



**City of Flowery Branch
City Council Meeting Minutes
Thursday, October 1, 2020, 6:00 pm
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL PUBLIC HEARING TO ORDER:

Mayor Miller called the meeting to order at 6:02 pm.

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

Absent: Chris Mundy

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

Absent: Alisha Gamble, Finance Director

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters relating to pending or potential litigation at 6:03 pm.

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

There was a motion made to reconvene open session at 6:22 pm.

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

PUBLIC HEARING:

Consider Ordinance #20-611 a request to annex a 15.6 +/- tract of land known as 4020 Falcon Parkway.

Consider Ordinance # 20-610 a request to annex a 10+/- acre property known as 3990 Falcon Parkway.

Consider Ordinance #20-614 a request to rezone a piece of property known as 4044 Falcon Parkway from Agricultural (A) to Light Industrial (M1).

Consider Ordinance #20-613 a request to rezone a 15.6 +/- tract of land known as 4020 Falcon Parkway from Hall County Agricultural Residential (A III) to Flowery Branch Light Industrial (M1).

Consider Ordinance# 20-612 a request to rezone a 10+/- acre tract of land known as 3990 Falcon Parkway from Hall County Highway Business (HB) to Flowery Branch Light Industrial (M1).

Mr. Atkinson presented the information on the annexation & rezoning requests submitted by Mr. Steve Rowley of CA-Ventures for 3990, 4020, and 4044 Falcon Parkway with the intent of constructing a distribution center totaling approximately 706,000 square feet. In addition, the Comprehensive Plan denotes this area as part of the “Industrial Employment” character area. The proposed use meets the intent of the Comprehensive Plan.

Mr. Asbridge asked about the general layout and the elevations of the proposed development. Those items were briefly discussed.

Public Comments: There were none in favor/opposed.

Mayor Miller closed this Public Hearing at 6:29 pm.

Mayor Miller opened the next Public Hearing at 6:29 pm.

City of Flowery Branch Comprehensive Plan Public Hearing Kick Off Meeting

Ms. Paige Hatley with Hatley Plans presented the Comprehensive Plan Kick Off Meeting.

Highlights included:

A comprehensive plan is not:

- A regulation or ordinance
- Zoning

A comprehensive plan, upon adoption, does not:

- Create new regulations
- Change existing zoning
- Alter the development rights allowed by each property’s existing zoning

A comprehensive plan is policy document that:

- Establishes a community vision for growth over the next decade(s)
- Guides decisions related to development of Flowery Branch
- Fulfills State of Georgia requirement
 - 5-year updates
 - Due June 30, 2021

In addition, Ms. Hatley directed those in attendance to visit flowerybranchcompplan.com which will have up-to-date information on the plan.

Mr. Asbridge asked about the timing of the meetings. Ms. Hatley responded that the meetings will begin in October 2020.

Mr. Anglin asked whether this plan would be in conjunction with the Uniform Development Code (UDC). Ms. Hatley stated that it would be running in tandem and be overlapping somewhat. Council will be able to have input.

Public Comments: There were none in favor/opposed.

Mayor Miller closed this Public Hearing at 6:42 pm.

Mayor Miller opened the next Public Hearing at 6:42 pm.

UNFINISHED BUSINESS - WORK SESSION:

Downtown City-Owned Property Leasing Contract with Oakhurst Realty Partners

Mr. Atkinson presented the information on behalf of Mr. Fisher Paty who was not able to attend the meeting. Mr. Paty had previously responded to questions by email.

Key points included:

- Lease Management for the City-Owned downtown retail spaces
- We are considering adding 5318 Railroad Ave. to this offer
- Oakhurst manages local properties in Sugar Hill and Lawrenceville among others
- Discuss the proposed contract and City vision for the properties

Mr. Anglin asked about the leasing management of the property. A brief discussion was held on the tenant and City of Flowery Branch communications with maintenance issues which may occur in the future. It was determined the City will address this once the tenants are under contract. Mr. Anglin asked about the actual buildout of the spaces and the City's financial responsibilities. Mr. Andrew stated that there are some budgeted funds available for the initial buildout of the spaces. Any additional could be negotiated and put into the lease amount. Mr. Bennett stated that the City would be protected legally with that lease contract.

Ms. Farah asked about the possibility of using another property management company and not Oakhurst Realty Partners. Under this contract the City is not required to use Oakhurst Realty Partners.

NEW BUSINESS -WORK SESSION:

Consider Ordinance #20-611 a request to annex a 15.6 +/- tract of land known as 4020 Falcon Parkway.

Consider Ordinance # 20-610 a request to annex a 10+/- acre property known as 3990 Falcon Parkway.

Consider Ordinance #20-614 a request to rezone a piece of property known as 4044 Falcon Parkway from Agricultural (A) to Light Industrial (M1).

Consider Ordinance #20-613 a request to rezone a 15.6 +/- tract of land known as 4020 Falcon Parkway from Hall County Agricultural Residential (A III) to Flowery Branch Light Industrial (M1).

Consider Ordinance# 20-612 a request to rezone a 10+/- acre tract of land known as 3990 Falcon Parkway from Hall County Highway Business (HB) to Flowery Branch Light Industrial (M1).

There was a brief discussion. Mr. Anglin asked the applicant the nature of the business at the location. The plan is multi-tenant industrial warehouses. The access to I 985 at Exit 14 was a key piece to the development.

Mr. Asbridge asked about the site plan in relation to the parking places needed.

DEPARTMENT REPORTS:

Police Department: Chief Spillers shared with the group that the Kiwanis Club recently selected Sergeant Dalton Hall as the 2020 Officer of the Year.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:04 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the work session to order at 7:04 pm.

PUBLIC COMMENTS:

There were no public comments.

CONSENT AGENDA:

Consider August 6, 2020 Meeting Minutes

Consider August 20, 2020 Meeting Minutes

Consider Vehicles to Surplus and Auction through Gov Deals

Consider Mayor Miller Per Diem

There was a motion made to approve the consent agenda.

MOTION: Leslie Jarchow

SECOND: Ed Asbridge

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

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Downtown City-Owned Property Leasing Contract with Oakhurst Realty Partners

There was a motion made to authorize Mayor Miller to sign the leasing contract with Oakhurst Realty Partners.

MOTION: Ed Asbridge

SECOND: Joe Anglin

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

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Consider Ordinance #20-611 a request to annex a 15.6 +/- tract of land known as 4020 Falcon Parkway.

Mr. Bennett read the caption.

There was a motion made to approve the first reading of Ordinance #20-611.

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

Consider Ordinance # 20-610 a request to annex a 10+/- acre property known as 3990 Falcon Parkway.

Mr. Bennett read the caption.

There was a motion made to approve the first reading of Ordinance #20-610.

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

Consider Ordinance #20-613 a request to rezone a 15.6 +/- tract of land known as 4020 Falcon Parkway from Hall County Agricultural Residential (A III) to Flowery Branch Light Industrial (MI).

Mr. Bennett read the caption.

There was a motion made to approve the first reading of Ordinance #20-613.

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

Consider Ordinance #20-614 a request to rezone a piece of property known as 4044 Falcon Parkway from Agricultural (A) to Light Industrial (MI).

Mr. Bennett read the caption.

There was a motion made to approve the first reading of Ordinance #20-614.

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

Consider Ordinance# 20-612 a request to rezone a 10+/- acre tract of land known as 3990 Falcon Parkway from Hall County Highway Business (HB) to Flowery Branch Light Industrial (MI).

Mr. Bennett read the caption.

There was a motion made to approve the first reading of Ordinance #20-612.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters relating to the acquisition of real estate and pending or potential litigation at 7:11 pm.

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

There was a motion made to reconvene open session at 9:19 pm.

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

ADJOURNMENT:

There was a motion made to adjourn at 9:20 pm.

MOTION: Amy Farah

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

Mayor – Mike Miller

Date

City Clerk – Vickie Short