



**City of Flowery Branch
City Council Meeting Minutes
Thursday September 17, 2020, 6:00 pm
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch GA, 30542**



CALL WORK SESSION TO ORDER:

Mayor Miller called the meeting to order at 6:01 pm.

Present: Mayor Mike Miller and Council Members Joe Anglin, Chris Mundy, Amy Farah, Ed Asbridge and Leslie Jarchow.

Also present: Bill Andrew, City Manager, Vickie Short, City Clerk, Ron Bennett, City Attorney, Rich Atkinson, City Planner, Alisha Gamble, and Police Chief David Spillers.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

UNFINISHED BUSINESS - WORK SESSION:

First Reading of Ordinance 20-597 an annexation request for 5989 Spout Springs Road (Goddard School).

First Reading of Ordinance 20-598 an annexation request for 6001 Spout Springs Road submitted by Capstone Acquisitions

First Reading of Ordinance 20-599 - An annexation request for 6005 Spout Springs Rd. submitted by Capstone Acquisitions, LLC.

First Reading of Ordinance 20-600 an annexation request for 6011 Spout Springs Road submitted by Capstone Acquisitions, LLC

First Reading Ordinance 20-601 an annexation request for 6065 Spout Springs Rd. submitted by Capstone Acquisitions, LLC

First Reading of Ordinance 20-602 an annexation request for 6035 Spout Springs Rd. submitted by Capstone Acquisitions, LLC.

First Reading of Ordinance 20-603 a rezoning request submitted by the Goddard School

First Reading of Ordinance 20-604 a rezoning request for 6001 Spout Springs Rd. submitted by Capstone, LLC

First Reading of Ordinance 20-605 for the rezoning of 6005 Spout Springs Road by Capstone, LLC

First Reading of Ordinance 20-606 a rezoning request for 6011 Spout Springs Rd. submitted by Capstone Acquisitions, LLC

First Reading of Ordinance 20-607 a rezoning request for 6065 Spout Springs Rd by Capstone Acquisitions, LLC

First Reading of Ordinance 20-608 a rezoning request for 6035 Spout Springs Rd. submitted by Capstone Acquisitions, LLC.

Planner Atkinson presented the requests for annexation and rezoning. He presented each address for the requests. There was a brief overview of the original information covered during the Public Hearing at the previous meeting.

There were no additional questions.

First Reading of Ordinance 609 a rezoning request by Mr. Shawn Gleason for 4153 Falcon Pkwy from Agricultural (A) to Highway Business (HB).

Mr. Atkinson presented the rezoning request. If approved this would provide connectivity with Falcon Parkway and inter-parcel access between retail sites and the overall Oakwood project.

Key Points:

- The Oakwood project has approximately 306 Apartments
- Sewer provided by Braselton

Staff recommendations/concerns:

- Building materials need to be to FB Standards
- Connectivity to the other Oakwood retail
- Pad “blank area” – ensure this is developed to FB standards
- Approve with conditions

There were no additional questions.

First Reading of Ordinance 239-K & 240-K submitted by NNP-Looper Lake, LLC to rezone 85 +/- acres of land in Sterling on the Lake known as the Honeycutt Tract from PUD to modified PUD - changing the conditions of zoning to allow a gate and private roads.

Mr. Atkinson presented the details of Ordinances 239-K and 240-K.

Highlights include:

- Change the SOTL conditions
- Gate an 85 +/- acre area known as the Honeycutt Tract
- Private 214 home subdivision
- Roads would be private

- Overall number of homes would not change – 2,000
- Style of home would be consistent with existing
- Basically, create a private subdivision within SOTL

Staff concerns:

- SOTL is geographically far removed from Old Town Flowery Branch
- With its own set of events, pools, parks and open space it exists on an island – an almost fully independent jurisdiction separated from the rest of the City
- Creating another separate, private subdivision within this already distant one will not help bring SOTL into the fabric of Flowery Branch proper

Mr. Asbridge asked for a cost breakdown of the new residents' cost. Mr. Whitaker, representing the applicant, NNP Looper Lake, LLC stated that the initiation fees were \$1,200 for the master Homeowner's Association along with \$750 for the sub Homeowner's Association. These fees will go to the perspective reserve funds. Yearly dues will be \$1,200 for sub Homeowner's Association along with monthly fees of \$175-\$185. In addition, Mr. Asbridge asked about the dredging of Lake 3 and the explanation of the process. Mr. Whitaker explained several choices in the disposal of the silt would be handled. Mr. Whitaker stated they are currently working on the long-term solution for this Lake.

Mr. Mundy asked about the Lollis Creek project and if it had any headwaters. Mr. Whitaker stated it does not and is a spill over site.

Mayor Miller asked about Newland's responsibility percentage wise on the lake failures on site. Mr. Whitaker stated that he could not provide a percentage of responsibility and the goal is to leave a product behind and not leave the Homeowner's association with inadequate resources.

NEW BUSINESS -WORK SESSION:

Consider Peyton's Pie Company Beer/Wine License

Ms. Short presented the application for a new Beer and Wine license for Peyton's Pie Company. The application has been processed and reviewed and is in order for the Council's approval.

Downtown City owned property leasing company discussion

Mr. Atkinson led the discussion of the leasing agreement and vision of the downtown development.

Highlights included:

- Lease Management for the City-Owned downtown retail spaces
- Mr. Fisher Paty, Oakhurst Realty Partners
- Oakhurst manages local properties in Sugar Hill and Lawrenceville among others
- Discuss the proposed contract and City vision for the properties

Mr. Paty gave a brief overview of Oakhurst Realty Partners portfolio of work.

There were no questions.

DEPARTMENT REPORTS:

Finance Report:

Ms. Gamble gave an update on the Coronavirus Aid, Relief, and Economic Security (CARES) Act Funding.

CARES Act, Coronavirus Relief Fund:
Round 1, Part 1& 2 Details:

- Flowery Branch received notification of award of funding from the Georgia CARES Act
- The advanced funding is based on the City's population
- Total funding = \$435,794
- PART 1: 30% of funding received in advance = \$130,738
- PART 2: Remaining 70% is on a reimbursable basis \$305,056
- As of 9/14/2020, all projects have been approved and all funding received.

Project ID	Payment ID	Project	Amount Requested	Submitted On	Payment Status	Payment Date	Amount Approved
	PA-0000149		\$ 130,738.35	7/26/2020	Payment Completed	7/29/2020	130738.35
PR-0000502	PA-0001279	FY2020 Public Safety Salary Expenses	\$ 130,738.35	8/20/2020	Reconciled		130738.35
PR-0001105	PA-0002258	FY2020 Public Safety Salary Expenses - Part 2	\$ 88,871.55	8/24/2020	Approved	9/11/2020	0.00
PR-0001109	PA-0002264	FY2020 - FFCRA Pay (3/1/2020 to 6/30/2020)	\$ 3,320.85	8/24/2020	Approved 9/2/2020	9/8/2020	0.00
PR-0001113	PA-0002269	FY2021 Public Safety Salary Expenses	\$ 106,387.72	8/24/2020	Approved	9/14/2020	0.00
PR-0001117	PA-0002275	FY2021 FFCRA Pay (7/1/2020 - 12/30/2020)	\$ 20,497.11	8/24/2020	Approved	Payment in Progress	0.00
PR-0001138	PA-0002301	FY2020 Hazard Pay	\$ 11,633.48	8/24/2020	Approved 9/2/2020	9/8/2020	0.00
PR-0001143	PA-0002307	FY2021 Hazard Pay	\$ 4,898.09	8/24/2020	Approved 9/2/2020	9/8/2020	0.00
PR-0001247	PA-0002440	FY2020 Public Safety Benefits and Payroll Taxes (3-1-2020 to 6-30-2020)	\$ 69,447.34	8/25/2020	Approved	9/11/2020	0.00
			\$ 435,794.49				
				General Fund		Water Sewer Fund	
FY2020	\$	304,011.57		300,619.42		3,392.15	304,011.57
FY2021	\$	131,782.92		129,497.32		2,285.60	131,782.92
	\$	435,794.49	\$	430,116.74	\$	5,677.75	\$ 435,794.49

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 6:41 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 6:41 pm.

PUBLIC COMMENTS:

Chip McCallum, 7527 Mossy Log Court, Flowery Branch, GA 30542

Mr. McCallum expressed concern of The Retreat plans within Sterling on the Lake. He questioned the similarity of the property at Stephens Point Subdivision. In addition, he feels the road maintenance responsibility begins immediately, not in 2025 as indicated by the applicant. He also questioned the make up of the sub HOA voting members.

Charles Thompson, 6752 Scarlet Oak Way, Flowery Branch, GA 30542

Mr. Thompson, a new resident to the neighborhood, feels the gate will segregate that pod. He also is concerned about the potential money issues with sub HOA.

John Bello, 7304 Bird Song Place, Flowery Branch, GA 30542

Mr. Bello stated that Council needs to do due diligence before accepting the change.

CONSENT AGENDA:

Consider Peyton's Pie Company Beer/Wine License

Consider Mayor Mike Miller September 2020 Per Diem Request

There was a motion made to approve the Consent Agenda.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

AYES: Joe Anglin, Ed Asbridge, Chris Mundy, Amy Farah, Leslie Jarchow

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

First Reading of Ordinance 20-597 an annexation request for 5989 Spout Springs Road (Goddard School).

Mr. Bennett read the caption of Ordinance 20-597.

There was a motion made to deny the First Reading of Ordinance #597-an annexation request for 5989 Spout Springs Road (Goddard School).

MOTION: Joe Anglin

SECOND: Ed Asbridge

AYES: Joe Anglin, Ed Asbridge, Chris Mundy, Amy Farah, Leslie Jarchow

NAYS: None

Motion carried

First Reading of Ordinance 20-598 an annexation request for 6001 Spout Springs Road submitted by Capstone Acquisitions

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With the denial of Ordinance 20-597, Ordinances 598, 599, 600, 601, 602 ,603, 604, 605, 606, 607 and 608 are now withdrawn as without the annexation of 5989 Spout Springs Road (Goddard School), the parcels would not be contiguous to the city limits of Flowery Branch.

First Reading of Ordinance 609 a rezoning request by Mr. Shawn Gleason for 4153 Falcon Pkwy from Agricultural (A) to Highway Business (HB).

Mr. Bennett read the caption of Ordinance 609.

There was a motion made to approve the first Reading of Ordinance 609 a rezoning request for 4153 Falcon Pkwy from Agricultural to Highway Business.

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

First Reading of Ordinance 239-K & 240-K submitted by NNP-Looper Lake, LLC to rezone 85 +/- acres of land in Sterling on the Lake known as the Honeycutt Tract from PUD to modified PUD - changing the conditions of zoning to allow a gate and private roads.

Mr. Bennett read the caption to Ordinances 239-K and 240-K.

There was a motion made to approve the First Reading of Ordinance 239-K & 240-K submitted by NNP-Looper Lake, LLC to rezone 85 +/- acres of land in Sterling on the Lake known as the Honeycutt Tract from PUD to modified PUD - changing the conditions of zoning to allow a gate and private roads.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session at 6:59 pm.

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

There was a motion made to reconvene open session at 7:46 pm.

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

ADJOURNMENT:

There was a motion made to adjourn at 7:47 pm.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

AYES: Joe Anglin, Ed Asbridge, Chris Mundy, Amy Farah, Leslie Jarchow

NAYS: None

Motion carried

Mayor – Mike Miller

Date

City Clerk – Vickie Short