 Interchange Mowing
[IGA I-985 Maintenance with Hall County - EXECUTIVE SUMMARY.pdf](#)
[985 Maint. Agreements Flowery Branch 2021.pdf](#)
[Flowery Branch Allocations 090921.pdf](#)
[Exhibit A.pdf](#)
- Consider Second Amendment to the lease agreement by and between the City of Flowery Branch, Georgia and Hillwood Realty, LLC.
[2nd Amendment Hillwood Realty, LLC.pdf](#)
- Consider 2nd Amendment of lease agreement between City of Flowery Branch, Georgia and LendUS, LLC d/b/a American Eagle Mortgage, LLC.
[2nd Agreement LendUS, LLC.pdf](#)

DEPARTMENT REPORTS: -

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

ADJOURNMENT WORK SESSION:

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

PUBLIC COMMENTS: - Please limit to two minutes**CONSENT AGENDA:**

- Consider September 2, 2021 Meeting Minutes
[September 2, 2021 Meeting Minutes.pdf](#)

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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