



**City of Flowery Branch
City Council Meeting Minutes
Thursday, October 7, 2021, 6:00 pm
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL PUBLIC HEARING TO ORDER:

Mayor Pro-Tem Joe Anglin called the meeting to order at 6:03 pm.

Present: Mayor Pro-Tem Joe Anglin and Council Members Amy Farah, Leslie Jarchow and Chris Mundy.

Absent: Mayor Mike Miller

Also present were Vickie Short, Interim City Manager, Shelia Cooper, Assistant City Clerk, Ron Bennett, City Attorney, Rich Atkinson, City Planner and Bill Whidden, Public Works Director.

Absent: Alisha Gamble, Finance Director

PLEDGE OF ALLEGIANCE:

Mayor Pro-Tem Anglin led the Pledge of Allegiance.

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters related to certain personnel issues and for matters related to the acquisition/disposition of real estate at 6:04 pm.

MOTION: Amy Farah
SECOND: Leslie Jarchow
AYES: Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

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

MOTION: Leslie Jarchow
SECOND: Chris Mundy
AYES: Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

PUBLIC HEARING:

Consider a rezoning request submitted by Keystone Development Services, LLC to rezone a .60 +/- acre tract of land identified as 5415 Mulberry Street, tax parcel number 08113 001009, from TND (Traditional Neighborhood District) to HB (Highway Business).

Mr. Atkinson presented the information on the request submitted by Keystone Development to rezone a .60+/- acre tract of land identified as 5415 Mulberry Street. The request is to rezone from TND to HB to develop and construct an office building. Currently, the property is considered part of the “Traditional Neighborhood District”, which lends itself primarily to residential in fill type homes. Due to its size, location, and the challenges presented by the floodplain, this use would fit the neighboring character area “Neighborhood Shopping”. A small office building is an ideal fit for this site as it will blend into the Phil Niekro corridor but is not intensive enough to impact the residential feel of Mulberry Street.

Mr. Mundy asked if there is only one access point off Mulberry with no access off Phil Niekro. Mr. Atkinson advised that was correct.

Mr. Thomas Wells, the applicant, spoke briefly about the request.

Mr. Anglin stated that he appreciated the nice landscape renderings.

Public Comments: There were none in favor/opposed.

Mayor Pro-Tem closed this public hearing at 6:33 pm.

Mayor Pro-Tem opened the next Public Hearing at 6:33 pm.

Consider a Rezoning Request submitted by South Hall, LLC. to rezone three parcels of land from Traditional Neighborhood District (TND) to Central Business District (CBD).

Mr. Atkinson present the information on the request submitted by South Hall, LLC to rezone three parcels of land from TND to CBD for a townhome development. There would be a land exchange between the applicant and the City. The exchange of land would help accommodate the Farmer’s Market Project. Staff recommends approval of the request to rezone the subject properties from Traditional Neighborhood Development District (TND) to conditional Central Business District (CBD).

Staff recommends approval of the townhome use at a maximum density of 14 units/acre subject to the conditions set forth in Exhibit C of the rezoning ordinances.

Staff does not recommend construction approval for two reasons. The elevations do not meet the intent of the “Traditional Neighborhood” character area of the Flowery Branch Comprehensive Plan as it does not emphasize or even consider a front porch. The elevations do not meet the intent of the “Old Town” character area of the Flowery Branch Comprehensive Plan as it does not present a style that is consistent with the historic fabric of the downtown.

Mr. Morgan Brick, the applicant stated that he has owned the properties since 2013 and his intent has always been to provide a nice entryway into Main Street. He wants to provide a fantastic development for the City of Flowery Branch. He welcomes feedback on the renderings. He offered to have his architect come to City Hall to meet with staff and Council to align all visions and get feedback and to return a product that will make all happy. He stated that he had new renderings that he was not able to send to City Hall before the meeting but that the new renderings have front porches.

Against Rezoning:

Suzanne Stanjevich, 5627 Church Street, Flowery Branch, GA 30542

Judith McConnell, 5731 Mitchell Street, Flowery Branch, GA 30542

Kelly McLincha, 5628 Church Street, Flowery Branch, GA 30542

Ray Stanjevich, 5627 Church Street, Flowery Branch, GA 30542

Charles Mull, 5918 Mitchell Street, Flowery Branch, GA 30542

Not Opposed, Not in Favor:

Gray Upchurch, 5644 Nags Head Circle, Gainesville, GA 30504

In Favor:

Morgan Brick, 6052 Seminole Drive, Flowery Branch, GA 30542

Mr. Brick wanted to clarify that this is not rental property, but is high end, luxury townhomes for purchase that are an entryway into Main Street. He stated this vision has been in the works for several years. He is open for any citizen discussion now.

Mr. Anglin stated that they have many opportunities for discussion on this project. He stated that Council listens for the concerns of the citizens very seriously. He stated that he knows where people live is important to them and what is around them is important to them. He likes Mr. Brick's suggestion of having Mr. Brick's architect come to City Hall and meet with Staff and a couple Council Members to work on the elevation and the quality of the project.

Mayor Pro-Tem closed this Public Hearing at 7:11 pm.

UNFINISHED BUSINESS - WORK SESSION:

A variance request submitted by Blessing Trader, Inc. to allow fuel pumps to be in front of the proposed principal structure located at 6477 McEver Road.

Mr. Atkinson presented the information on a variance request submitted by Blessing Trader to have questions answered that Council had at the last meeting. CPL is looking at the design review of the land disturbance permit. There is a concern with the traffic flow and staff is waiting on CPL for the answer. The applicant has submitted updated renderings that show most of the exterior insulation finishing system (EIFS) has been replaced with brick. The applicant is still working on renderings for the fuel island and the materials used.

Mr. Anglin is very concerned about the traffic concerns, and they have been waiting on this and he needs to have answers before they can vote on this request.

Mr. Atkinson gave a brief history on the original application and stated that the applicant had this request approved prior to 2016. He explained that plans are not valid after one year of an approved plan due to code updates, traffic regulations, building codes and zoning ordinances may no longer be valid. Mr. Atkinson advised that he will be in contact with CPL to get the answers to the questions that Mr. Anglin and Mr. Munday have asked.

Mr. Mundy asked about extending the turn lane. He stated that he looked closer at the map and he believes it should be a right in and right out to keep traffic from backing up. He would like to have a requirement added to keep citizens from turning left into the structure. He does not want paint but concrete to keep cars from turning left into the station.

Mr. Anglin reinforced Mr. Mundy's concerns about the turning lane.

Mr. Anglin would like the applicant to know if the added trees to the landscape package is going to be approved with Georgia Power standards.

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).

Mr. Atkinson presented information on a request submitted by Hines Acquisitions to rezone a portion of 0 Thurmon Tanner Parkway from HB to M1.



Mr. Mundy mentioned the creek that runs most of the length of the property and the easement on either side of the creek and the disturbance of the trees. Mr. Atkinson stated that he would look at the specifications on the disturbance of trees.

Mr. Anglin would like to know about the curb breaks. Mr. Atkinson stated that they had a meeting this week with CPL and the applicant and there were some advisements that needed to be changed. Mr. Atkinson stated that it is a work in progress.

Mrs. Farah questioned the traffic projections and an anticipated traffic count. She asked if CPL agreed with the traffic projections. Mr. Atkinson stated that he would find out if CPL has reviewed the traffic projections.

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.

Mr. Atkinson presented information on a request from Vulcan Lands, Inc. for the annexation and rezoning of nine parcels of land from Hall County AR III to Flowery Branch M-2 with a conditional use permit to operate a quarry.

The applicant submitted several renderings providing differing views of the quarry.





Mr. Anglin asked if the quarry will ever rise above the berm? The applicant confidently answered no way.

Mr. Anglin believes that the sidewalk pathway can be a great amenity and asked the length of the pathway. The applicant stated approximately one quarter of a mile.

Mr. Mundy appreciates the work that has been done regarding erosion.

Mr. Anglin thanked them for their great renderings.

NEW BUSINESS -WORK SESSION:

Consider a rezoning request submitted by Keystone Development Services, LLC to rezone a .60 +/- acre tract of land identified as 5415 Mulberry Street, tax parcel number 08113 001009, from TND (Traditional Neighborhood District) to HB (Highway Business).

There were no questions.

Consider a Rezoning Request submitted by South Hall, LLC. to rezone three parcels of land from Traditional Neighborhood District (TND) to Central Business District (CBD).

There were no questions.

ADJOURNMENT WORK SESSION:

Mayor Pro-Tem adjourned the work session at 7:40 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Pro-Tem Anglin called the voting session to order at 7:40 pm.

PUBLIC COMMENTS:

Ray Stanjevich, 5627 Church Street, Flowery Branch, GA 30542

Expressed concerns over the three tracts of land on Church Street.

Judith McConnell, 5731 Mitchell Street, Flowery Branch, GA 30542

Expressed she would like input from Mayor and Council and feels that fourteen townhomes are too many for this land.

Suzanne Stanjevich, 5627 Church Street, Flowery Branch, GA 30542

Expressed that she is not opposed to Mr. Brick but is opposed to fourteen townhomes on the land.

Louise Hatfield, 5409 Falling Branch Court, Flowery Branch, GA 30542

Expressed opposition to the Hines development.

Kelly McLincha, 5628 Church Street, Flowery Branch, GA 30542

Expressed he would like to have a buffer for his home and for his neighbor if the project on Church Street is built.

Darren Wayne, 5704 Waynecrest Drive, Flowery Branch, GA 30542

Expressed he is in favor of the Hines development.

John Rafferty, 5413 Falling Branch Court, Flowery Branch, GA 30542

Expressed he is against the Hines development.

CONSENT AGENDA:

Consider September 16, 2021, Meeting Minutes

There was a motion made to approve consent agenda.

MOTION: Chris Mundy
SECOND: Amy Farah
AYES: Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

NEW BUSINESS - VOTING SESSION:

Consider a Rezoning Request submitted by South Hall, LLC. to rezone three parcels of land from Traditional Neighborhood District (TND) to Central Business District (CBD).

There was a motion made to table this request until November 4, 2021.

MOTION: Leslie Jarchow
SECOND: Chris Mundy
AYES: Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 8:15 pm.

MOTION: Leslie Jarchow
SECOND: Chris Mundy
AYES: Amy Farah, Leslie Jarchow, Chris Mundy
NAYS: None
Motion carried

Mayor Pro-Tem – Joe Anglin

Date

Assistant City Clerk – Shelia Cooper