



**City of Flowery Branch
City Council Meeting
Thursday, November 7, 2024, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Asbridge called the council meeting to order at 6:00 p.m.

Present: Mayor Asbridge and Council Members William McDaniel, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Human Resources Director Krystle Hightower, Director of Fun Renee Carden, Finance Director Matthew Hamby, and City Attorney Ted Baggett.

Absent: Council Members Joe Anglin and Oliver McClellan

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to amend the agenda to remove Consideration of Construction Manager Contract with ESG Engineering, Inc. from the Work Session and Voting Session Agenda.

MOTION: Joseph Mezzanotte
SECOND: Chris Mundy
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

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

MOTION: Chris Mundy
SECOND: William McDaniel
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

AWARDS & RECOGNITIONS: There were no awards or recognitions.

PUBLIC HEARING:

Public Hearing and Second Reading of Ordinance 719 to Consider a Variance Request at 4865 Hog Mountain Road for TownePlace Suites.

Planning and Community Development Director Chris McCrary presented a consideration for a variance request at 4865 Hog Mountain Road for TownePlace Suites. Ordinance 719 will grant a variance from the requirements set forth in the City of Flowery Branch zoning ordinance Article 9, Table 9.2, specifically Dimensional Requirements for Nonresidential Zoning Districts: Minimum setback abutting an R-1, R-2, R-3, TND, or PUD district (feet) and Minimum width of natural buffer abutting an R-1, R-2, R-3, TND, or PUD district, 4865 Hog Mountain Road, tax parcel identification numbers 15046000145, owned by FB TMK, LLC/Alpesh Patel – Managing Partner.

The conditions are as follows:

1. The minimum setback from abutting R-1, R-2, R-3, TND, or PUD zoned property shall be reduced to 10 feet.
2. The minimum width of the natural buffer abutting a R-1, R-2, R-3, TND, or PUD property shall be reduced to a 10-foot replanted buffer.
3. The 10-foot replanted buffer shall consist of an enhanced landscape strip including evergreen trees that shall be no less than eight (8) inches in caliper at the time of planting. Final landscape plan shall be reviewed for condition compliance by the Community Development Director.
4. The buffer shall include a solid eight (8) foot high brick wall as measured from the finished grade to the top of the wall and be located inside the buffer at the back of curb. The brick shall match the brick used in the building. Final wall design and location shall be reviewed for condition compliance by the Community Development Director.
5. The approval of the Variance does not provide approval of other non-conforming components that may be shown on the site plan. The applicant shall follow the process and procedures of filing a Land Disturbance Permit Application including the landscape, buffer and tree plan.
6. The applicant's engineer shall provide a right in access and a left in turning lane for access along Hog Mountain Road. The applicant's engineer shall design the left turn lane assuming the speed limit on Hog Mountain Road is 35MPH.

There being no one who wished to speak in favor of the request, Mayor Asbridge called for those wishing to speak against the request.

There being no one who wished to speak against the request, Mayor Asbridge closed the public hearing at 6:08 p.m.

Public Hearing and First Reading of Ordinance 722 to Consider a Rezoning from Agriculture (A) to Residential Low Density (R-1) for the following locations 6300, 6294, 6290, 6258, 6270, 6246 and 6249 Jones Road.

Director McCrary presented a consideration to rezone 6300, 6294, 6290, 6258, 6270, 6246, and 6249 Jones Road. The subject property is currently zoned A - Agriculture and proposed zoning is R-1 - Low Density Residential. The surrounding properties are zoned Agriculture, R-3 Residential Multi-family and the majority of zoning surrounding the parcels are Hall County V-C – Vacation Cottages. Nearby uses not directly adjacent to the subject site include Hall County R-1 Low Density Residential, Flowery Branch R-1 - Low Density Residential, TND - Traditional Neighborhood Development, a MHP - Manufactured Home Park and a PUD - Planned Unit Development.

The Flowery Branch Comprehensive Plan Future Development Map indicates the subject parcels fall within the Suburban Residential Character Area. The proposed zoning to R-1 falls in harmony with the Suburban Residential Character Area based on the following criteria:

Land Use:

- Single Family Detached Residential

Zoning:

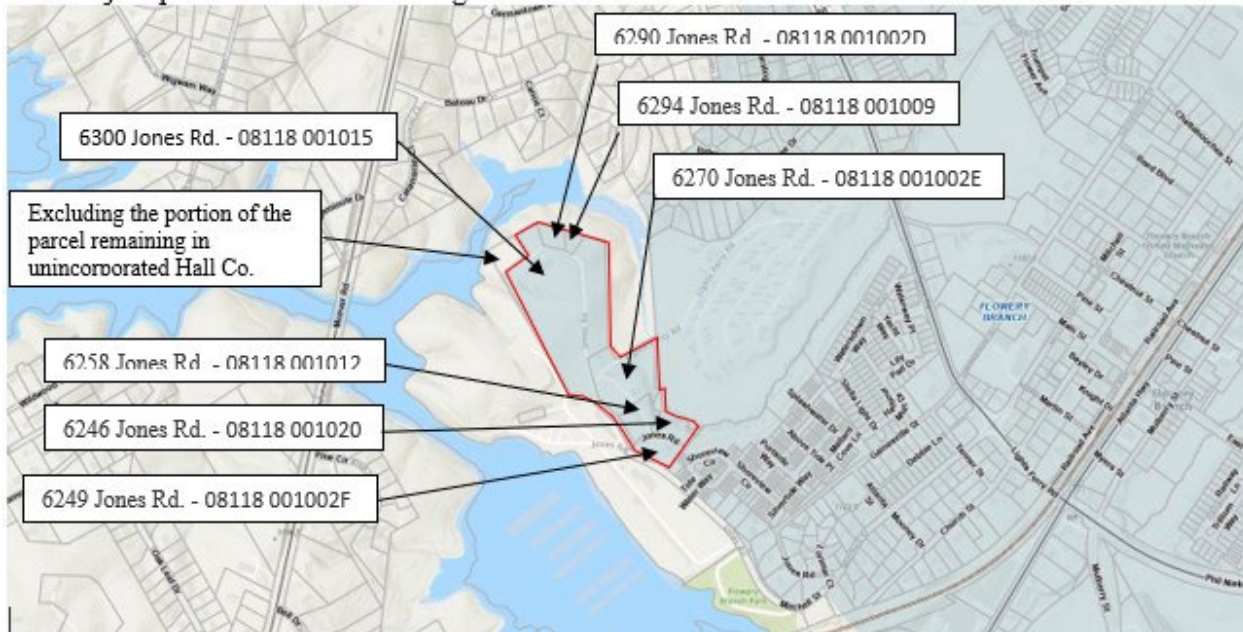
- R-1 Detached Single-Family, Low-Density District

Design Principles:

- Larger lots (1/3 to 1 acre) with houses set back from the road,
- Cul-de-sacs and curvilinear streets (that are relatively wide when compared to traditional neighborhoods) with sidewalks,
- Use of high-quality exterior cladding materials (that are consistent on each level of the home),
- Diverse architectural styles are allowed, but there should be compatibility in overall neighborhood design such as roof pitch, building width, and level of ornamentation
- De-emphasized garage (recessed, side or rear entry),
- Opportunities for meaningful open space, including shared areas for the benefit of residents.

The existing zoning A – Agriculture is not a listed zoning in the Suburban Residential Character area. So, the existing zoning is not in harmony with the Flower Branch Comprehensive Plan Future Development Map. It's reasonable to believe that rezoning the subject site brings the area into the intended zoning from the Future Development Map.

The subject parcels are located along Jones Road near Mitchell Street



Public Comments:

In Favor: None

Against:

Dale Jones, 6258 Jones Road, Flowery Branch, Georgia 30542.

Charles Mull, 5918 Mitchell Street, Flowery Branch, Georgia 30542.

Bryant Green, 1111 Park Street, Gainesville, Georgia 30501.

Mark Weber, 6114 Stella Light Drive, Flowery Branch, Georgia 30542.

John Burrafato, 6186 Lakeside Drive, Flowery Branch, Georgia 30542.

Mayor Asbridge closed the public hearing at 6:20 p.m.

Public Hearing and First Reading of Ordinance 723 to Consider a Change in the Zoning Ordinance that would create a Downtown Overlay District.

Director McCrary presented a consideration of a change in the zoning ordinance that would create a Downtown Overlay District (DOD). The City of Flowery Branch has initiated several ordinances that seek to protect the character of the City's core downtown. The intent of creating a Downtown Overlay District is to consolidate each of the parts into one overlay and provide some additional uses and procedures unique to the downtown. The Downtown Overlay District will also advance the Comprehensive Plans Implementation Strategy of the Old Town Character Area by moving forward updating the 2014 Old Town Redevelopment Plan to identify additional development / redevelopment opportunities (and their acceptable use types and densities) to facilitate administration of the CBD zoning district. It's reasonable to believe that the City Council may want to revisit the Downtown Overlay District from time to time to further implement other strategies as growth of the city continues.

Proposed Location and Purpose

(a) Purpose and Description.

The downtown overlay zoning district is intended to protect and promote the character of the City's core downtown, to provide additional uses unique to the downtown and to implement the "old town" and "mixed use downtown" character areas established in the comprehensive plan.

(b) Permitted and Conditional Uses of Underlying Zoning to Remain.

The underlying zoning of all property located within the downtown overlay district and any permitted, conditional, or prohibited uses shall remain unchanged except as provided in subsection (c). Any applicable dimensional, design, or other requirements and conditions of zoning on such property shall likewise remain unchanged by virtue of the downtown overlay district, except as provided in subsection (c).

(c) Specific Additional Permitted and Conditional Uses.

Where the downtown overlay district specifically allows a conditional or permitted use that differs from those in the underlying zoning of a property, the differing uses specifically provided for in the downtown overlay district shall prevail over those in the underlying zoning. The specific permitted uses of the downtown overlay district shall be noted in Table 9.1, "Permitted and Conditional Uses in Nonresidential Zoning Districts."

(d) Boundaries of the Downtown Overlay District.

The downtown overlay district consists of those properties within the area located between Atlanta Highway south of Lights Ferry Road, northwest of Mulberry Street, southeast of Gainesville Street, and the intersection of Atlanta Highway at the intersection with Vireo Drive as depicted as shaded solid in the following map:



Current Zoning within the Downtown Overlay District

Zoning Categories Within the FBDOD:

TND: Traditional Neighborhood Development District

CBD: Central Business District

HB: Highway Business District

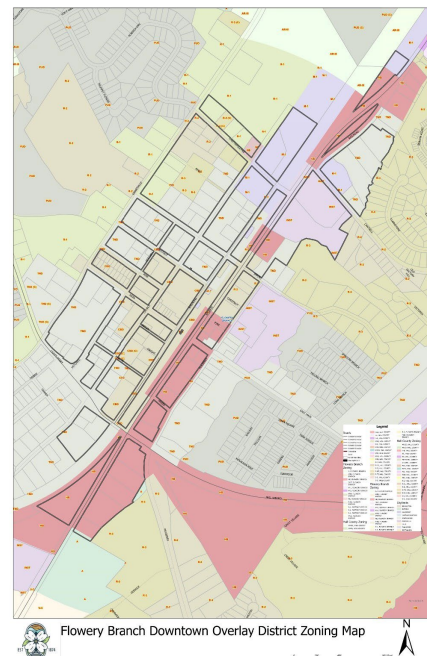
R-1: Residential, Detached Single-Family, Low-Density District

R-2: Residential, Detached Single Family

R-3: Removed from code but is shown on the zoning map.

M-1: Light Manufacturing and Industrial District

INST: Institutional District.



There being no one who wished to speak in favor of the request, Mayor Asbridge called for those wishing to speak against the request.

There being no one who wished to speak against the request, Mayor Asbridge closed the public hearing at 6:28 p.m.

UNFINISHED BUSINESS - WORK SESSION: There was no unfinished business.

NEW BUSINESS -WORK SESSION:

Consider Resolution 24-009 for Water Sewer Rate Additional Years and Wastewater Connection System Developer Charges, Changes Effective January 1, 2025.

Finance Director Matt Hamby presented Resolution 24-009 to change water sewer rates and connection fee rates to meet the current needs for the city. The current water sewer capital infrastructure needs are increasing as our city continues to grow. The city needs to update the water sewer infrastructure to remain compliant with EPD regulations and to meet the demands of our growing city. The need for these rate changes is an important contribution to this plan. Resolution 24-009 extends the rate increases for water and sewer rates from FY2028 to FY2030, increasing the water rates 7% annually and sewer rates 8.7% annually. Additionally, it is recommended that we increase the Wastewater Connection System Development charges effective January 1, 2025.

Proposed Changes

Wastewater Connection System Development Charge and Admin Fee								
Water Meter Size* (in inches)	Meter Equivalency Ratios	FY 2024 Wastewater SDC	FY 2024 Admin	FY 2024 Total	FY 2025 Wastewater SDC	FY 2025 Admin	FY 2025 Total	% Increase
3/4" Meters used in Multiunit Attached Developments	0.7	\$3,186	\$50	\$3,236	\$3,850	\$50	\$3,900	20.84%
¾" Detached Single Family and individual businesses	1	\$4,551	\$50	\$4,601	\$5,500	\$50	\$5,550	20.85%
1"	2.5	\$11,378	\$100	\$11,478	\$13,750	\$100	\$13,850	20.85%
1 1/2"	5	\$22,755	\$100	\$22,855	\$27,500	\$100	\$27,600	20.85%
2"	8	\$36,408	\$100	\$36,508	\$44,000	\$100	\$44,100	20.85%
3"	16	\$72,816	\$100	\$72,916	\$88,000	\$100	\$88,100	20.85%
4"	25	\$113,775	\$100	\$113,875	\$137,500	\$100	\$137,600	20.85%
6"	50	\$227,550	\$100	\$227,650	\$275,000	\$100	\$275,100	20.85%
8"	80	\$364,080	\$100	\$364,180	\$440,000	\$100	\$440,100	20.85%



DEPARTMENT REPORTS:

City Clerk Report:

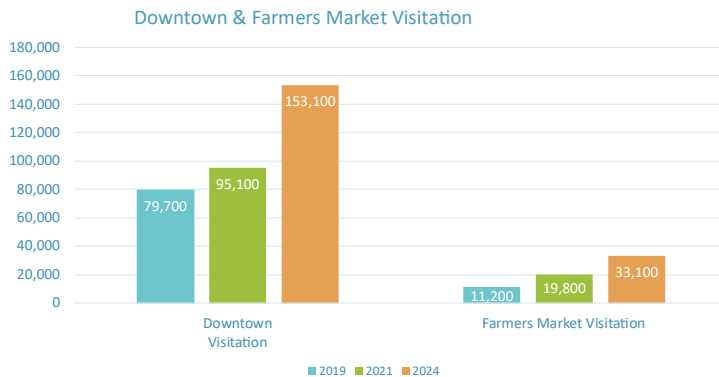
City Clerk Cooper advised the city has partnered with the Gainesville-Hall Community Council On Aging, specifically Gainesville-Hall County Meals on Wheels to take donations of new lap/throw blankets and warm socks for the approximately five hundred and fifty seniors who

receive hot lunches from the Meals on Wheels programs. Donations will be accepted until the end of November.

Department of Fun Report:

Director Carden updated Council on the Department of Fun. She reported that the Department of Fun has transformed over the past three years, starting with a single Downtown Events Coordinator, then expanding to include a Community Relations Director, and now blossoming into the full-fledged Department of Fun! Not just creating fun but creating a culture of fun. She explained that creating a culture of fun has happened from flexible and supportive leadership. The city recognizes the need to be flexible with the needs of a diverse community. She has achieved this through Block Parties, Tomato Sandwich Party, Back to School Pep Rallies, and the Latin Fest. The Department of Fun acts as a bridge fostering collaborations that benefit both the local economy and community engagement. Diverse events tailored to local culture are vital to the department's success. The city recognizes the importance of implementing employee engagement initiatives that create a positive and enjoyable work environment. The department continuously looks to improve events planning by listening to the community and through vendor feedback.

Visitation Impact



Downtown & Farmers Market Visitation

These numbers reflect the growth in visitation from before the City invested in a Department of FUN, to when Renee was first hired, and up to today.*

It includes Downtown as well as the Farmers Market.



**Data obtained from placer.ai.*

What's Coming



- Nov 11 Flag Retirement Ceremony 6:30pm
at the Flowery Branch Amphitheater
- Nov 14 Flowery Branch Farmers Market
3:30pm – 6:30pm
- Nov 22 Christmas Wishes & Lantern Parade
3:30pm – 8:00pm
Farmers Market
Christmas Vendors
Kids Crafts
Tree Lighting
Live Music
- Nov 30 Small Business Saturday on Main Street
10:00am – 2:00pm
- Dec 12 Christmas Market
3:30pm – 8:00pm
Market Vendors
Christmas Vendors
Snow
Carriage Rides
Pictures with Santa

The Department of Fun creates a vibrant community where memories blossom and fun thrives, embracing a lifestyle filled with joy and endless moments of happiness.

Finance Department Report:

Director Hamby reported that the audit will be presented at the November 21, 2024 City Council Meeting.

Council Report:

Mayor Asbridge stated the Department of Fun report was a great report.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 6:48 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:48 p.m.

PUBLIC COMMENTS:

Jason Jackson, 3883 Carter Road, Buford, Georgia.

Mr. Jackson advised he is trying to acquire building permits for Lights Ferry and Morrow Drive and wants to clarify that the photos he submitted in the application packet were only sample drawings and not exact drawings for replication.

Mark Weber, 6114 Stella Light Drive, Flowery Branch, Georgia.

Mr. Weber thanked Director Carden for the use of the depot for an HOA meeting. He would like someone to contact him about streetlights that were proposed to be on Lights Ferry Road, and he also would like improvements to the ditches on Gainesville Street.

Bob Thompson, 6231 Huntcliff Drive, Flowery Branch, Georgia.

Mr. Thompson has recently moved from Medina, Ohio and wanted to say hello and that he has enjoyed the community so far and wants to get involved in the community.

CONSENT AGENDA:

- Consider October 2024 Per Diem for Mayor Asbridge
- Consider October 17, 2024 City Council Meeting Minutes

There was a motion made to approve the consent agenda as presented.

MOTION: Chris Mundy

SECOND: Joseph Mezzanotte

AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider the Second and Final Reading of Ordinance 719 for a Variance Request at 4865 Hog Mountain Road for TownePlace Suites.

City Clerk Cooper read the caption for Ordinance 719.

There was a motion made to approve the second reading of Ordinance 719.

MOTION: Chris Mundy

SECOND: William McDaniel

AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Public Hearing and First Reading of Ordinance 722 to Consider a Rezoning from Agricultural (A) to Residential Low Density (R-1) for the following locations 6300, 6294, 6290, 6258, 6270, 6246 and 6249 Jones Road.

City Clerk Cooper read the caption for Ordinance 722.

There was a motion made to approve Ordinance 722 rezoning from Agricultural (A) to Residential Low Density (R-1).

MOTION: Joseph Mezzanotte
SECOND: Chris Mundy
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Public Hearing and First Reading of Ordinance 723 to Consider a Change in the Zoning Ordinance that would create a Downtown Overlay District.

City Clerk Cooper read the caption for Ordinance 723.

There was a motion made to approve the first reading of Ordinance 723.

MOTION: Chris Mundy
SECOND: Joseph Mezzanotte
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider Resolution 24-009 for Water Sewer Rate Additional Years and Wastewater Connection System Developer Charges, Changes Effective January 1, 2025.

There was a motion made to approve Resolution 24-009 for water sewer rate additional years and wastewater connection system developer charges.

MOTION: Joseph Mezzanotte
SECOND: William McDaniel
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Consider a Lease Agreement For 5509 Main Street with Nicholas St. Clair.

There was a motion made to approve the lease agreement for 5509 Main Street with Nicholas St. Clair.

MOTION: Joseph Mezzanotte
SECOND: Chris Mundy
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

EXECUTIVE SESSION:

There was a motion made to enter an executive session for matters related to the acquisition/disposition of real estate, for matters related to certain personnel issues, and for matters related to pending or potential litigation at 7:00 p.m.

MOTION: Chris Mundy
SECOND: William McDaniel
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

There was a motion made to exit the executive session at 7:41 p.m.

MOTION: Chris Mundy
SECOND: William McDaniel
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

ADJOURNMENT:

There was a motion made to adjourn the meeting at 7:41 p.m.

MOTION: Chris Mundy
SECOND: William McDaniel
AYES: William McDaniel, Joseph Mezzanotte, Chris Mundy
NAYS: None
Motion carried

Edward R. Asbridge, Mayor

Date

Shelia Cooper, City Clerk