



**City of Flowery Branch
City Council Meeting
Thursday, November 21, 2024, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

PLEDGE OF ALLEGIANCE:

ADOPTION OF AGENDA:

AWARDS & RECOGNITIONS:

PUBLIC HEARING:

- Public Hearing and Second 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.
[Letter of Intent City of Flowery Branch Rezoning November 21, 2024.pdf](#)
[Rezoning Staff Report Jones Road Tracts A to R-1.pdf](#)
[Ordinance 722 FB Rezone 6300 Jones Rd.pdf](#)
- Public Hearing and Second Reading of Ordinance 723 to Consider a Change in the Zoning Ordinance that would create a Downtown Overlay District.
[Flowery Branch Downtown Overlay District Staff Report.pdf](#)
[Flowery Branch Overlay Ordinance 723 11 21 24.pdf](#)
[Flowery Branch Downtown District Overlay Zoning map24x36.pdf](#)
- Public Hearing and First Reading of Ordinance 724 to Consider a Variance Request at 4627 Atlanta Highway.
[Variance Report 4627 Atlanta Highway final.pdf](#)
[Letter of Intent 10-10-24_Rev1.pdf](#)
[Ordinance 724 TB 11 15 2024.pdf](#)
[BSP002 10-10-24 Stream Buffer Variance Exhibit.pdf](#)
- Public Hearing for the Consideration of an Appeal of Administrative Decision of an Architectural Design Review for 4542 Cantrell Road
[Executive Summary November 21 2024 _ 4542 Cantrel Road Architectural Design Review.pdf](#)
[YES Events Property Design Review Report final.pdf](#)
[22434929-Application.pdf](#)

UNFINISHED BUSINESS - WORK SESSION:

- Consider FY2024 Audit Presentation by Ruston LLC.
[Executive Summary - FY2024 Audit Presentation.pdf](#)

NEW BUSINESS -WORK SESSION:

- Consideration of Employee Insurance for Calendar Year 2025
[Executive Summary 2025 Employee Insurance.pdf](#)
[2025 Proposal City of Flowery Branch - Initial and Revised.pdf](#)
[2025 Proposal City of Flowery Branch - Final Revised.pdf](#)

DEPARTMENT REPORTS:

- a. City Manager Report
- b. City Clerk Report
- c. Department of Fun Report
- d. Finance Department Report
- e. Human Resources Report
- f. Planning Department Report
- g. Police Department Report
- h. Public Works & Utilities Report
- i. Attorney Report
- j. Council Report

ADJOURNMENT WORK SESSION:**VOTING SESSION AGENDA****CALL VOTING SESSION TO ORDER:****PUBLIC COMMENTS:**

Please limit to two minutes

CONSENT AGENDA:

- Consider New Beer and Wine License for Crown Legacy, LLC. located at 6168 Gaines Ferry Road.
[Executive Summary Crown Legacy Beer and Wine License Consideration.pdf](#)
- Consider November 7, 2024 City Council Meeting Minutes
[Unofficial November 7, 2024 City Council Meeting Minutes.pdf](#)

UNFINISHED BUSINESS - VOTING SESSION:

- Consider Second 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.
[Letter of Intent City of Flowery Branch Rezoning November 21, 2024.pdf](#)
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NEW BUSINESS - VOTING SESSION:

- Consider First Reading of Ordinance 724 to Consider a Variance Request at 4627 Atlanta Highway.
[Variance Report 4627 Atlanta Highway final.pdf](#)
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- Consider an Appeal of Administrative Decision of an Architectural Design Review for 4542 Cantrell Road
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[2025 Proposal City of Flowery Branch - Initial and Revised.pdf](#)
[2025 Proposal City of Flowery Branch - Final Revised.pdf](#)

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



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Public Hearing and Second 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.

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

Mayor and City Council approved a motion for the approval of Ordinance 722 on November 7, 2024

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of Ordinance 722

SAMPLE MOTION:

I make a motion for the approval of Ordinance 722

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Letter of Intent City of Flowery Branch Rezoning November 21, 2024.pdf](#)
- [Rezoning Staff Report Jones Road Tracts A to R-1.pdf](#)
- [Ordinance 722 FB Rezone 6300 Jones Rd.pdf](#)



Monday, September 30th, 2024

Letter of Intent

The City of Flowery Branch intends to initiate Rezoning individual parcels per Code Section 34.2. from Agriculture (A) to Residential Low Density (R-1). The intended parcels to be rezoned are as follows:

Parcel 08118 001015 (with the exclusion of +/- 0.854 acres of unincorporated Hall Co.)
Parcel 08118 001009
Parcel 08118 001002D
Parcel 08118 001002E
Parcel 08118 001012
Parcel 08118 001020
Parcel 08118 001002F

Attached to the Letter of Intent is a survey and legal description of the parcels intended to be rezoned.

Tonya Parrish
City Manager
City of Flowery Branch, Georgia

Attachments:

Exhibit A Survey
Exhibit B Legal Description
Exhibit C Survey Unincorporated Hall County Portion of Parcel of 08118 001015 excluded.
Exhibit D Legal Description Unincorporated Hall County Portion of Parcel 08118 001015 excluded.

SURVEY MAP EXHIBIT A

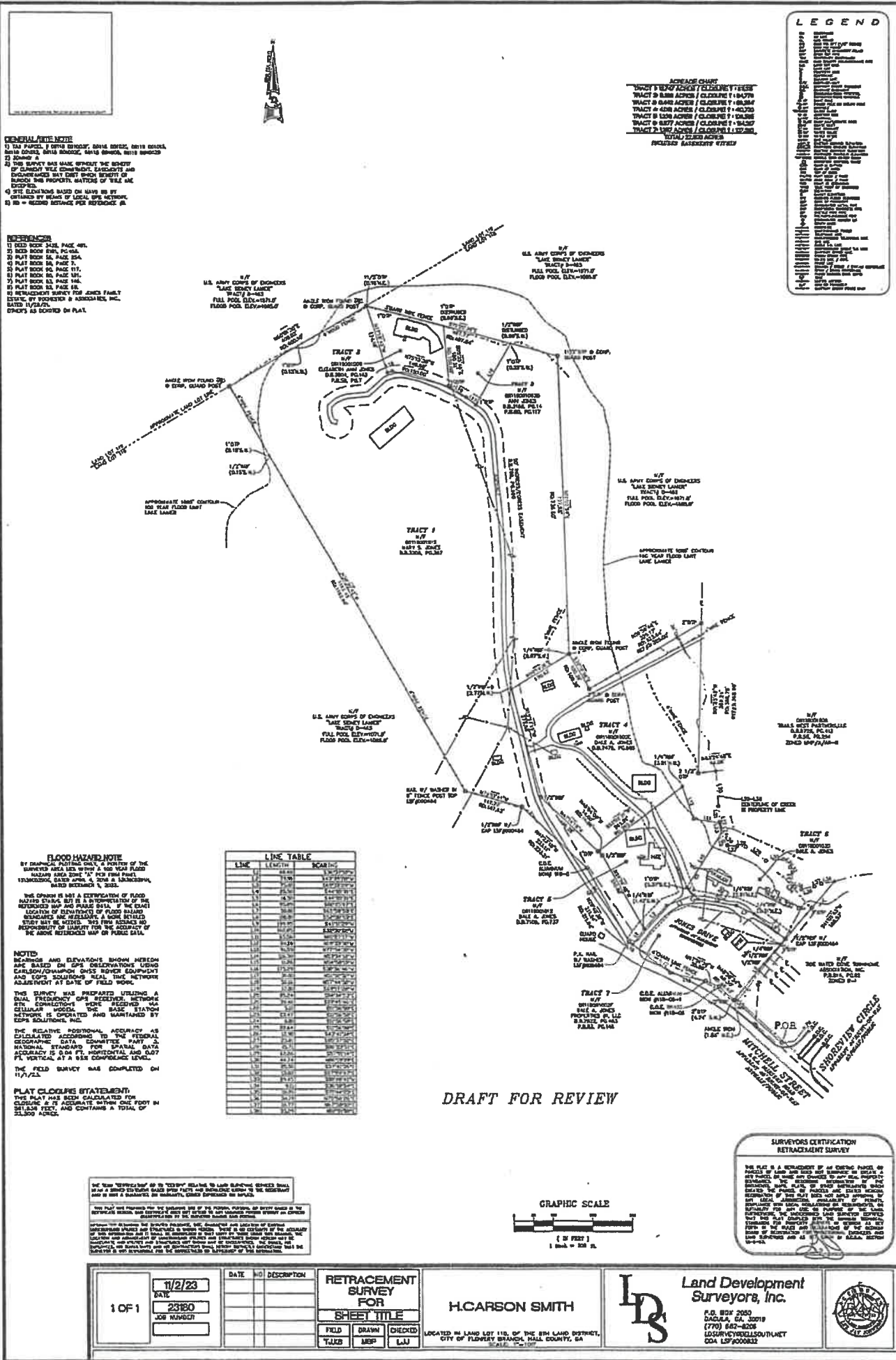


EXHIBIT B

OVERALL ACREAGE OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 118, 8th District, City of Flowery Branch, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way), North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found, said 1-2" Rebar Found being the TRUE POINT OF BEGINNING;

THENCE from said ½" Rebar Found and continuing along said Right-of-Way for the next nine (9) calls, North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6;

THENCE from said Army Corp of Engineers Brass Monument #118-G6, North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G6-1, North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point;

THENCE from said Point, North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point;

THENCE from said Point, North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484);

THENCE from said P.K. Nail with a Washer (LSF #000484), North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G, North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) N 74°57'41" W for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484);

THENCE from said Nail with a Washer in a 6-inch Fence Post Top (LSF #000484), North 30 degrees 30 minutes 42 seconds West for a distance of 1162.45 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118D and leaving said Right-of-Way, North 60 degrees 01 minutes 30 seconds East for a distance of 400.02 feet to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118C;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118C, South 75 degrees 20 minutes 39 seconds East for a distance of 497.77 feet to a ½" Open Top Pipe at an Army Corp of Engineers Guard Post;

THENCE from said ½" Open Top Pipe at an Army Corp of Engineers Guard Post, South 02 degrees 02 minutes 54 seconds East for a distance of 737.55 feet to an Angle Iron Found at an Army Corp. of Engineers Guard Post;

THENCE from said Angle Iron Found at an Army Corp. of Engineers Guard Post, South 30 degrees 16 minutes 56 seconds East for a distance of 100.39 feet to a 2" Open Top Pipe at an Army Corp. of Engineers Guard Post;

THENCE from said 2" Open Top Pipe at an Army Corp. of Engineers Guard Post, North 59 degrees 59 minutes 48 seconds East for a distance of 325.17 feet to a 2" Open Top Pipe;

THENCE from said 2" Open Top Pipe, South 01 degrees 25 minutes 48 seconds West for a distance of 369.24 feet to a 2½" Open Top Pipe;

THENCE from said 2½" Open Top Pipe, North 83 degrees 24 minutes 48 seconds East for a distance of 44.06 feet to a Point;

THENCE from said Point, South 04 degrees 04 minutes 53 seconds East for a distance of 85.24 feet to a Point;

THENCE from said Point, South 03 degrees 45 minutes 46 seconds East for a distance of 39.40 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 3.10 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 50 seconds East for a distance of 23.47 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 22.64 feet to a Point;

THENCE from said Point, South 43 degrees 41 minutes 34 seconds East for a distance of 12.90 feet to a Point;

THENCE from said Point, South 85 degrees 37 minutes 02 seconds East for a distance of 23.81 feet to a Point;

THENCE from said Point, South 86 degrees 23 minutes 51 seconds East for a distance of 21.71 feet to a Point;

THENCE from said Point, South 57 degrees 01 minutes 14 seconds East for a distance of 62.86 feet to a Point;

THENCE from said Point, North 86 degrees 19 minutes 09 seconds East for a distance of 44.74 feet to a Point;

THENCE from said Point, South 37 degrees 41 minutes 36 seconds East for a distance of 25.50 feet to a Point;

THENCE from said Point, South 27 degrees 24 minutes 47 seconds East for a distance of 13.82 feet to a Point;

THENCE from said Point, South 00 degrees 48 minutes 41 seconds West for a distance of 29.45 feet to a Point;

THENCE from said Point, South 36 degrees 18 minutes 54 seconds East for a distance of 9.11 feet to a Point;

THENCE from said Point, South 71 degrees 44 minutes 23 seconds East for a distance of 18.05 feet to a Point;

THENCE from said Point, North 75 degrees 58 minutes 26 seconds East for a distance of 34.19 feet to a Point;

THENCE from said Point, North 67 degrees 58 minutes 02 seconds East for a distance of 18.77 feet to a Point;

THENCE from said Point, North 82 degrees 01 minutes 08 seconds East for a distance of 33.29 feet to a Point;

THENCE from said Point, South 41 degrees 05 minutes 43 seconds West for a distance of 188.57 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) ½" Rebar Found, South 41 degrees 11 minutes 29 seconds West for a distance of 199.95 to a ½" Rebar Found along the North Easterly Right-of-Way of Mitch Street (apparent 40' right-of-Way), said ½" Rebar Found being the TRUE POINT OF BEGINNING.

Said property contains 22.300 acres.

Including Easements within.

EXHIBIT C

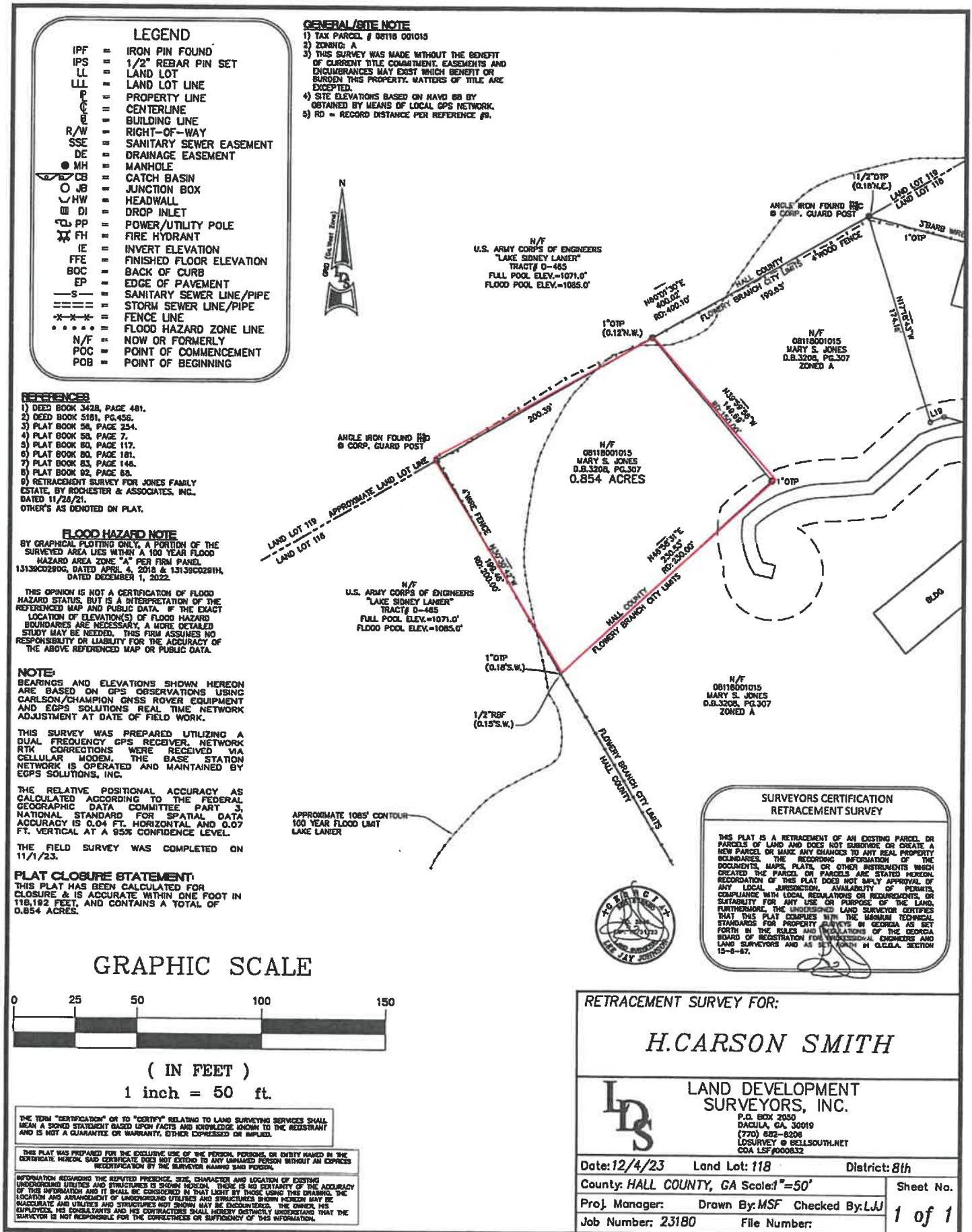


EXHIBIT D

PORTION OF LAND EXCLUDED FROM REZONING

All that tract or parcel of land lying and being in Land Lot 118, 8th District, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way) for the next nine (9) calls and distances, North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found; THENCE North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6; THENCE North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1; THENCE North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point; THENCE North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point; THENCE North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484); THENCE North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G; THENCE North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484); THENCE North 74 degrees 57 minutes 41 seconds West for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484); THENCE leaving said Right-of-Way, North 30 degrees 30 minutes 42 seconds West for a distance of 962.99 feet to a Point, said Point being the TRUE POINT OF BEGINNING;

THENCE from said point thus established, North 30 degrees 30 minutes 42 seconds West for a distance of 199.46 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D; THENCE North 60 degrees 01 minutes 30 seconds East for a distance of 200.39 feet to a Point; THENCE South 39 degrees 59 minutes 58 seconds East for a distance of 149.69 feet to a 1" Open Top Pipe; THENCE South 46 degrees 58 minutes 31 seconds West for a distance of 230.53 feet to a Point, said Point being the TRUE POINT OF BEGINNING.

Said property contains 0.854 acres.

Including Easements within.



Memorandum

To: City of Flowery Branch, City Manager and City Council

From: Chris McCrary, Interim Planning and Zoning Director

Date: October 3rd, 2024

Subject: City Initiated Rezoning Case

Applicant: Tonya Parrish
City Manager
City of Flowery Branch
5410 Pine Street, Flowery Branch, GA 30542
770-967-6371

Existing Zoning: A - Agriculture

Proposed Zoning: R-1- Residential Low Density

Location:

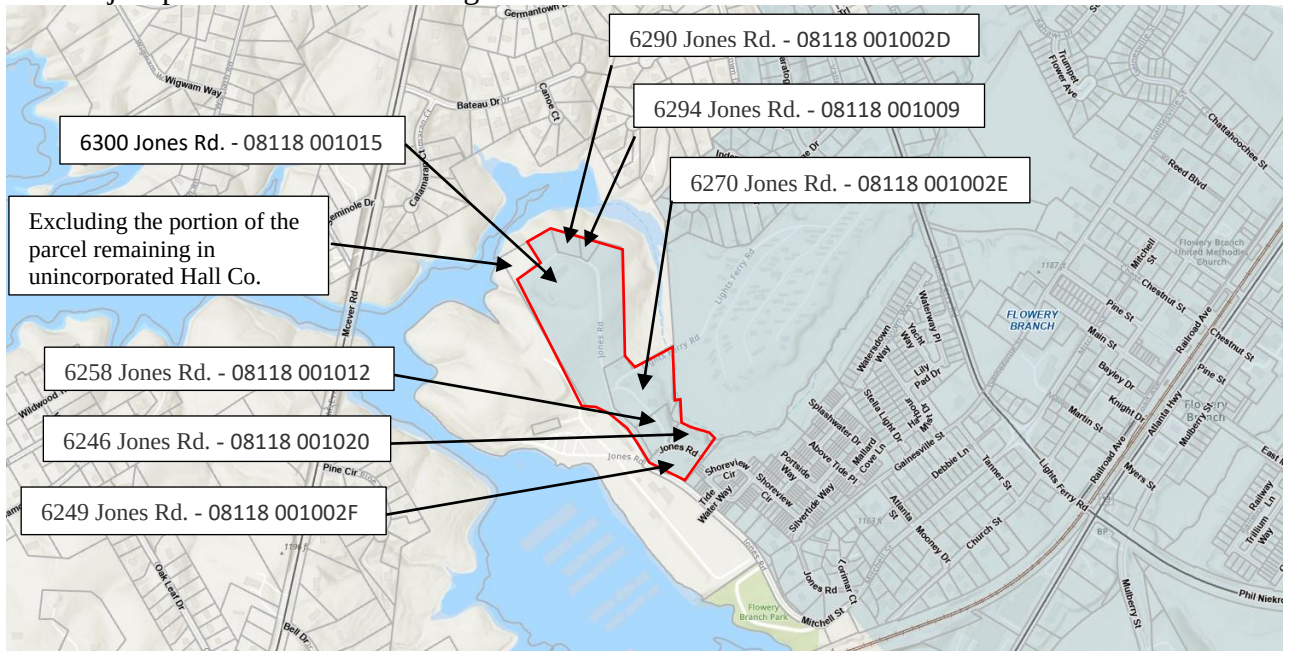
- 6300 Jones Road (excluding the portion remaining in unincorporated Hall County); tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road tax parcel identification number **08118 001002E**,
- 6258 Jones Road tax parcel identification number **08118 001012**,
- 6246 Jones Road tax parcel identification number **08118 001020**,
- 6249 Jones Road tax parcel identification number **08118 001002F**

The City of Flowery Branch is initiating a rezoning from Agriculture (A) to Residential Low Density (R-1) for the above referenced tax parcels. Total parcel assemblage is +/- 21.44 acres excluding the +/- 0.854 acre portion of parcel 08118 001015 that is within unincorporated Hall County.



Location Map:

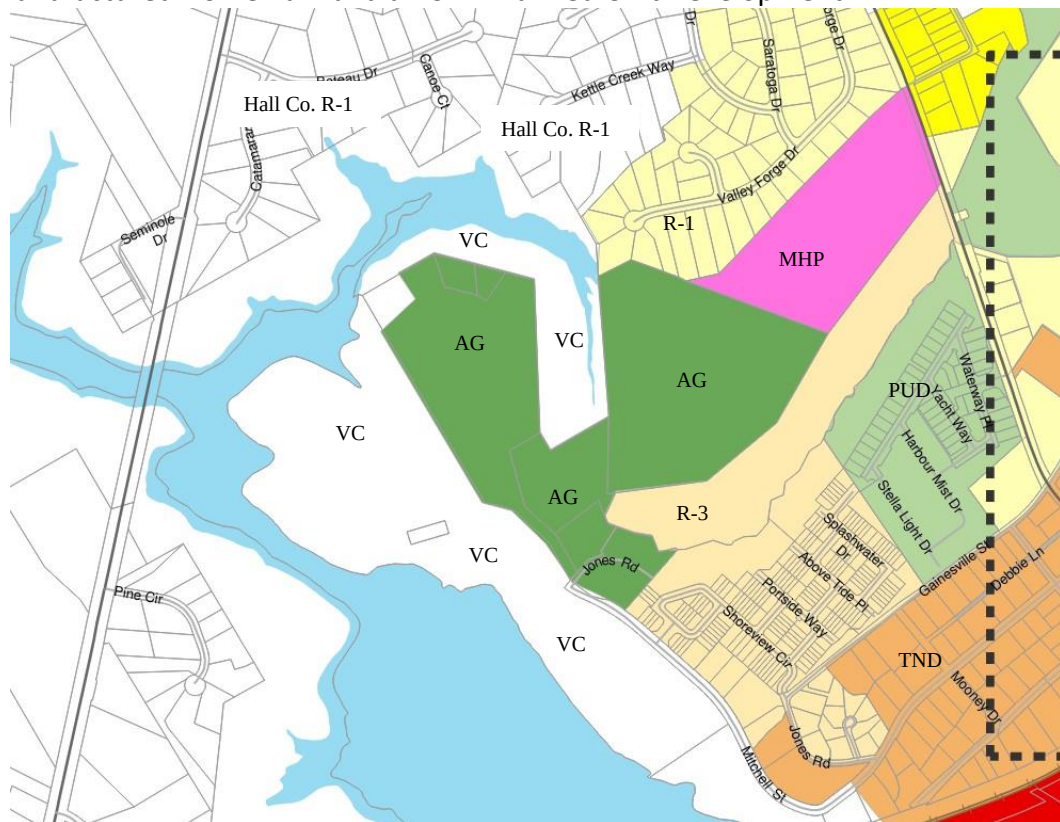
The subject parcels are located along Jones Road near Mitchell Street





Zoning Map:

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 includes 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.



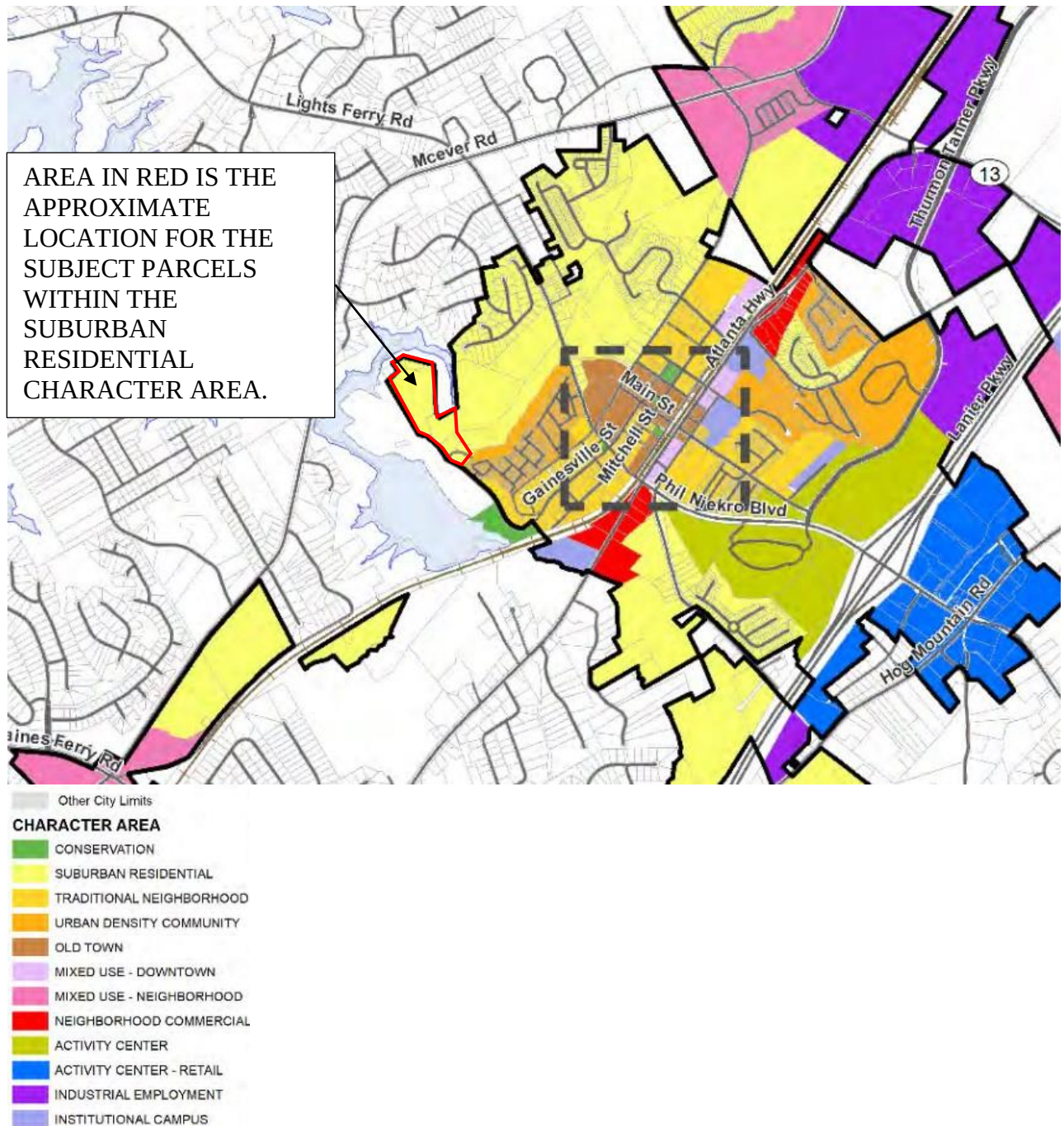
Legend

Zoning Districts

	Residential Low Density (R-1)		Highway Business (HB)
	Residential Moderate Density (R-2)		Institutional (INST)
	Residential Multi-family (R-3)		Manufacturing & Industrial, Light (M-1)
	Traditional Neighborhood Development (TND)		Manufacturing & Industrial, Heavy (M-2)
	Planned Unit Development (PUD)		Agriculture (A)
	Manufactured Home Park (MHP)		
	Central Business District (CBD)	Historic Districts	
	Neighborhood Shopping (NS)		Local Historic District



Future Development Map





Suburban Residential

Suburban Residential areas are located throughout the city and include locations where low- to moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses.

Vision

Protect established single-family neighborhoods and create quality new residential construction at suburban densities.

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
- In Planned Unit Developments (PUDs), deviations in lot size, building setbacks and street width may be appropriate to maximize open space and improve neighborhood design

Land Uses

- Single-family detached dwellings
- Recreational uses integrated into a neighborhood

Zoning

- R-1 Detached Single-Family, Low-Density District
- R-2 Detached Single-Family, Moderate-Density District
- PUD - Planned Unit Development District

Implementation Strategies

- Amend City's Architectural Design Standards to address residential buildings
- Update PUD requirements to enhance open space and site design requirements
- Expand code enforcement ability by increasing full-time personnel

Illustrative Photos





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.



Flowery Branch Code Section 34.7 – Analysis Requirements

- a) **Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Rezoning to R-1 Detached Single Family Low Density Residential will permit a use that is suitable in view of the use and development of adjacent and nearby property.

- b) **Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.**

Rezoning to R-1 Detached Single Family Low Density Residential will not adversely affect the existing use or usability of adjacent or nearby property.

- c) **Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.**

It's reasonable to believe that the current zoning of A- Agriculture does not have a reasonable economic use due to the trend of residential area development in Flowery Branch.

- d) **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Rezoning to R-1 Detached Single Family Low Density Residential should have no measurable impact on existing streets, transportation facilities, utilities, or schools.

- e) **Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map.**

Rezoning to R-1 Detached Single Family Low Density Residential is in conformity with the Flowery Branch Comprehensive Plan.

- f) **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.**



There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.

g) Existing use(s) and zoning of the subject property and nearby properties.

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 includes 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.

h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification.

It's reasonable to believe that the property value would increase by re-zoning from Agriculture to R-1 Detached Single Family Low Density Residential

i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The proposed zoning map amendment approval will not be a deterrent to the value of adjacent property in accordance with existing regulations.

j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

There are nearby R-1 Detached Single Family Low Density Residential in the area.



k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district.

Rezoning to R-1 Detached Single Family Low Density Residential is in harmony with the future land development of the Comprehensive Plan and will be a positive change aligning with the vision of the City.

l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The City of Flowery Branch will do an extensive review of stormwater management and erosion control, including but not limited to; drainage, soil erosion and sedimentation, flooding, air quality and water quality on any proposed development to minimize impact on the environment. The R-1 category of zoning is the lowest density use mentioned in the Comprehensive Plan which requires the largest lots. In R-1 mass grading can be avoided, disturbing areas only for infrastructure, streets and the homes. Limited grading and more undisturbed areas in the development helps with environmental impacts specifically in this case due to the proximity to Lake Lanier.

m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance.

Rezoning to R-1 Detached Single Family Low Density Residential is in harmony with the future land development of the Comprehensive Plan

Recommendation:

Staff recommends the **APPROVAL** of the proposed rezoning from A- Agriculture to Rezoning to R-1 Detached Single Family Low Density Residential for the following parcels:

- 6300 Jones Road (excluding the portion remaining in unincorporated Hall County); tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road tax parcel identification number **08118 001002E**,
- 6258 Jones Road tax parcel identification number **08118 001012**,
- 6246 Jones Road tax parcel identification number **08118 001020**,
- 6249 Jones Road tax parcel identification number **08118 001002F**

ORDINANCE 722

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWRY BRANCH, GEORGIA, BY REZONING REAL PROPERTY TOTALING 21.44+/-ACRES OF LAND, OWNED BY MARY S JONES, ELIZABETH ANN JONES, ANN JONES, DALE A JONES, AND DALE A JONES PROPERTIES #1 LLC, IDENTIFIED AS 6300, 6294, 6290, 6258, 6270, 6246 AND 6249 JONES ROAD, TAX PARCELS 08118 001015, 08118 001009, 08118 001002D, 08118 001002E, 08118 001012, 08118 001020, 08118 001002F AND AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B”; TO BE REZONED FROM FLOWERY BRANCH AGRICULTURAL DISTRICT (A) TO FLOWERY BRANCH RESIDENTIAL LOW DENSITY DISTRICT (R-1), AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B”, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the City of Flowery Branch, Georgia desires to rezone the property identified as 6300, 6294, 6290, 6258, 6270, 6246 and 6249 Jones Road, Tax Parcels 08118 001015, 08118 001009, 08118 001002D, 08118 001002E, 08118 001012, 08118 001020, 08118 001002F from Agriculture (A) to Residential Low Density (R-1); and

WHEREAS, a complete description of the property subject being rezoned is included herein; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia held a public hearing on November 21, 2024, to consider the rezoning, which was duly noticed as prescribed by law and published in the Gainesville Times, as shall be set forth in the minutes of said meeting; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia has considered the appropriate zoning classification of the subject property in light of the comprehensive plan.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning from Flowery Branch Agricultural District (A) to Flowery Branch Residential Low Density District (R-1) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. Use as R-1 is appropriate given residential development trends and it is reasonable to believe the property will have reasonable economic value so zoned.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No precise determination has been made by staff with regard to the value differential between development under the current zoning as opposed to R-1, although it is reasonable to believe value would increase as a result of the rezoning.
8. A proposed development will not be a deterrent to the value

or improvement of development of adjacent property in accordance with existing regulations.

9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. REZONING.

The subject parcels, as shown on Exhibit “A” and as legally described in Exhibit “B”, are hereby rezoned from Flowery Branch Agricultural District (A) to Flowery Branch Residential Low Density District (R-1).

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect immediately upon approval.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this 21st day of November 2024.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney

Exhibit "A"

The subject parcels are located along Jones Road near Mitchell Street.

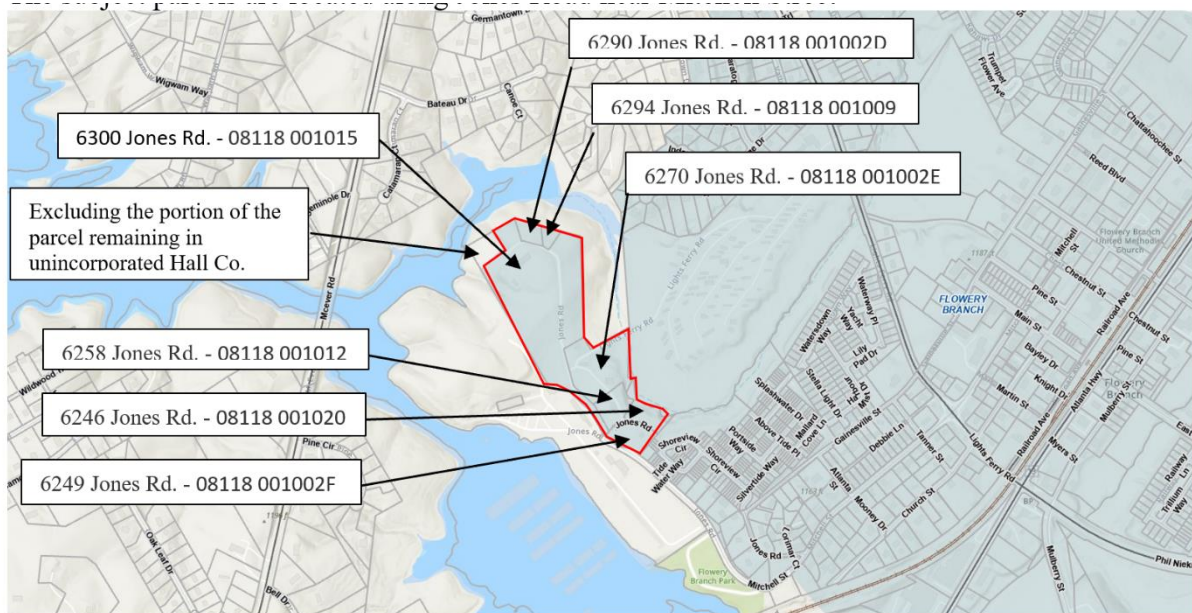


Exhibit "B"

LEGAL DESCRIPTION

OVERALL ACREAGE OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 118, 8th District, City of Flowery Branch, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way), North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found, said 1-2" Rebar Found being the TRUE POINT OF BEGINNING;

THENCE from said ½" Rebar Found and continuing along said Right-of-Way for the next nine (9) calls, North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6;

THENCE from said Army Corp of Engineers Brass Monument #118-G6, North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G6-1, North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point;

THENCE from said Point, North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point;

THENCE from said Point, North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484);

THENCE from said P.K. Nail with a Washer (LSF #000484), North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G, North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) N 74°57'41" W for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484);

THENCE from said Nail with a Washer in a 6-inch Fence Post Top (LSF #000484), North 30 degrees 30 minutes 42 seconds West for a distance of 1162.45 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118D and leaving said Right-of-Way, North 60 degrees 01 minutes 30 seconds East for a distance of 400.02 feet to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118C;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118C, South 75 degrees 20 minutes 39 seconds East for a distance of 497.77 feet to a ½" Open Top Pipe at an Army Corp of Engineers Guard Post;

THENCE from said ½" Open Top Pipe at an Army Corp of Engineers Guard Post, South 02 degrees 02 minutes 54 seconds East for a distance of 737.55 feet to an Angle Iron Found at an Army Corp. of Engineers Guard Post;

THENCE from said Angle Iron Found at an Army Corp. of Engineers Guard Post, South 30 degrees 16 minutes 56 seconds East for a distance of 100.39 feet to a 2" Open Top Pipe at an Army Corp. of Engineers Guard Post;

THENCE from said 2" Open Top Pipe at an Army Corp. of Engineers Guard Post, North 59 degrees 59 minutes 48 seconds East for a distance of 325.17 feet to a 2" Open Top Pipe;

THENCE from said 2" Open Top Pipe, South 01 degrees 25 minutes 48 seconds West for a distance of 369.24 feet to a 2½" Open Top Pipe;

THENCE from said 2½" Open Top Pipe, North 83 degrees 24 minutes 48 seconds East for a distance of 44.06 feet to a Point;

THENCE from said Point, South 04 degrees 04 minutes 53 seconds East for a distance of 85.24 feet to a Point;

THENCE from said Point, South 03 degrees 45 minutes 46 seconds East for a distance of 39.40 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 3.10 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 50 seconds East for a distance of 23.47 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 22.64 feet to a Point;

THENCE from said Point, South 43 degrees 41 minutes 34 seconds East for a distance of 12.90 feet to a Point;

THENCE from said Point, South 85 degrees 37 minutes 02 seconds East for a distance of 23.81 feet to a Point;

THENCE from said Point, South 86 degrees 23 minutes 51 seconds East for a distance of 21.71 feet to a Point;

THENCE from said Point, South 57 degrees 01 minutes 14 seconds East for a distance of 62.86 feet to a Point;

THENCE from said Point, North 86 degrees 19 minutes 09 seconds East for a distance of 44.74 feet to a Point;

THENCE from said Point, South 37 degrees 41 minutes 36 seconds East for a distance of 25.50 feet to a Point;

THENCE from said Point, South 27 degrees 24 minutes 47 seconds East for a distance of 13.82 feet to a Point;

THENCE from said Point, South 00 degrees 48 minutes 41 seconds West for a distance of 29.45 feet to a Point;

THENCE from said Point, South 36 degrees 18 minutes 54 seconds East for a distance of 9.11 feet to a Point;

THENCE from said Point, South 71 degrees 44 minutes 23 seconds East for a distance of 18.05 feet to a Point;

THENCE from said Point, North 75 degrees 58 minutes 26 seconds East for a distance of 34.19 feet to a Point;

THENCE from said Point, North 67 degrees 58 minutes 02 seconds East for a distance of 18.77 feet to a Point;

THENCE from said Point, North 82 degrees 01 minutes 08 seconds East for a distance of 33.29 feet to a Point;

THENCE from said Point, South 41 degrees 05 minutes 43 seconds West for a distance of 188.57 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) ½" Rebar Found, South 41 degrees 11 minutes 29 seconds West for a distance of 199.95 to a ½" Rebar Found along the North Easterly Right-of-Way of Mitch Street (apparent 40' right-of-Way), said ½" Rebar Found being the TRUE POINT OF BEGINNING.

Said property contains 22.300 acres.

Including Easements within.

**Excluding the following portion of 6300 Jones Road, Tax Parcel 08118
001015:**

All that tract or parcel of land lying and being in Land Lot 118, 8th District, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way) for the next nine (9) calls and distances, North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found; THENCE North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6; THENCE North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1; THENCE North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point; THENCE North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point; THENCE North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484); THENCE North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G; THENCE North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484); THENCE North 74 degrees 57 minutes 41 seconds West for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484); THENCE leaving said Right-of-Way, North 30 degrees 30 minutes 42 seconds West for a distance of 962.99 feet to a Point, said Point being the TRUE POINT OF BEGINNING;

THENCE from said point thus established, North 30 degrees 30 minutes 42 seconds West for a distance of 199.46 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D; THENCE North 60 degrees 01 minutes 30 seconds East for a distance of 200.39 feet to a Point; THENCE South 39 degrees 59 minutes 58 seconds East for a distance of 149.69 feet to a 1" Open Top Pipe; THENCE South 46 degrees 58 minutes 31 seconds West for a distance of 230.53 feet to a Point, said Point being the TRUE POINT OF BEGINNING.

Said property contains 0.854 acres.

Including Easements within.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

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

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

Mayor and City Council approved a motion for the creation of a Downtown Overlay District

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of Ordinance 723

SAMPLE MOTION:

I make a motion for the approval of Ordinance 723

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Flowery Branch Downtown Overlay District Staff Report.pdf](#)
- [Flowery Branch Overlay Ordinance 723 11 21 24.pdf](#)
- [Flowery Branch Downtown District Overlay Zoning map24x36.pdf](#)



Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Community Development Director

Date: October 11th, 2024

Subject: City of Flowery Branch Downtown Overlay District (FBDOD)

Purpose:

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 FBDOD will also advance the Comprehensive Plan's 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 FBDOD from time to time to further implement other strategies as growth of the city continues. For the purposes of the current exercise, the parts that will make up the Downtown Development District include:

- Define the FBDOD via reference of an overlay map.
- The Comprehensive Plan Old Town Character area's Design Principles, Land Uses and Zoning.
- The Central Business District (CBD) Zoning District.
- Historic Preservation District.
- The entirety of Chapter 8- Alcoholic Beverages with consideration of Code Section 8-114 (b) 2 Downtown Dining District revising / expanding the map provided in Ordinance No. 546. The intent is not to apply Code Section 8-114(b)2 into the entirety of the overlay but rather a smaller area within the overlay.
- Special provisions and procedures for specific uses in parcels located in the FBDOD that are zoned Highway Business – HB.
- A review of the prohibited signs often used in the core retail downtown.

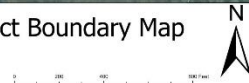


Flowery Branch Downtown Overlay District Map:

The FBDOD map is intended to graphically indicate the boundary limits of the overlay. The overlay should include by reference the parcels shown but also include on-street parking and parking lots owned by the City of Flowery Branch.



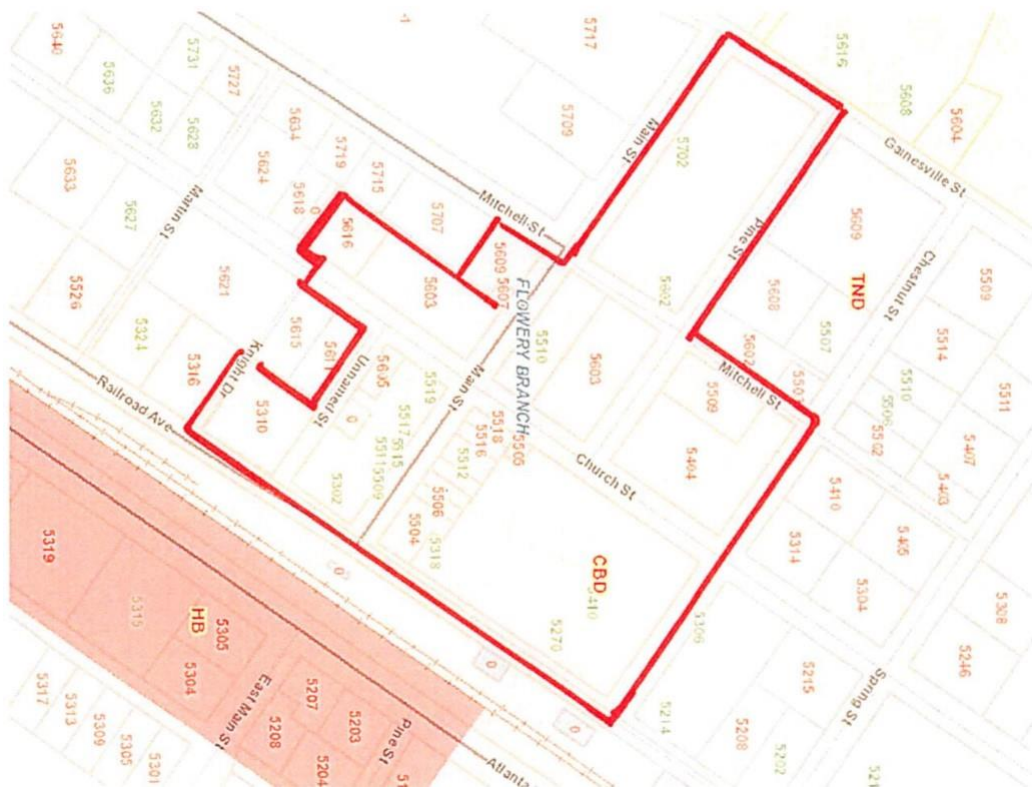
Flowery Branch Downtown Overlay District Boundary Map





Outdoor Dining / Open Carry Map:

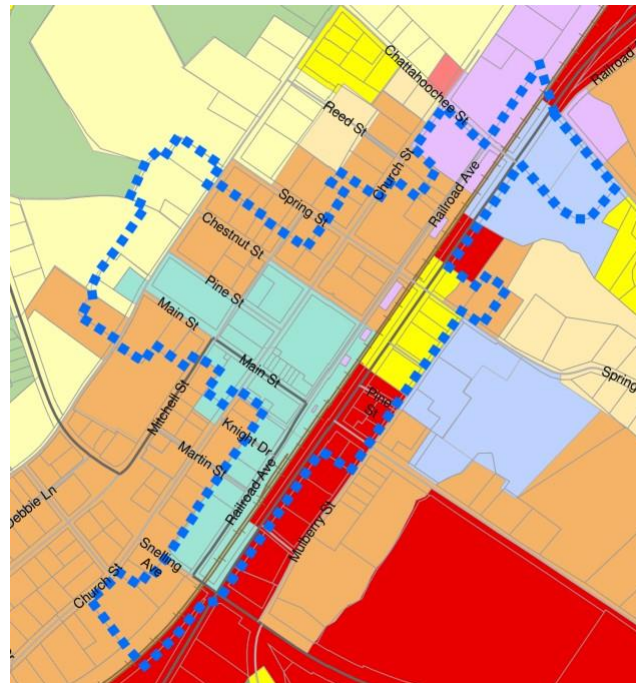
The intent of the FBDOD is to incorporate the current limits or expansion of the limits and code provisions of the current map by reference:





Flowery Branch Historic Preservation Map

The intent of the FBDOD is to incorporate the current limits and code provisions of the Flowery Branch Historic Preservation District by reference:





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.

Flowery Branch Code Analysis

The city is exploring the possibility of permitting Micro-brewery and Micro-distillery operations within HB zoned parcels located within the FBDOD. This would be subject to the filing and approval of a Conditional Use Permit by the Mayor and City Council.

Section 9.4 – HB, Highway Business District

Purpose and Description. This zoning district is intended to implement the "activity center" and "activity center-retail" character areas established in the comprehensive plan. This zoning district will be an accessible center of businesses, services, and complementary uses with attractive building and site features and contributing extensively to the economic base of the city. The widest possible range of commercial uses is contemplated in this zoning district, except for industry, mixed use developments, and single-family residences including manufactured homes.

Currently the code prohibits Micro-brewery and Micro-distillery in the HB zoning district:

Table 9.1
 Permitted and Conditional Uses in Nonresidential Zoning Districts
 (P = Permitted Use C = Conditional Use X = Prohibited)

Use	O-P	INST	NS	HB
Micro-brewery	X	X	X	X
Micro-distillery	X	X	X	X

Table 9.1 could be revised to allow Micro-brewery and Micro-distillery in HB if it's within the boundary of the FBDOD and secures approval of a Conditional Use Permit approved by the Mayor and City Council.



Table 9.1
Permitted and Conditional Uses in Nonresidential Zoning Districts
(P = Permitted Use C = Conditional Use X = Prohibited)

Use	O-P	INST	NS	HB
Micro-brewery	X	X	X	X *
Micro-distillery	X	X	X	X *

* Micro-brewery and Micro-distillery uses shall be allowed in the Highway Business District if the parcel is within the boundaries of the Flowery Branch Downtown Overlay District. The use is also subject to filing a Conditional Use Permit to be approved by the Mayor and City Council.



Article 24. – Signs – Section 24.8 Prohibited Signs

For the businesses in the CBD zoning district and mostly businesses along Main Street temporary or “A” frame signs are common. These signs add to the character of the area and provide information about merchandise, menus, or other forms of communication directed towards the pedestrians in the area. Per code the portable sidewalk signs are prohibited. The City may want to consider allowing these types of signs as a special provision in the Central Business District or in a designated area. The code revision could be similar to the following:

Portable sign:

Any sign, whether on its own trailer, wheels, or otherwise, which is designed to be transported from one place to another. It is characteristic of a portable sign that the space provided for advertising messages may be changed at will by the replacement of lettering or symbols (i.e., a changeable copy sign). Even if the wheels or supports of such sign are removed and the sign converted and attached, temporarily or permanently, to the ground or other structure, said sign shall remain a portable sign. In addition, the following shall be deemed a portable sign:

1. An umbrella used for advertising.
2. A sign mounted or painted on a junk vehicle as defined by the Zoning Ordinance of Flowery Branch
3. A sidewalk sign: A movable sign not secured or attached to the ground or surface upon which it is located.

Sec. 24.8. - Prohibited Signs.

The following signs and devices shall be prohibited:

- (a) Animated signs, but not including multiple-message signs and multiple-message signs, electronic, as defined.
- (b) Derelict signs.
- (c) Inflatable signs, except as may be permitted in association with a temporary event approved by the Zoning Administrator.
- (d) Pennants, streamers, and wind-blown or air-blown devices.
- (e) Portable signs.*

*Sidewalk signs shall be allowed within the Flowery Branch Overlay District where the property is zoned CDB. The signs shall be no larger than 36”x42” and shall be placed in an area that does not obstruct pedestrian or handicap accessibility. The signs shall remain along the sidewalk and are prohibited to be on parking spaces or in the street. Each portable sign in the designated location shall apply for a sign permit with Community Development.

ORDINANCE NO. 723

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FLOWERY BRANCH, GEORGIA TO CREATE A DOWNTOWN OVERLAY DISTRICT, TO PROVIDE FOR SPECIFIC USES IN SAID DISTRICT, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the City Council wishes to create an overlay district to protect the character of the City's core downtown; and

WHEREAS, the City Council desires to provide additional uses unique to the downtown; and

WHEREAS, the City Council is undertaking to advance the vision for the downtown area as envisioned by the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing at the meeting of November 21, 2024 duly noticed as prescribed by law and published in the Gainesville Times, regarding this ordinance, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. CREATION OF THE DOWNTOWN OVERLAY DISTRICT

In accordance with Article 3 Section 3.6 of the Zoning Ordinance, a new Section 9.10 of Article 9 is hereby created and shall read as follows:

“Sec. 9.10. – DOD, Downtown Overlay District.

(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.

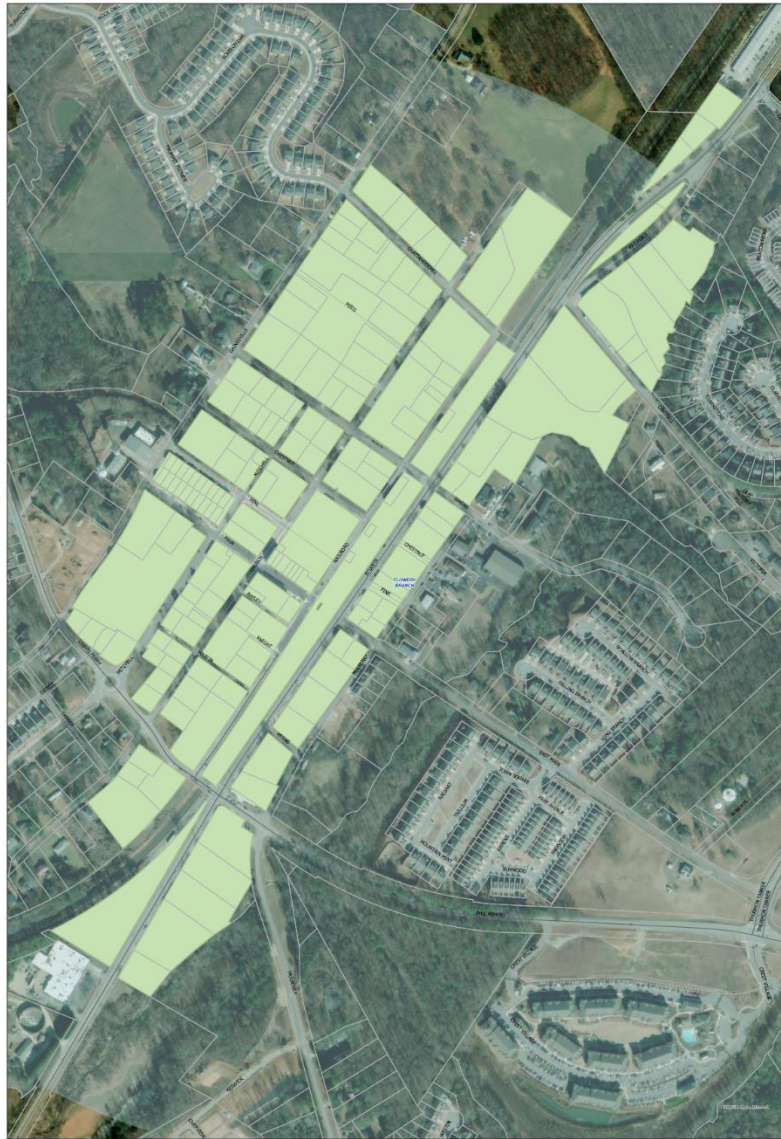
(b) *Permitted and Conditional Uses of Underlying Zoning to Remain.* The underlying zoning of all property located within the downtown overlay district and any permitted, conditional, or prohibited uses shall remain unchanged except as provided in subsection (c). Any applicable dimensional, design, or 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:



Flowery Branch Overlay Map

SECTION 2. SPECIFIC USES IN THE DOWNTOWN OVERLAY DISTRICT.

Properties located within the boundaries of the downtown overlay district with the underlying zoning of HB are hereby permitted to operate micro-breweries and micro-distilleries subject to the granting of a conditional use permit under the terms and conditions of Article 34 and compliance with any and all applicable state and local alcoholic beverage licensing requirements. The following changes to Table 9.1 are hereby made to reflect this potential additional use:

Use	O-P	INST	NS	HB	CBD	M-1	M-2
Micro-brewery	X	X	X	X ₁	C	X	X
Micro-distillery	X	X	X	X ₁	C	X	X

Public Hearing Published November 6, 2024
Public Hearing November 21, 2024

First Reading November 7, 2024
Second Reading November 21, 2024

1 HB zoned properties located within the downtown overlay district may operate micro-breweries or micro-distilleries subject to the granting of a Conditional Use Permit.

SECTION 3. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE.

The effective date of this Ordinance shall be November 21, 2024.

SECTION 5. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

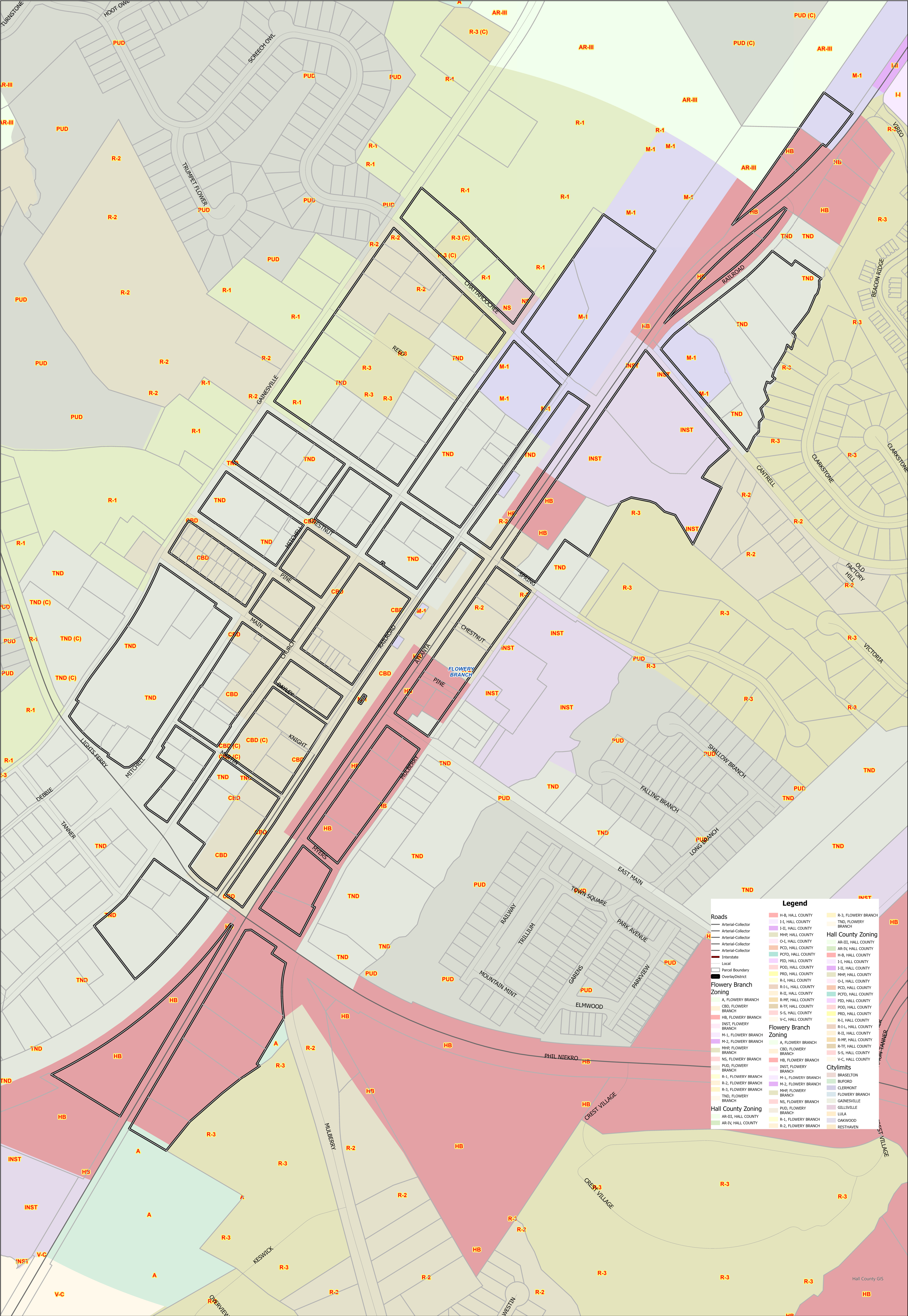
Approved this ____ day of _____ 2024.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney





FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Public Hearing and First Reading of Ordinance 724 to Consider a Variance Request at 4627 Atlanta Highway.

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

FACTS AND ISSUES:

The applicant is seeking to develop four office/warehouse buildings totaling 41,450 sq.ft., including associated parking and utilities, on a property limited in depth due to a state water creek adjacent to Atlanta Highway. To accommodate the necessary depth for warehousing and tractor trailer truck movement, the applicant is requesting encroachments into the City's 75-foot impervious setback and 50-foot undisturbed stream buffer.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of Ordinance 724

SAMPLE MOTION:

I make a motion to approve Ordinance 724 with staff recommended conditions.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Variance Report 4627 Atlanta Highway final.pdf](#)
- [Letter of Intent 10-10-24_Rev1.pdf](#)
- [Ordinance 724 TB 11 15 2024.pdf](#)
- [BSP002 10-10-24 Stream Buffer Variance Exhibit.pdf](#)



Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Community Development and Planning Director

Date: October 14th, 2024

Subject: Stream Buffer and Impervious Setback Encroachment Variance

Applicant: William Stark
5316 Railroad Avenue
Flowery Branch, GA 30542
770-231-3829

Existing Zoning: M – 1 – Manufacturing & Industrial Light

Location:

- 4627 Atlanta Highway; tax parcel identification number **08092 000008**,

Variance Request:

The applicant is seeking to develop four office/warehouse buildings totaling 41,450 sq.ft., including associated parking and utilities, on a property limited in depth due to a state water creek adjacent to Atlanta Highway. To accommodate the necessary depth for warehousing and tractor trailer truck movement, the applicant is requesting encroachments into the City's 75-foot impervious setback and 50-foot undisturbed stream buffer, which are necessary to meet industry standards for the proposed buildings.



Code Section:

Article 26. – Stream Buffer Protection:

Section 26.7. – Buffer and Setback Requirements.

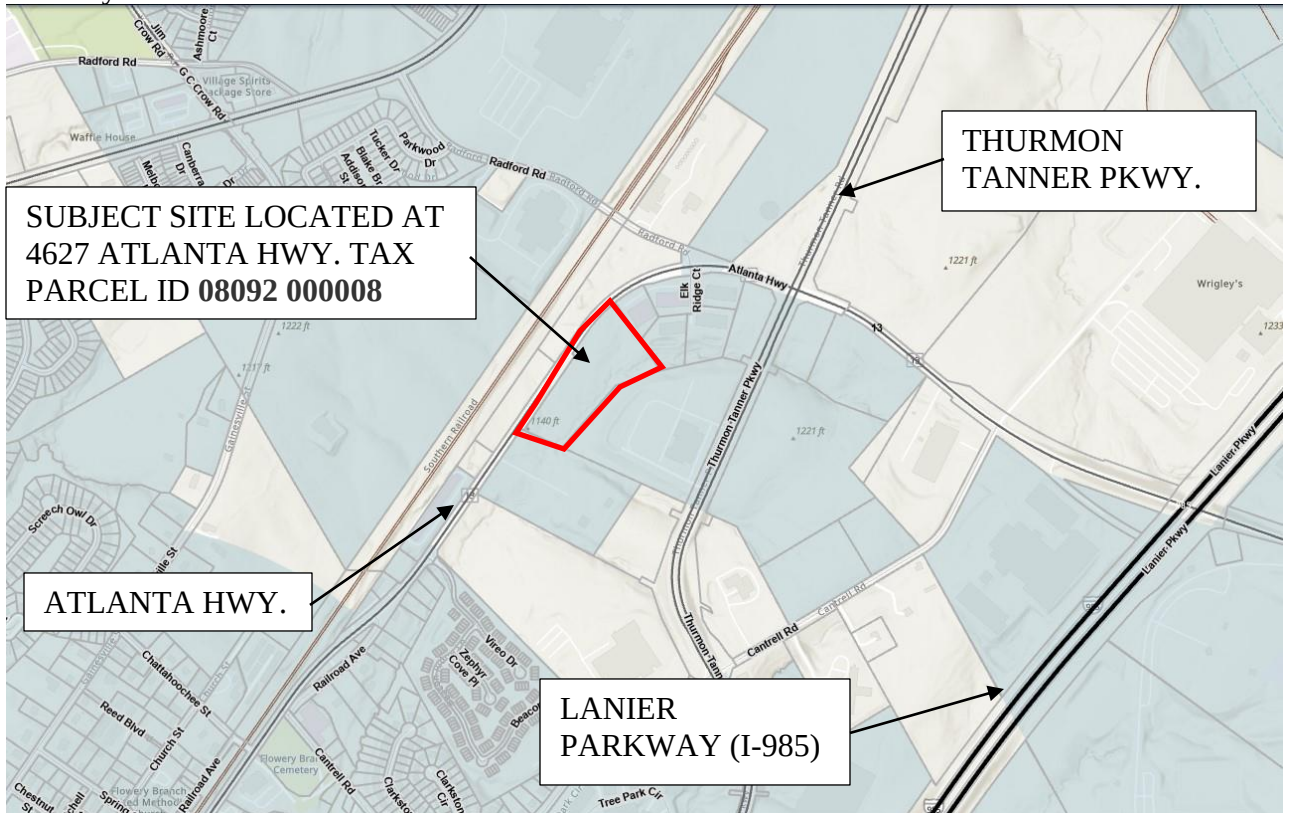
All land development activity subject to this ordinance shall meet the following requirements. Any land development activity within a buffer established in this Article or any impervious cover within a setback established in this Article is prohibited unless exempted, grandfather, or a variance is granted pursuant to this zoning ordinance.

- a) Buffer. An undisturbed natural vegetative buffer shall be maintained for **50 feet**, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- b) Additional setback. An additional setback shall be maintained for **25 feet** (*measured 75 feet from stream bank*), measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.



Location Map:

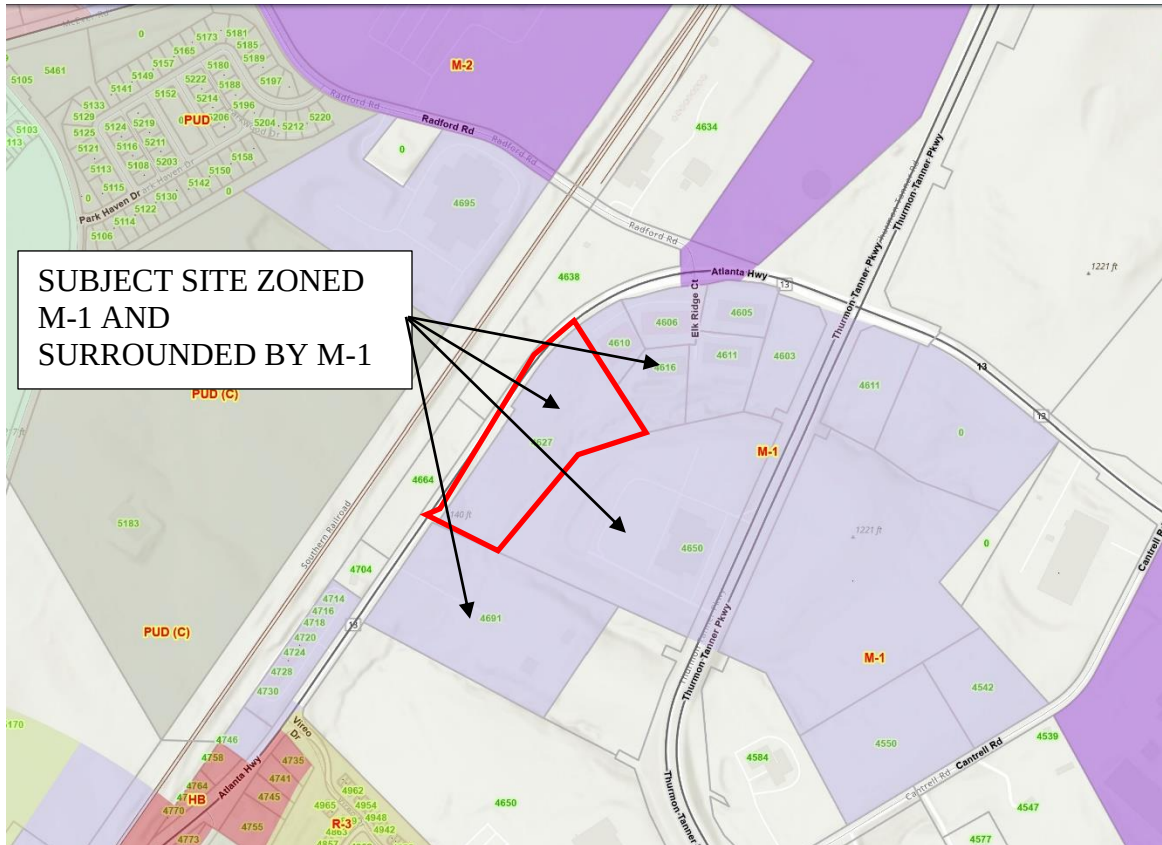
The subject site is located at 4627 Atlanta Highway near the intersection of Thurmon Tanner Parkway.





Zoning Map:

The subject property is zoned M-1 – Manufacturing & Industrial, Light. The surrounding properties are also zoned M-1.



Legend

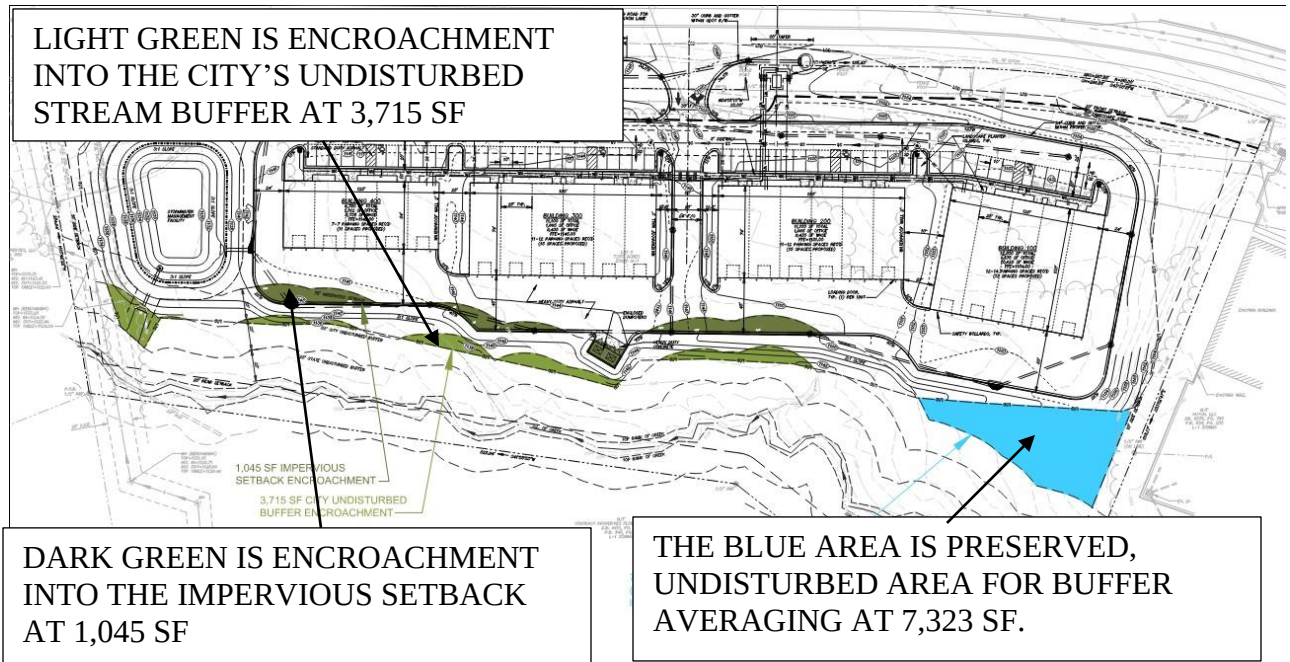
Zoning Districts

	Residential Low Density (R-1)		Highway Business (HB)
	Residential Moderate Density (R-2)		Institutional (INST)
	Residential Multi-family (R-3)		Manufacturing & Industrial, Light (M-1)
	Traditional Neighborhood Development (TND)		Manufacturing & Industrial, Heavy (M-2)
	Planned Unit Development (PUD)		Agriculture (A)
	Manufactured Home Park (MHP)	Historic Districts	
	Central Business District (CBD)		Local Historic District
	Neighborhood Shopping (NS)		



Site Plan:

The applicant's engineer provided a site plan that is color coded showing the areas of the stream buffer and impervious setback encroachment. A full-size site plan / encroachment plan will be available for better review.





Buffer Averaging

Buffer averaging is a critical concept in environmental management, particularly in the context of managing stormwater runoff. This approach acknowledges the importance of maintaining a balance between developed areas that may encroach upon natural buffers and the need to preserve adequate natural areas that can effectively treat stormwater.

In this particular case, the engineer has determined that an encroachment of 4,760 square feet (SF) into an impervious setback and undisturbed buffer can be mitigated through the preservation of 7,323 SF of natural area. This is a positive outcome because the area being preserved exceeds the amount of area being disturbed. By preserving a larger area, the project can enhance its overall ecological integrity and stormwater management capabilities.

The preserved area serves multiple purposes:

1. **Stormwater Treatment:** The additional preserved area provides a larger surface for infiltration, absorption, and filtration of stormwater, which will ultimately reduce runoff into the creek.
2. **Habitat Preservation:** By preserving more land than what is being disturbed, the project can maintain or even enhance local biodiversity and provide habitat for various species.
3. **Buffer Functionality:** The preserved buffer can help filter pollutants from stormwater before they reach the creek, acting as a natural barrier against contaminants.
4. **Erosion Control:** The natural vegetation in the preserved area can help stabilize soil and reduce erosion, further contributing to water quality.
5. **Aesthetic Value:** A larger preserved natural area can provide aesthetic benefits to the site as opposed to a clear-cut site with no preservation.

In summary, the approach taken by the engineer to preserve more area than is disturbed, demonstrates a commitment to effective stormwater management while also complying with environmental regulations and promoting ecological sustainability. This strategy not only mitigates the direct impacts of encroachment but also enhances the overall functioning of the watershed and surrounding ecosystem.



Flowery Branch Code Section 26.13 – Variances

Variances to the provisions of this Article may be filed and shall be processed in accordance with the requirements of Article 37 of this zoning ordinance. All variance applications must include information identified by the "Stream Buffer Variance" application form as provided by the Zoning Administrator. Variances will be considered only in the following cases:

- a) When a property's shape, topography or other physical conditions existing at the time of the adoption of this ordinance prevents land development unless a buffer variance is granted.
- b) Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Variances will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property. The following factors will be considered in determining whether to issue a stream buffer variance:

a) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The parcel shape and topography create challenges to development of an office / warehouse buildings. The property is wide parallel to Atlanta Highway but is limited in depth. The stream runs parallel to Atlanta Highway and limits the depth. The topography drops from the street to the back of the property.

b) The locations of all streams on the property, including along property boundaries.

The applicant's engineer provided a drawing clearly showing the stream on the property including along property boundaries.

c) The location and extent of the proposed buffer or setback intrusion.

The applicant's engineer provided a drawing clearly showing the stream buffers and encroachments into the impervious setback and stream buffer.



d) Whether alternative designs are possible which require less intrusion or no intrusion.

An alternative design would be a challenge due to the limited depth of the parcel due to the need to move tractor trailers to the back of the buildings where the delivery roll up doors are located.

e) The long-term and construction water-quality impacts of the proposed variance.

The land development civil engineering plans are required to provide stormwater detention and water-quality measure per the existing development regulations. The engineer also provided buffer averaging to help mitigate the encroachment with preserved, undisturbed portions on the property.

f) Whether issuance of the variance is at least as protective of natural resources and the environment.

Preservation of an undisturbed area outside of the impervious setback and stream buffers larger than the area of encroachment mitigates the stormwater runoff in the encroachment area and provides protection of natural resources and the environment.



Recommendation:

Staff recommends the **APPROVAL** of the proposed variance application for the encroachment into the required impervious setback and the City's undisturbed stream buffer per Code Section 26.7 with the following conditions:

1. The Land Disturbance Permit shall be substantially similar to the plan provided with the variance application including the limits of the encroachment into the impervious setback and the City's stream buffer.
2. The area of preservation shall be substantially similar to the area in size and location shown on the site plan provided with the Variance Application.
3. In the areas where disturbance occurs within the 50' undisturbed buffer, the applicant shall provide a replanting plan using a native mixture of species of trees and shrubs. The plan shall be sealed by a Georgia registered Landscape Architect. The final plan shall be approved by the Community Development Director.
4. Prior to the issuance of Certificate of Occupancy, the owner shall provide the City an as-built survey of the development including the encroachment areas and preservation area.
 - a. The area of encroachment into the impervious setback shall not exceed 1,045 SF.
 - b. The area of encroachment into the 50-foot Undisturbed Stream Buffer shall not exceed 3,715 SF.
 - c. The area of undisturbed preservation shall be no less than 7,323 SF.



October 10, 2024

City of Flowery Branch
Community Development Department
5512 Main Street
Flowery Branch, GA 30542

Re: Letter of Intent for Stream Buffer Variance Application
South Hall Business Park
DCD Project BSP002

The purpose of this letter is to request a variance for a stream buffer encroachment (Flowery Branch Zoning Ordinance Article 26, 26.7). The proposed development is located at 4627 Atlanta Hwy (Parcel #08092 000008) and will consist of 41,450 SF office/warehouse space, associated parking, onsite utilities and stormwater management. If approved, the variance will allow encroachments into the 75' impervious setback and the 50' city undisturbed buffer for the stream located onsite.

The total impervious setback encroachment is 1,045 SF, and the total city undisturbed buffer encroachment is 3,715 SF. These are shown in green on the attached exhibit. We are proposing a 7,323 SF mitigation area to balance the average buffer which is shown in blue on the attached exhibit. This area is located outside of the limits of disturbance (LOD) and the impervious setback that will remain undisturbed. All impervious surfaces onsite will be collected and piped to the proposed stormwater pond for water quality treatment and peak flow detention. This replicates the primary purpose of the local stream buffer and impervious setback while allowing minor encroachments due to the hardships imposed from the shape of the lot and topographical challenges.

Regards,

Jesse Partridge
Design Engineer
Dovetail Civil Design, Inc.

Public Hearing Published 10/9/2024
Public Hearing 11/21/2024

First Reading 11/21/2024
Propose Second Read 12/5/2024

ORDINANCE 724

4627 Atlanta Highway Variance Request

AN ORDINANCE GRANTING A VARIANCE FROM THE REQUIREMENTS SET FORTH IN THE CITY OF FLOWERY BRANCH ZONING ORDINANCE Article 26, Section 26.7, Stream Buffer Protection: Buffer and Setback Requirements, 4627 Atlanta Highway, TAX PARCEL IDENTIFICATION NO. 08092 000008, OWNED BY West Avenue Partners Group, LLC; AS SHOWN ON EXHIBIT "A", DESCRIBED ON EXHIBIT "B", AND SUBJECT TO THE CONDITIONS SET FORTH IN EXHIBIT "C"; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, William Stark, agent for owner has submitted a written and signed application to the City of Flowery Branch, Georgia requesting a specific variance for property located at 4627 Atlanta Highway; and

WHEREAS, a survey and complete description of the property subject to the requested variance is included in the application; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia held a public hearing on 11/21/2024, to consider the application, which was duly noticed as prescribed by law and published in the Gainesville Times, as shall be set forth in the minutes of said meeting; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia has considered the subject variance application of William Stark, agent for owner in conjunction with the standards set forth in Article 26, Section 26.7 Stream Buffer Protection: Buffer and Setback Requirements of the Zoning Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS:

The City Council finds that the proposed variance from the City of Flowery Branch Zoning Ordinance Article 26, Section 26.7 is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of Article 37, Section 37.5 of the City of Flowery Branch Zoning Ordinance as identified below.

Sec. 37.5. Criteria for Granting Variances.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance shall provide a written justification that one or more of the following condition(s) exist. The City Council shall not approve a variance application unless it shall have adopted findings that one or more of the following conditions exist:

- (a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district;

- (b) A literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located;
- (c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;
- (d) The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare;
- (e) The special circumstances are not the result of the actions of the applicant;
- (f) The variances requested are the minimum variances that will make possible the proposed use of the land, building, or structure in the use district proposed; and
- (g) The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.

SECTION 2. LEGAL DESCRIPTION, VARIANCES GRANTED AND CONDITIONS IMPOSED:

The properties as shown in attached Exhibit "A" and as legally described in Exhibit "B" shall be granted the following variance from the requirements set forth in the Flowery Branch Zoning Ordinance Article 26, Section 26.7 Stream Buffer Protection: Buffer and Setback Requirements:

All land development activity subject to this ordinance shall meet the following requirements. Any land development activity within a buffer established in this Article or any impervious cover within a setback established in this Article is prohibited unless exempted, grandfather, or a variance is granted pursuant to this zoning ordinance.

- (a) Buffer. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- (b) Additional setback. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

Conditions set forth in Exhibit "C" are imposed on said property. Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Public Hearing Published 10/9/2024
Public Hearing 11/21/2024

First Reading 11/21/2024
Propose Second Read 12/5/2024

SECTION 4. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 5. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 5th day of December 2024.

Edward R. Asbridge, Mayor

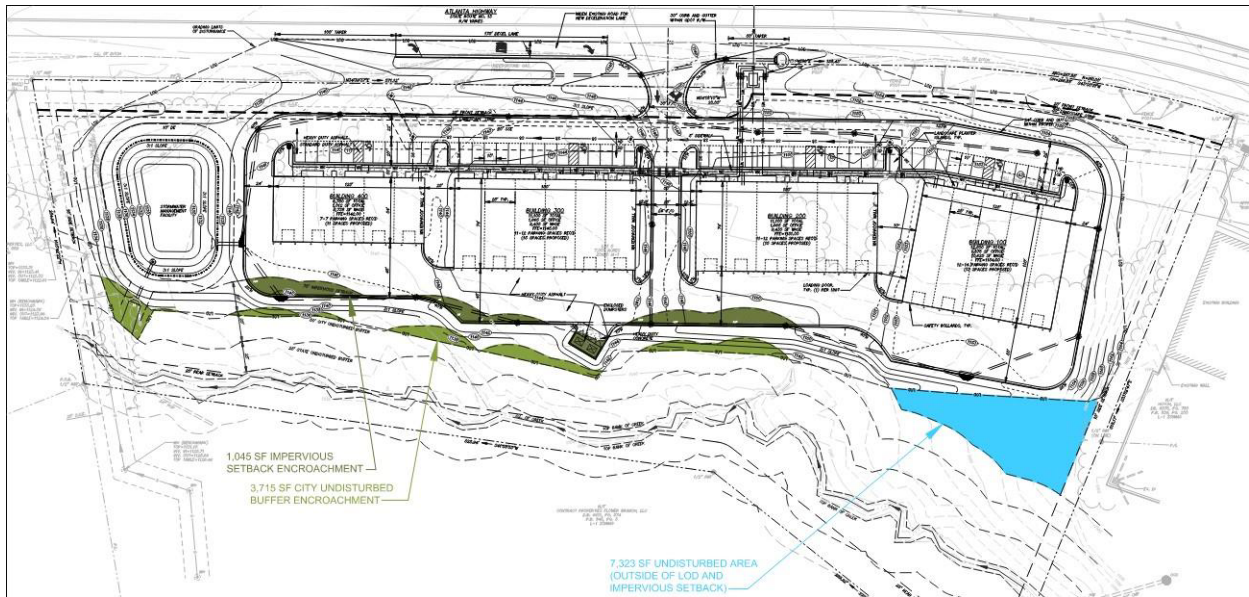
ATTEST:

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

Ted C. Baggett, City Attorney

Exhibit "A"



Public Hearing Published 10/9/2024
Public Hearing 11/21/2024

First Reading 11/21/2024
Propose Second Read 12/5/2024

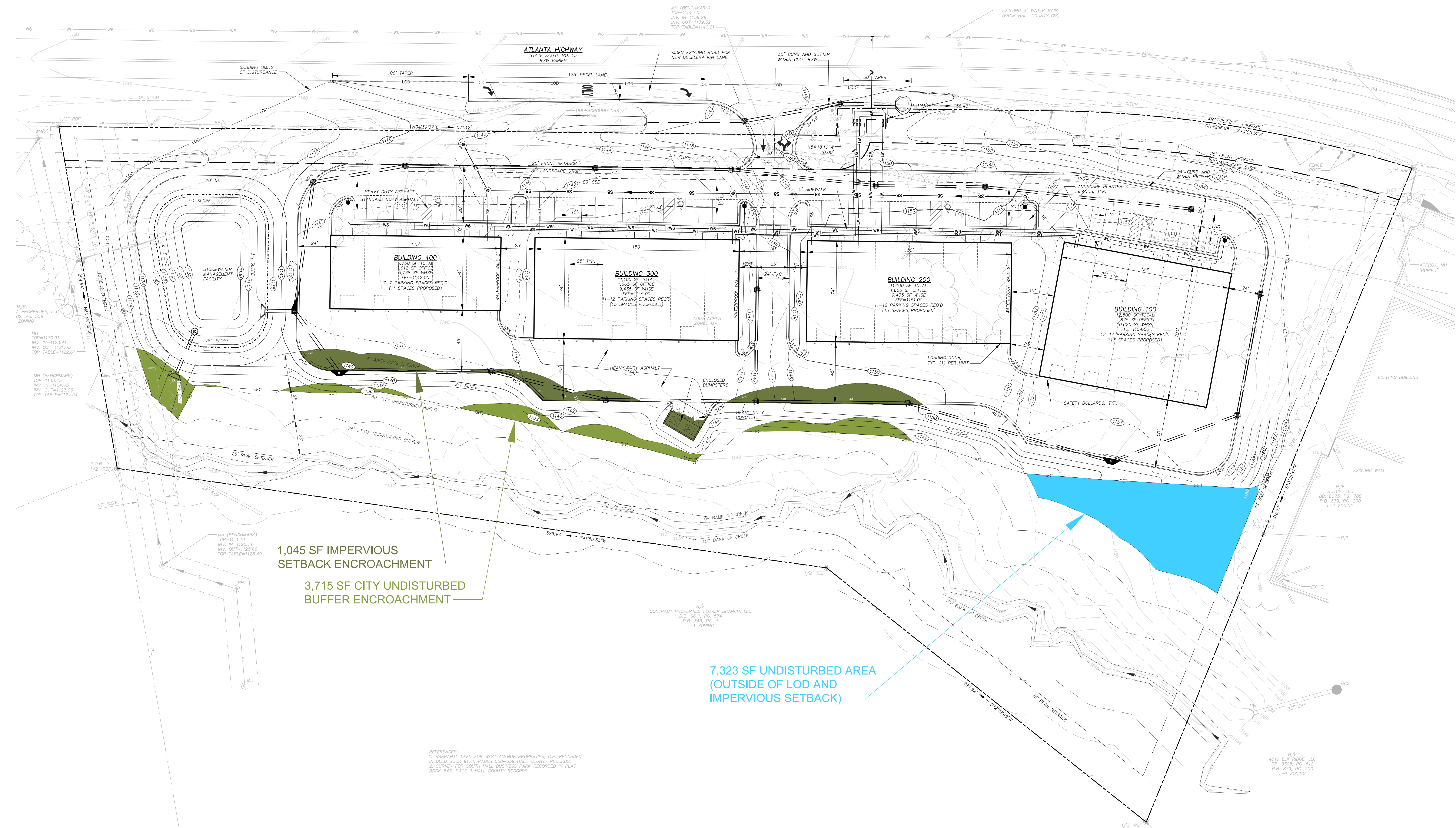
Exhibit "B"

Legal Description

All that tract or parcel of land lying and being in Land Lot 98, 8th Land District, Hall County, Georgia, being Lot 5 as shown on a survey for South Hall Business Park, dated September 20, 2001, last revised October 3, 2001, prepared by Rochester & Associates, Inc., Georgia Registered Land Surveyors and recorded in Plat Slide 805, page 105A of the Hall County, Georgia Plat Records, last revised at Plat Book 845, page 3 of the Hall County, Georgia Plat Records. Said plat and the record thereof are incorporated by reference for a more complete description of said property.

Exhibit "C"

1. The Land Disturbance Permit shall be substantially similar to the plan provided with the variance application including the limits of the encroachment into the impervious setback and the City's stream buffer.
2. The area of preservation shall be substantially similar to the area in size and location shown on the site plan provided with the Variance Application.
3. In the areas where disturbance occurs within the 50' undisturbed buffer, the applicant shall provide a replanting plan using a native mixture of species of trees and shrubs. The plan shall be sealed by a Georgia registered Landscape Architect. The final plan shall be approved by the Community Development Director.
4. Prior to the issuance of Certificate of Occupancy, the owner shall provide the City an as built survey of the development including the encroachment areas and preservation area.
 - a. The area of encroachment into the impervious setback shall not exceed 1,045 SF.
 - b. The area of encroachment into the 50-foot Undisturbed Stream Buffer shall not exceed 3,715 SF.
 - c. The area of undisturbed preservation shall be no less than 7,323 SF.





FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Public Hearing for the Consideration of an Appeal of Administrative Decision of an Architectural Design Review for 4542 Cantrell Road

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

FACTS AND ISSUES:

A staff report was prepared on or about August 23rd, 2024, and was provided to the applicant, resulting in a denial of the Architectural Design Review application. In response, the applicant has filed an Appeal of Administrative Decision on September 18, 2024, under Article 39, accompanied by a Letter of Intent.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Denial of the Appeal of Administrative Decision.

SAMPLE MOTION:

I make a motion to deny the Appeal of Administrative Decision

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary November 21 2024 _ 4542 Cantrel Road Architectural Design Review.pdf](#)
- [YES Events Property Design Review Report final.pdf](#)
- [22434929-Application.pdf](#)



Executive Summary

Architectural Design Review - 4542 Cantrell Road

The applicant submitted Architectural Design Review Plans for a proposed industrial development at 4542 Cantrell Road. The plans show the building will be constructed using corrugated metal with minimal fenestration. The building's elevation along Cantrell Road spans over 200 linear feet, with only three doors breaking up the façade. According to the Grading Plan, the building will be situated approximately 6 feet above street grade. Additionally, the applicant has proposed planting eleven red maple trees between the right-of-way and the building.

Under **Article 10 of the Flowery Branch Zoning Ordinance**, which sets standards for office, institutional, commercial, and industrial uses, **Section 10.7(f)(1)** requires that any façade exceeding 200 linear feet in length, when parallel to a street, must be designed to break up the building mass into distinct architectural elements. The ordinance provides various methods to achieve this, but the current proposal does not comply with this requirement.

Further, **Sections 10.7(h) and 10.7(i)** of the Zoning Code outline acceptable materials and architectural treatments for building facades. Specifically, **Section 10.7(i)** permits metal accents as part of the façade design, but not as the primary material for the entire façade. The applicant's proposed design does not align with these provisions.

A staff report was prepared on or about August 23rd, 2024, and was provided to the applicant, resulting in a denial of the Architectural Design Review application. In response, the applicant has filed an **Appeal of Administrative Decision** on September 18, 2024, under **Article 39**, accompanied by a Letter of Intent.



Memorandum

To: City of Flowery Branch, City Manager and City Council

From: Chris McCrary, Community Development and Planning Director

Date: August 27th, 2024

Owner / Developer: CJT Holdings, LLC
5475 Aloha Way
Flowery Branch, GA 30542

Subject: Design Review of the Proposed Industrial Building

Location: 4542 Cantrell Road, Flowery Branch, GA 30542

Existing Zoning: M-1 Light Industrial District

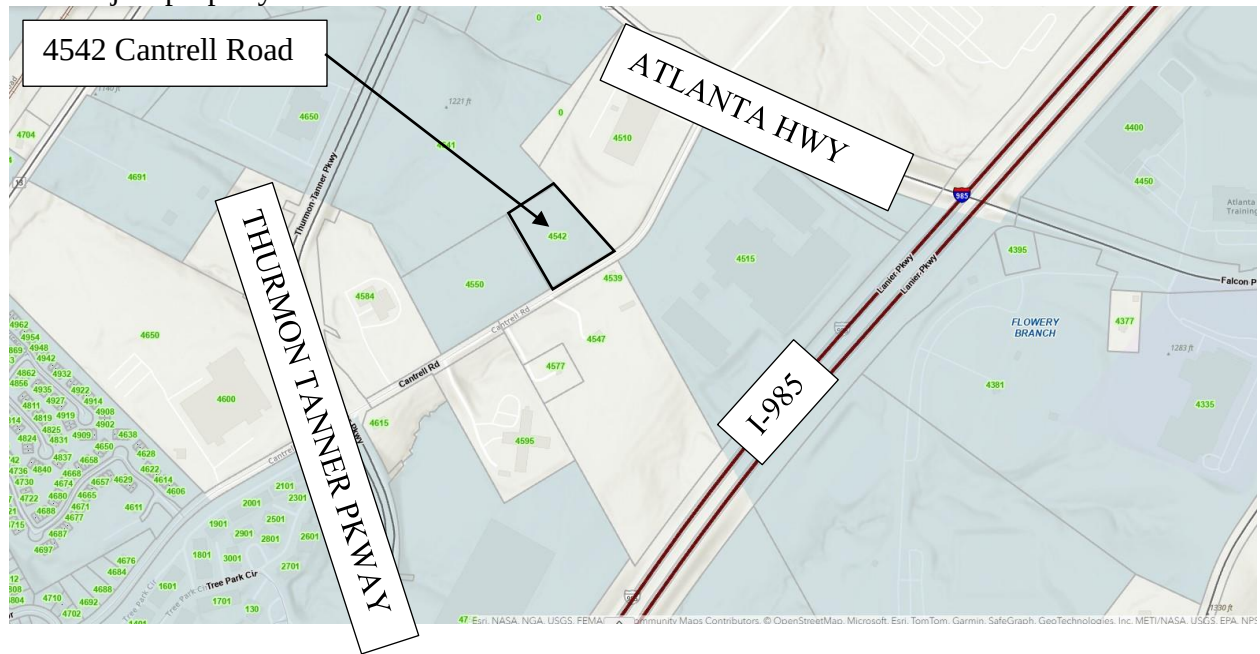
Proposed Design:

The applicant proposes the development of a metal exterior warehouse building on the site. The proposed material of the building is a dark-colored corrugated metal building.

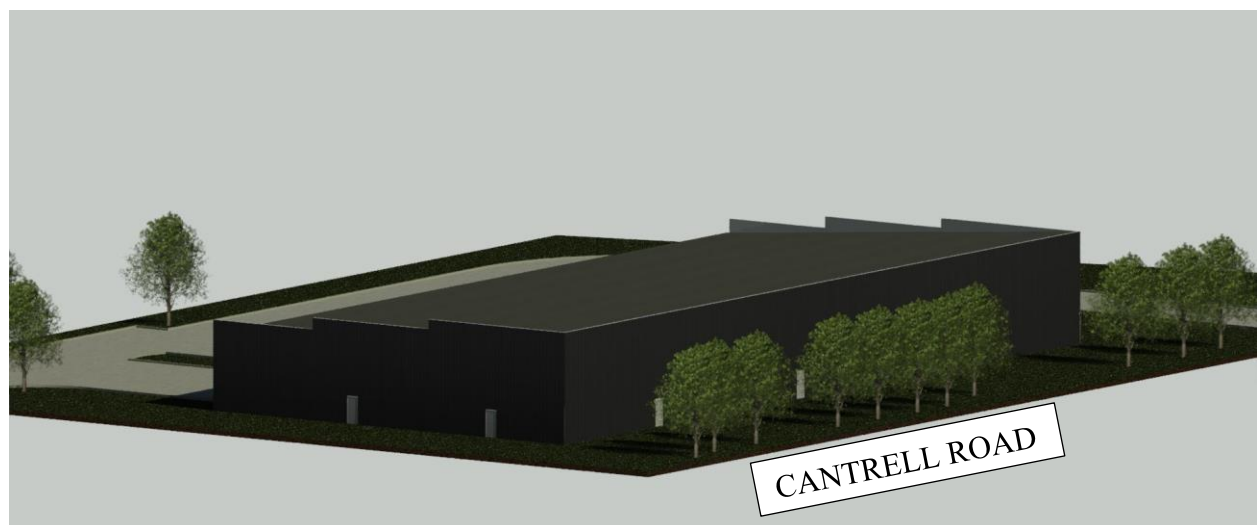


Location:

The subject property is located at Cantrell Road

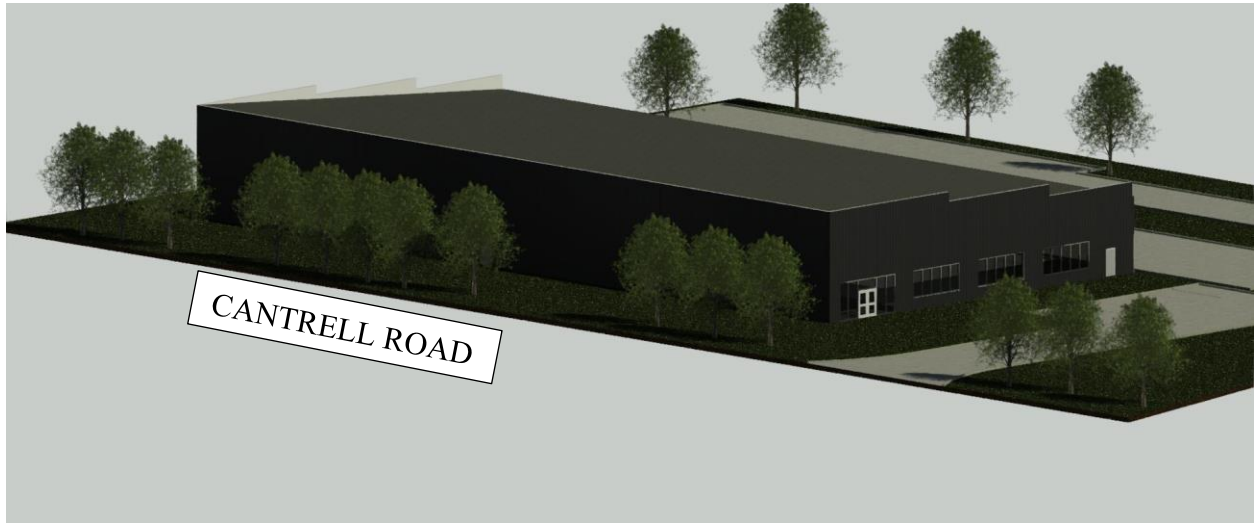


Front Left Elevation





Front right elevation



Rear left elevation



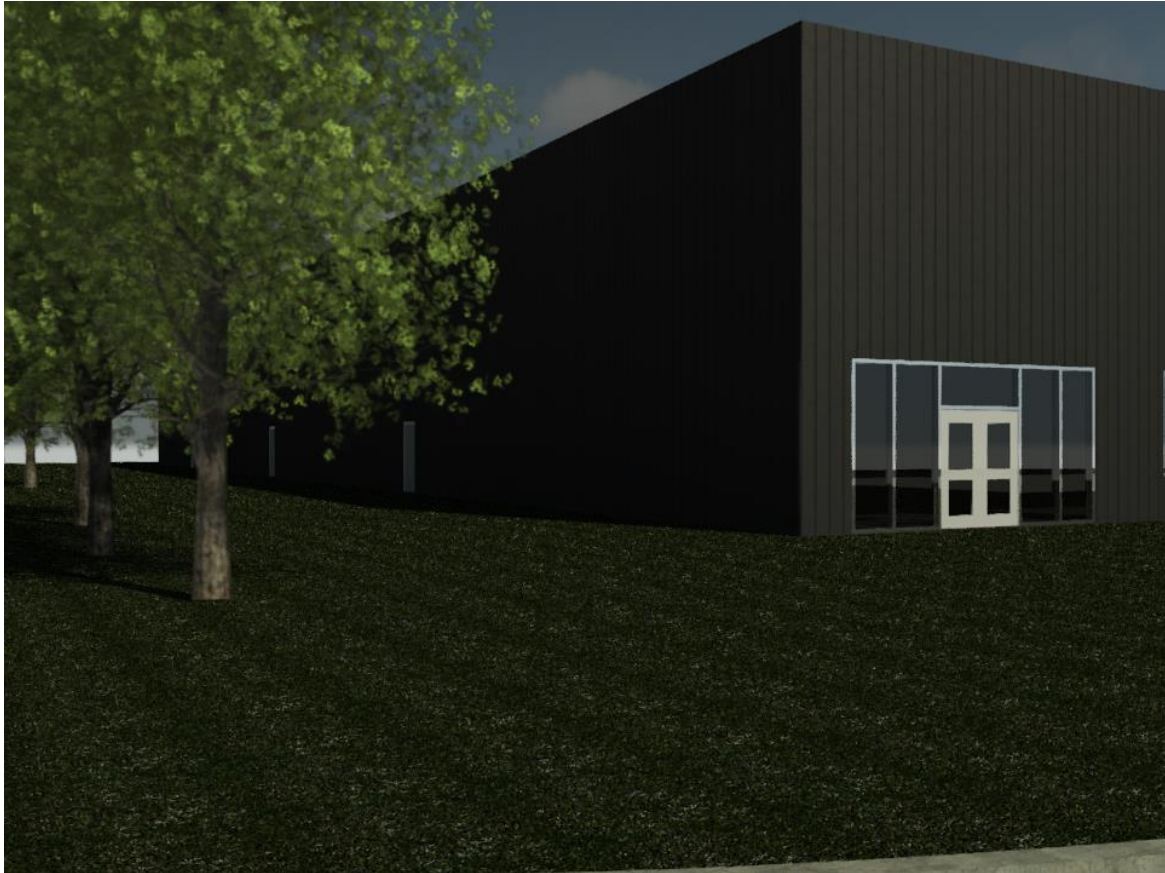


Rear right elevation.



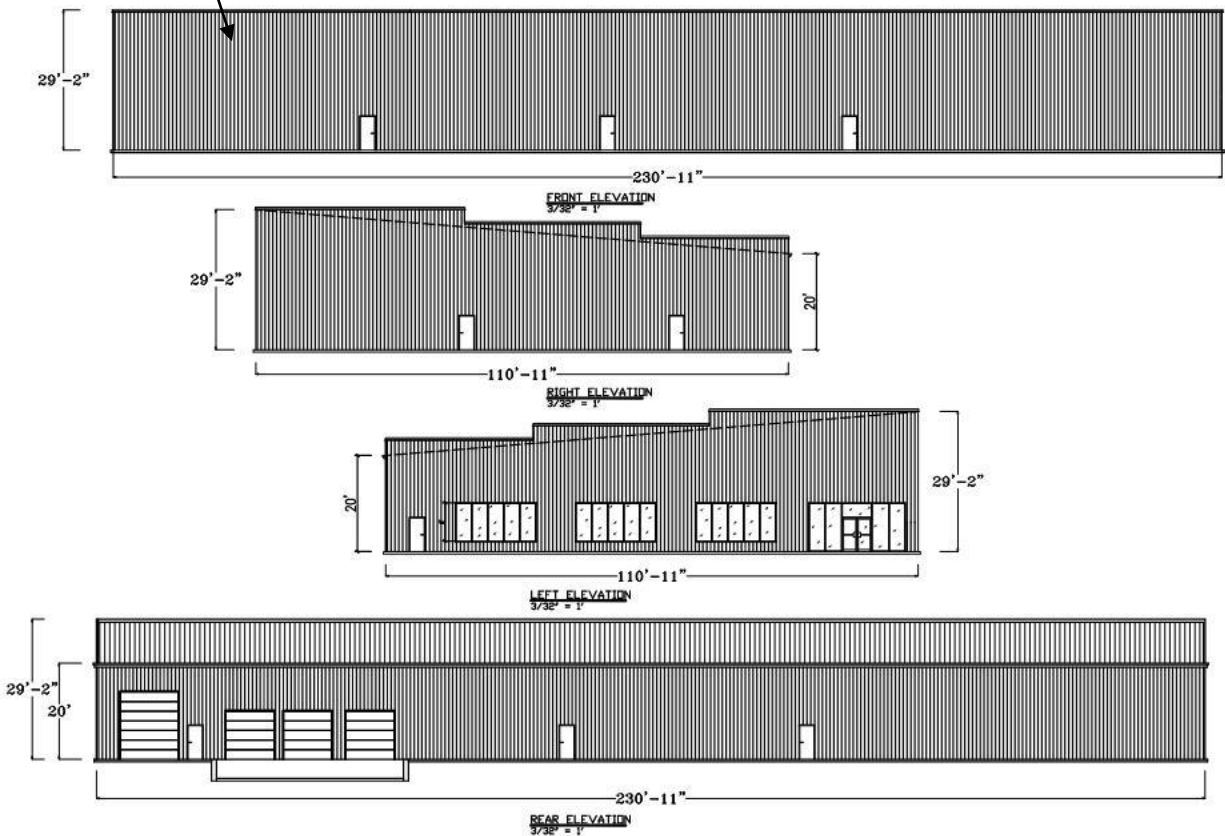


Front view from Cantrell Road





CODE REQUIRES NO MORE THAN 200 L.F. FOR A WALL PARALLEL TO THE STREET WITHOUT A DESIGN THAT BREAKS THE WALL INTO DISCRETE ARCHITECTURAL ELEMENTS.



Architectural elevations showing four sides corrugated metal facades.



The City of Flowery Branch Ordinance

Article 10, Section 10.7

(a) Architectural design should be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color, materials, and detailing. The designer should consider each of the following contexts as part of the design process:

- 1. Size (the relationship of the project to its site).*
- 2. Scale (the relationship of the building to those around it).*
- 3. Massing (the relationship of the building's various parts to each other).*
- 4. Fenestration (the placement of windows and doors).*
- 5. Rhythm (the relationship of fenestration, recesses and projections).*
- 6. Setback (in relation to setback of immediate surroundings).*
- 7. Materials (their compatibility with the historic district).*
- 8. Context (the overall relationship of the project to its surroundings).*

Article 10 speaks to the compatibility to the immediate surroundings. Per the review of the area of industrial buildings, there is one full metal building, all brick buildings, and tilt up concrete panel buildings.



Full brick industrial Cantrel Road



Masonry building Cantrel Road



All metal building Cantrel Road (unincorporated Hall County)



Tilt up modular concrete wall building Thurmon Tanner Road

Article 10 Section 10.1 Applicability

It does not appear that an industrial building is exempt from the requirements of Article 10.7 Architectural Design:

(a) The development requirements and guidelines are intended to apply to all land uses unless the



context clearly indicates otherwise as specifically provided in this Article, and with the exception that Sec. 10.7. - Architectural Design, Sec. 10.8, - Pedestrian Retail and Sec. 10.10. - Office, Institutional, Business, and Industrial Parks and Campuses do not apply to townhouses, single-family detached dwellings, and duplexes.

(b)See Article 12, Sec. 12.6, Sec. 12.7, and 12.8 in this Zoning Ordinance for additional requirements that pertain to townhouses, single-family detached dwellings, and duplexes.

(c)See also Article 40. Design Review. This report is the Design Review.

The relevant paragraphs in Section 10.7 limit the material of the building and provide design elements that should be considered by the design professionals:

(f)Façade articulation.

1.Office, institutional, commercial, and industrial uses. *The walls of buildings shall not extend more than 200 linear feet parallel to a street unless the front façade of the building is designed in a way that breaks up the building face into discrete architectural elements, which can be accomplished through the following:*

Facade modulation: stepping back or extending forward a portion of the façade; and/or

Providing bay windows or repeating window patterns at regular intervals; and/or

Providing a porch, patio, deck, covered entry to portions of the façade at the ground level, or in the case of buildings containing two or more story, balconies; and/or

Changing the roofline by alternating dormers, or using stepped roofs, gables, or other roof elements; and/or

Changing materials with the change in building plane.

Consistent: Roof planes should be varied to increase visual interest, and awnings above windows and entrances also help to provide visual interest;

Inconsistent: Flat roofs and lengthy, non-articulated walls;

Consistent: A line of mature trees that almost entirely screens what would otherwise be a large,



imposing side wall of a big box;

Inconsistent: The rear side of this shopping center consists of a finished but monotonous wall. Trash receptacles are not enclosed.

Per review of the elevations and models the proposed design is not consistent with Article 10.

Paragraphs (h) and (i) are two areas that highlight the difficulties in accepting the current design as compliant:

(h)All sides of a building may impact on its surroundings and shall utilize an architectural finish of primary materials consisting of real brick (full-depth or thin brick), unpainted natural stone, unpainted cast stone, true three-coat cement stucco, natural wood or cementitious siding including lap siding and board and batten, and wood or cementitious shakes and shingles. Front façades shall be at least 50% real brick and/or unpainted natural stone. Side façades shall be at least 50% real brick and/or unpainted natural stone. Rear façades that are visible from a public right-of-way shall be at least 50% real brick and/or unpainted natural stone. Requirements for brick or stone may be modified to accommodate creatively designed structures as determined by the Community Development Director.

(i)Exterior building materials on the primary structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels, with the exception that exterior building materials on industrial buildings may be split face (integrated block) and/or tilt-up concrete panels accented with steel panels. However, elevations visible from the public right-of-way must be permanent, non-metal construction.

Recommendation:

As proposed, the design review is denied. The proposed building would be in conflict with the Flowery Branch City Code.



APPEAL OF ADMINISTRATIVE DECISION

City Provided Permit #

Date: 9-12-24

Applicant: Cathy Taylor

Address: 5475 Aloha way Flowery Branch, GA 30542

E-mail address: Cathy@yes event designs. com

Phone number: (770) 307-8436

Signature: [Signature]

Notary Seal



Angela G Adleman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 12/27/2026

Angela G Adleman
9-12-24

Address of Request:

4542 Cantrell Road

Per Article 39; Section 39.1: Persons may appeal to City Council for relief when aggrieved by an action or an interpretation of the Zoning Administrator made under this zoning ordinance. All such requests for relief shall be taken as an appeal to City Council.



Date of Official Action taken by the Zoning Administrator 8/27/24

Per Article 39; Section 39.2: Application of appeal must be submitted within 30 days of the initial action of the Zoning Administrator.

What action was taken?

Denial of Building Permit due to code conflicts

Why was this action or decision incorrect in your opinion (please attach additional pages as needed)?

See Attachment #1

Per Article 39; Section 39.3 (d): The Zoning Administrator may ask for additional information as needed.

Per Article 39; Section 39.6: The City Clerk shall notify the applicant of City Council's decisions within 5 days after such decision is rendered.

CITY STAFF ONLY

Permit Accepted By: _____

Date: _____ Total Fee: _____

Attachment #1

On May 16th, 2023, the Applicant had a meeting with Rich Atkinson, the Community Development Director, and Anna Peng, the City Planner of the City of Flowery Branch. The purpose of the meeting was to discuss the design limitations and requirements for a proposed development at 4542 Cantrell Road regarding the proposed site and architecture. During this meeting, specific queries were raised to gain clarification on the permissibility, under the current code, to construct a Pre-Engineered Metal Building on the site without additional cladding. Rich Atkinson assured that based on the remote location of the proposed project and the inclusion of sufficient landscape screening as part of the Land Disturbance Permit, the design of a Pre-Engineered Metal Building would indeed comply with the applicable codes for the City of Flowery Branch.

Unfortunately, despite the verbal approval provided during this meeting by the Community Development Director, the Community Development Department did not honor it during the architectural review process. This has resulted in significant delays in the permitting process for the proposed project. The Pre-Engineered Metal Building for this project was ordered from the manufacturer Inland Building Systems based on the design specifications discussed and agreed upon during the May 17th meeting. However, it did not account for the additional improvements to the facade of the building as outlined in Sec.10.7.h of Flowery Branch's Code of Ordinances, including the placement of real brick, natural stone, cast stone, cement stucco, natural wood, or cementitious siding due to the earlier verbal agreement with the Department of Community Development.

We firmly believe that the verbal agreement should be considered binding. Given the current facts, we are appealing to the City Council for the approval of the Architectural review and the release of the building permit for the proposed project at 4542 Cantrell Road.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider FY2024 Audit Presentation by Ruston LLC.

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

According to State Law O.C.G.A 36-81-7, the City shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government. Each annual audit report of a local unit of government shall be completed and a copy of the report forwarded to the state auditor within 180 days after the close of the unit's fiscal year. In addition to the audit report, the local unit of government shall forward to the state auditor, within 30 days after the audit report due date, written comments on the findings and recommendations in the report, including a plan for corrective action taken or planned and comments on the status of corrective action taken on prior findings.

FACTS AND ISSUES:

Ruston LLC. performed the FY2024 audit and will present the report to Council. Finance will deliver copies of the report to Mayor and Council and the necessary documents to the state auditor. The Finance Department will also upload the report to the City's website and mobile app after the presentation for public viewing.

OPTIONS:

N/A

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Discussion Only

SAMPLE MOTION:

N/A

COLLABORATING DEPARTMENT:

DEPARTMENT: Finance

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary - FY2024 Audit Presentation.pdf](#)

**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: FY2024 Audit Presentation by Ruston LLC.

DATE: November 21, 2024

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

☐ **RECOMMENDATION**
☐ **POLICY DISCUSSION**
☒ **STATUS REPORT**
☐ **OTHER**

COUNCIL ACTION REQUESTED ON: Discussion Only

PURPOSE:

FY2024 Audit Presentation by Rushton LLC.

HISTORY:

According to State Law O.C.G.A 36-81-7, the City shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of the local government for each fiscal year of the local government. Each annual audit report of a local unit of government shall be completed and a copy of the report forwarded to the state auditor within 180 days after the close of the unit's fiscal year. In addition to the audit report, the local unit of government shall forward to the state auditor, within 30 days after the audit report due date, written comments on the findings and recommendations in the report, including a plan for corrective action taken or planned and comments on the status of corrective action taken on prior findings.

FACTS AND ISSUES:

Rushton LLC. performed the FY2024 audit and will present the report to Council. Finance will deliver copies of the report to Mayor and Council and the necessary documents to the state auditor. The Finance Department will also upload the report to the City's website and mobile app after the presentation for public viewing.

OPTIONS:

N/A

RECOMMENDED SAMPLE MOTION:

N/A

DEPARTMENT: Administration

Prepared by: Matthew Hamby



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consideration of Employee Insurance for Calendar Year 2025

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

Our third-party broker, NFP, has worked closely with the City Manager, Finance Director, and Human Resources Director to make sure the needs of city staff are met with the current insurance plans and coverage. Each year the needs will be reassessed, and proposals will be requested from insurance groups to compare new premiums and coverage offered for the upcoming calendar year.

FACTS AND ISSUES:

Currently the city's employees have insurance available through Anthem and the plan ends on 12/31/2024. Starting 1/1/2024 the recommendation is to remain with Anthem for medical, dental and vision. We are still under a rate guarantee for Vision (until 1/1/2026), Life (until 1/1/2027), and Disability (until 1/1/2027) coverage, so there are no premium changes for 2025 in those areas. The Dental proposal is a 5% rate increase (from \$41,619.36 to \$43,700.88). This is an increase of \$2,081.52. The Flex Spending Account (FSA) remains unchanged, and fees are paid for by the employees that are enrolled in the benefit.

The original proposal from Anthem Medical was a 48% increase in the annual costs. This renewal rate reflects the premium cost of \$841,940 and the claims expenses of \$987,782. This results in a loss ratio of 117.32% for Anthem.

NFP completed a market analysis and received additional quotes from different carriers including a renegotiation with Anthem.

• Aetna: Declined to quote "not competitive"

• Anthem: Revised quote from a 48% increase to 38% increase

• Cigna: Received quote of a 35% increase

• United Healthcare: Received quote of a 38% increase (Northeast GA Health System is out of network with United Healthcare. It is the largest health provider in our area and would be detrimental to our employees.)

Anthem provided multiple plan options for our review and consideration.

• Revised Renewal: All coverage remains the same at a 38% increase (from \$892,229 to \$1,231,281). This is an increase in \$339,052 per year.

• Alternate 1: Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be a 32.8% increase (from \$892,229 to \$1,185,254). This is an increase of \$293,025.

• Alternate 2: Increase the Deductible for individuals from \$2,000 to \$3,000 and for families from \$6,000 to \$9,000. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be an increase of 29.6% (from \$892,229 to \$1,156,759).

This is an increase of \$264,530.

â€¢ Alternate 3: Increase the Deductible for individuals from \$2,000 to \$2,500 and for families from \$6,000 to \$7,500 with a Coinsurance from 100% to 80%. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. Hospital and Emergency care would now be subject to the deductible plus 20% coinsurance. This would be an increase of 23.6% (from \$892,229 to \$1,103,057). This is an increase of \$210,828.

NFP went back to Anthem again for negotiations and Anthem provided a final quote with multiple plan options for our review and consideration.

â€¢ Final Revised Renewal: All coverage remains the same at a 34% increase (from \$892,229 to \$1,195,592). This is an increase in \$303,363 per year. They would apply a premium credit to our first bill of January 2025 totaling 4% of the total premium for 2025. This would result in a total increase of 28.6% bringing the premium to \$1,147,765.

â€¢ Final Alternate 1: Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be a 29% increase (from \$892,229 to \$1,150,898). This is an increase of \$258,669. With the 4% credit, it brings our increase to 23.8% (from \$892,229 to \$1,104,862). This is an increase of \$212,633.

â€¢ Final Alternate 2: Increase the Deductible for individuals from \$2,000 to \$3,000 and for families from \$6,000 to \$9,000. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be an increase of 25.9% (from \$892,229 to \$1,123,230). This is an increase of \$231,001. With the 4% credit, it brings the increase to 20.9% (from \$892,229 to \$1,078,301). This is an increase of \$186,072.

It is staff's recommendation to select the Final Revised Renewal, accepting the 4% credit and keeping all coverage the same. This would be a 28.6% increase to bring the premium to \$1,147,765. The increase will be covered by the City, not passed on to the employees. In comparison to the FY25 budget, this renewal would equate to roughly \$168,000 budget increase to the City, as employees do pay a portion for coverage of their children, spouse, or family.

OPTIONS:

- 1) Approve the recommendations as presented.
- 2) Offer different recommendations.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve staff's recommendations for employee insurance for calendar year 2025.

SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2025.

COLLABORATING DEPARTMENT:

DEPARTMENT: Human Resources

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary 2025 Employee Insurance.pdf](#)
- [2025 Proposal City of Flowery Branch - Initial and Revised.pdf](#)
- [2025 Proposal City of Flowery Branch - Final Revised.pdf](#)



FLOWERY BRANCH CITY COUNCIL EXECUTIVE SUMMARY



SUBJECT: Consideration of Employee Insurance for Calendar Year 2025.

DATE: November 15, 2024

(X)RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL- \$1,147,765

() OTHER

CAPITAL-

COUNCIL ACTION REQUESTED ON: November 21, 2024

PURPOSE: To seek council approval of the insurance benefits offered to employees for the calendar year 2025.

HISTORY: Our third-party broker, NFP, has worked closely with the City Manager, Finance Director, and Human Resources Director to make sure the needs of city staff are met with the current insurance plans and coverage. Each year the needs will be reassessed, and proposals will be requested from insurance groups to compare new premiums and coverage offered for the upcoming calendar year.

FACTS AND ISSUES: Currently the city's employees have insurance available through Anthem and the plan ends on 12/31/2024. Starting 1/1/2024 the recommendation is to remain with Anthem for medical, dental and vision. We are still under a rate guarantee for Vision (until 1/1/2026), Life (until 1/1/2027), and Disability (until 1/1/2027) coverage, so there are no premium changes for 2025 in those areas. The Dental proposal is a 5% rate increase (from \$41,619.36 to \$43,700.88). This is an increase of \$2,081.52. The Flex Spending Account (FSA) remains unchanged, and fees are paid for by the employees that are enrolled in the benefit.

The original proposal from Anthem Medical was a 48% increase in the annual costs. This renewal rate reflects the premium cost of \$841,940 and the claims expenses of \$987,782. This results in a loss ratio of 117.32% for Anthem.

NFP completed a market analysis and received additional quotes from different carriers including a renegotiation with Anthem.

- Aetna: Declined to quote – not competitive
 - Anthem: Revised quote from a 48% increase to 38% increase
 - Cigna: Received quote of a 35% increase
 - United Healthcare: Received quote of a 38% increase (Northeast GA Health System is
-

out of network with United Healthcare. It is the largest health provider in our area and would be detrimental to our employees.)

Anthem provided multiple plan options for our review and consideration.

- Revised Renewal: All coverage remains the same at a 38% increase (from \$892,229 to \$1,231,281). This is an increase in \$339,052 per year.
- Alternate 1: Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be a 32.8% increase (from \$892,229 to \$1,185,254). This is an increase of \$293,025.
- Alternate 2: Increase the Deductible for individuals from \$2,000 to \$3,000 and for families from \$6,000 to \$9,000. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be an increase of 29.6% (from \$892,229 to \$1,156,759). This is an increase of \$264,530.
- Alternate 3: Increase the Deductible for individuals from \$2,000 to \$2,500 and for families from \$6,000 to \$7,500 with a Coinsurance from 100% to 80%. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. Hospital and Emergency care would now be subject to the deductible plus 20% coinsurance. This would be an increase of 23.6% (from \$892,229 to \$1,103,057). This is an increase of \$210,828.

NFP went back to Anthem again for negotiations and Anthem provided a final quote with multiple plan options for our review and consideration.

- Final Revised Renewal: All coverage remains the same at a 34% increase (from \$892,229 to \$1,195,592). This is an increase in \$303,363 per year. They would apply a premium credit to our first bill of January 2025 totaling 4% of the total premium for 2025. This would result in a total increase of 28.6% bringing the premium to \$1,147,765.
- Final Alternate 1: Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be a 29% increase (from \$892,229 to \$1,150,898). This is an increase of \$258,669. With the 4% credit, it brings our increase to 23.8% (from \$892,229 to \$1,104,862). This is an increase of \$212,633.
- Final Alternate 2: Increase the Deductible for individuals from \$2,000 to \$3,000 and for families from \$6,000 to \$9,000. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be an increase of 25.9% (from \$892,229 to \$1,123,230). This is an increase of \$231,001. With the 4% credit, it brings the increase to 20.9% (from \$892,229 to \$1,078,301). This is an increase of \$186,072.

It is staff's recommendation to select the Final Revised Renewal, accepting the 4% credit and keeping all coverage the same. This would be a 28.6% increase to bring the premium to \$1,147,765. The increase will be covered by the City, not passed on to the employees. In comparison to the FY25 budget, this renewal would equate to roughly \$168,000 budget increase to the City, as employees do pay a portion for coverage of their children, spouse, or family.



OPTIONS:

- 1) Approve the recommendations as presented.
- 2) Offer different recommendations.

RECOMMENDED SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2025.

DEPARTMENT: Human Resources

Prepared by: Krystle Hightower



City of Flowery Branch

Renewal and Marketing Analysis

January 1, 2025



City of Flowery Branch

Renewal and Marketing Analysis

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City of Flowery Branch

January 1, 2025

Carrier Marketing Survey	
Medical Carriers	Status
Aetna	Declined to quote - not competitive
Anthem	Current Carrier - 48% increase - revised to 38%
Cigna	Received quote - 35%
UnitedHealthcare	Received quote - 38%
Dental Carriers	Status
Anthem	Current Carrier - 5% increase
Vision Carriers	Status
Anthem	Current Carrier - under rate guarantee
Life Carriers	Status
Hartford	Current Carrier - under rate guarantee
Disability Carriers	Status
Hartford	Current Carrier - under rate guarantee

City of Flowery Branch

Medical Renewal Analysis

January 1, 2025

Anthem					Anthem	Anthem	Anthem
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2	Alternate 3
		A9U5	8HPV	8HPV	8HS3	88HM	8HV3
Plan Name	POS OAP5 2000/0%/3000 AE GA T4				POS OAP5 2000/0%/3000 AE Open Access Plus	POS OAP5 3000/0%/7900 AE GA T4 Open Access Plus	OAP5 2500/20%/7900 AE A9UX
Provider Network	Open Access Plus						
In-Network Benefits							
Office Visits (PCP/Specialist)		\$30/\$60			\$30/\$60	\$30/\$60	\$30 / \$60
Deductible	Single	\$2,000			\$2,000	\$3,000	\$2,500
	Family	\$6,000			\$6,000	\$9,000	\$7,500
Coinsurance		100%			100%	100%	80%
Out of Pocket Maximum	Single	\$3,000			\$7,900	\$7,900	\$7,900
	Family	\$9,000			\$15,800	\$15,800	\$15,800
Hospital and Emergency							
Inpatient Hospital		Deductible			Deductible	Deductible	Deductible & Coinsurance
Outpatient Surgery		Deductible			Deductible	Deductible	Deductible & Coinsurance
Outpatient Lab/X-ray		Deductible			Deductible	Deductible	Deductible & Coinsurance
Outpatient Advanced Imaging		Deductible			Deductible	Deductible	Deductible & Coinsurance
Urgent Care		\$75			\$75	\$75	\$75
Emergency Room		\$350			\$350	\$350	\$350 then 20% Coinsurance
Prescription Drugs							
Rx Deductible		None			None	None	None
Tier 1 (Preferred Value/Generic)		\$15			\$15	\$15	\$15
Tier 2 (Preferred Brand)		\$35			\$35	\$35	\$35
Tier 3 (Nonpreferred)		\$60			\$60	\$60	\$60
Tier 4 (Preferred Specialty)		25% to \$350			25% to \$350	25% to \$350	25% up to \$350
Out of Network Benefits							
Deductible		\$6,000/\$18,000			\$6,000/\$18,000	\$9,000/\$27,000	\$7,500 / \$22,500
Out of Pocket Maximum		\$9,000/\$27,000			\$23,700/\$47,400	\$23,700/\$47,400	\$23,700 / \$47,400
Coinsurance		50%			50%	50%	50%
Rates by Plan	Census	Current	Original Renewal	Revised Renewal	Alternate 2		Alternate 3
Employee	37	\$797.77	\$1,180.71	\$1,100.93	\$1,059.78	\$1,034.30	\$986.28
Employee + Spouse	8	\$1,675.33	\$2,479.49	\$2,311.96	\$2,225.53	\$2,172.02	\$2,071.19
Employee + Child(ren)	3	\$1,555.66	\$2,302.38	\$2,146.82	\$2,066.56	\$2,016.88	\$1,923.25
Family	11	\$2,433.21	\$3,601.16	\$3,357.84	\$3,232.31	\$3,154.61	\$3,008.16
Monthly Premium by Plan		\$74,352	\$110,042	\$102,607	\$98,771	\$96,397	\$91,921
Annual Premium by Plan		\$892,229	\$1,320,505	\$1,231,281	\$1,185,254	\$1,156,759	\$1,103,057
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2	Alternate 3
Annual Plan Totals		\$892,229	\$1,320,505	\$1,231,281	\$1,185,254	\$1,156,759	\$1,103,057
Annual Cost Difference (\$)			\$428,276	\$339,052	\$293,025	\$264,530	\$210,828
Annual Cost Difference (%)			48.0%	38.0%	32.8%	29.6%	23.6%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch
Medical Marketing Analysis
January 1, 2025

Anthem				Cigna	UHC
		Current	Renewal		
		A9U5	A9U5		
Plan Name		POS OAP5 2000/0%/3000 AE GA T4		POS OAP5 2000/0%/3000 AE GA	DUV8 Rx529x
Provider Network		Open Access Plus		Open Access Plus	Choice Plus
In-Network Benefits					
Office Visits (PCP/Specialist)		\$30/\$60		\$30/\$60	\$25/\$50
Deductible	Single	\$2,000		\$2,000	\$2,000
	Family	\$6,000		\$6,000	\$4,000
Coinsurance		100%		100%	100%
Out of Pocket Maximum	Single	\$3,000		\$3,000	\$4,000
	Family	\$9,000		\$9,000	\$8,000
Hospital and Emergency					
Inpatient Hospital		Deductible		Deductible	Deductible
Outpatient Surgery		Deductible		Deductible	Deductible
Outpatient Lab/X-ray		Deductible		Deductible	Deductible
Outpatient Advanced Imaging		Deductible		Deductible	Deductible
Urgent Care		\$75		\$75	\$50
Emergency Room		\$350		\$350	\$100 + Ded
Prescription Drugs					
Rx Deductible		None		None	None
Tier 1 (Preferred Value/Generic)		\$15		\$15	\$10
Tier 2 (Preferred Brand)		\$35		\$35	\$35
Tier 3 (Nonpreferred)		\$60		\$60	\$75
Tier 4 (Preferred Specialty)		25% to \$350		25% to \$350	\$150
Out of Network Benefits					
Deductible		\$6,000/\$18,000		\$6,000/\$18,000	\$4,000/\$8,000
Out of Pocket Maximum		\$9,000/\$27,000		\$9,000/\$27,000	\$8,000/\$16,000
Coinsurance		50%		50%	70%
Rates by Plan	Census	Current	Renewal	Cigna	UHC
Employee	37	\$797.77	\$1,180.71	\$1,076.90	\$1,100.76
Employee + Spouse	8	\$1,675.33	\$2,479.49	\$2,261.51	\$2,311.60
Employee + Child(ren)	3	\$1,555.66	\$2,302.38	\$2,099.99	\$2,146.48
Family	11	\$2,433.21	\$3,601.16	\$3,284.58	\$3,357.32
Monthly Premium by Plan		\$74,352	\$110,042	\$100,368	\$102,591
Annual Premium by Plan		\$892,229	\$1,320,505	\$1,204,413	\$1,231,091
		Current	Renewal	Cigna	UHC
Annual Plan Totals		\$892,229	\$1,320,505	\$1,204,413	\$1,231,091
Annual Cost Difference (\$)			\$428,276	\$312,184	\$338,862
Annual Cost Difference (%)			48.0%	35.0%	38.0%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Cigna: Individual Stop Loss \$40,000, Corridor Factor 110%, Surplus Share 1/2

City of Flowery Branch

Dental Renewal Analysis

January 1, 2025

Anthem - Current				Anthem - Renewal		
Low				High	Low	High
Deductible						
Individual			\$50	\$50	\$50	\$50
Family			\$150	\$150	\$150	\$150
Coinsurance						
Preventive Services			100%	100%	100%	100%
Basic Services			80%	80%	80%	80%
Major Services			50%	50%	50%	50%
Endodontics			50%	50%	50%	50%
Periodontics			50%	50%	50%	50%
Orthodontics			N/A	50%	N/A	50%
Maximums						
Annual Per Member			\$1,500	\$2,000	\$1,500	\$2,000
Lifetime Orthodontia			N/A	\$2,000	N/A	\$2,000
Orthodontics (Child and/or Adult)			N/A	Child and Adult	N/A	Child and Adult
UCR Percentage			90%	90%	90%	90%
Waiting Periods						
Current			None	None	None	None
Late Entrants			12 months Major	12 months Major	12 months Major	12 months Major
Participation Requirement			minimum 5 enrolled	minimum 5 enrolled	minimum 5 enrolled	minimum 5 enrolled
Rate Guarantee						
Rates	Low	High	Low	High	Low	High
Employee	31	6	\$33.14	\$41.43	\$34.80	\$43.50
Employee + Spouse	5	3	\$66.29	\$84.60	\$69.60	\$88.83
Employee & Child(ren)	0	3	\$84.52	\$98.52	\$88.75	\$103.45
Family	5	5	\$117.67	\$144.64	\$123.55	\$151.87
Total Monthly Premium By Plan			\$1,947	\$1,521	\$2,045	\$1,597
Total Annual Premium By Plan			\$23,365.68	\$18,253.68	\$24,534.60	\$19,166.28
Annual Plan Totals			\$41,619.36		\$43,700.88	
Annual Difference from Current (\$)					\$2,081.52	
Annual Difference from Current (%)					5%	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Vision Renewal Analysis

January 1, 2025

Anthem		
Plan Name	FS.A.10.15.130.130	
Network	EyeMed Access	
In-Network Benefit		
Copays (Exams/Materials)	\$10 / \$15	
Exam	\$10 copay	
Eyeglass Lenses (Single/Bifocal/Trifocal)	\$15 copay	
Frame Allowance	\$130	
Frequency		
Exams	12 Months	
Lenses or Contact Lenses	12 Months	
Frames	12 Months	
Contact Lenses		
Contact Lens Fit & Follow Up		
Contact Lenses - Elective	\$130	
Contact Lenses - Medically Necessary	Covered in Full	
Out-of-Network Reimbursement		
Exam	Up to \$42	
Lenses (Single/Bifocal/Trifocal)	\$40/\$60/\$80	
Frames	Up to \$45	
Elective Contact Lenses	Up to \$105	
Necessary Contact Lenses	Up to \$210	
Participation Requirement	70%	
Rate Guarantee	1 Year Remaining (1/1/2026)	
Rates	Census	Anthem
Single	37	\$5.85
Employee + Spouse	9	\$11.70
Employee + Child(ren)	0	\$13.12
Family	9	\$20.66
Monthly Premium	\$508	
Annual Premium	\$6,092	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's

City of Flowery Branch

Basic Life Renewal Analysis

January 1, 2025

Hartford		
Eligibility	Active full time employee working 30+ hours per week	
Life and AD&D Amounts		
Employees	\$25,000	
Spouses	\$10,000	
Children	\$2,500 - 15 days to 19 years (25 if full time student)	
Guaranteed Issue		
Employees	\$25,000	
Spouses	\$10,000	
Children (Birth to Age 26)	\$2,500	
Reduction Schedule		
Benefits Reduced to	Percentage	Age
	65%	65
	50%	70
Plan Provisions		
Waiver of Premium	Included	
Living Benefit Rider	80% to \$500,000	
Conversion	Included	
Participation Requirement	100%	
Rate Guarantee	2 Years (1/1/2027)	
Employee Rate per \$1,000		Hartford
Basic Employee Life	\$0.163	
Basic Employee AD&D	\$0.033	
Volume (Employee Life)	\$1,532,500	
Monthly Premium	\$300	
Annual Premium	\$3,604	
Dependent Rate per Unit		Hartford
Dependent Rate per Unit	\$2.680	
Number Enrolled	43	
Monthly Premium	\$115	
Annual Premium	\$1,383	
Total Monthly Premium	\$416	
Total Annual Premium	\$4,020	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Term Life and AD&D Renewal Analysis
January 1, 2025

Hartford		
Eligibility	Active full time employee working 30+ hours per week	
Definition of Earnings	Basic annual earnings	
Benefit Amount		
Employee	\$10,000 increments not to exceed 3x earnings or \$500,000	
Spouse	\$5,000 increments to \$100,000, not to exceed 100% of EE's benefit amount	
Children	15 days to 6 months - \$500; 6 months to age 19, 25 if full time student - \$10,000	
Guarantee Issue		
Employee	\$100,000	
Spouse	\$25,000	
Children	\$10,000	
Reduction Schedule		
	Percentage	Age
Benefits Reduced To	65%	65
	50%	70
Coverage Termination		
Employee	At termination or retirement	
Spouse	At EE's termination or retirement	
Contract Features		
Waiver of Premium	Included	
Accelerated Benefit	80% to \$500,000	
Portability	Included	
Require EOI for Port?	No	
Conversion	Included	
True Open Enrollment Year 1?	Modified Enrollment	
Annual Increase Available without EOI	None	
Hartford		
Employee Life Rates per \$1,000	Employee	Spouse
< 20	\$0.082	\$0.082
20-24	\$0.082	\$0.082
25-29	\$0.082	\$0.082
30-34	\$0.096	\$0.096
35-39	\$0.120	\$0.120
40-44	\$0.172	\$0.172
45-49	\$0.265	\$0.265
50-54	\$0.428	\$0.428
55-59	\$0.656	\$0.656
60-64	\$0.997	\$0.997
65-69	\$1.634	\$1.634
70-74	\$3.088	\$3.088
75-79	\$3.088	\$3.088
80+	\$3.088	\$3.088
AD&D Rate per \$1,000	\$0.037	\$0.037
Child Life Coverage	Life	AD&D
Child Rates	\$0.116	\$0.037
Participation Requirement	21% of eligible	
Rate Guarantee	2 Years (1/1/2027)	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Short Term Disability Analysis

January 1, 2025

Hartford	
Non-occupational Coverage	Yes
Benefit Percentage	60%
Maximum Weekly Benefit	\$1,300
Elimination Period	
Accident	14 Days
Sickness	14 Days
Duration of Benefits	11 Weeks
Employer Contribution	0%
Pre-Existing Condition Limits	None
Benefit is offset by sick leave	When Current Income Exceeds 100% of Pre-Disability earnings
Rate Guarantee	2 Years (1/1/2027)
Participation Requirement	21%
Rate per \$10 of Weekly Benefit	
Age	
< 25	\$0.159
25-29	\$0.278
30-34	\$0.453
35-39	\$0.335
40-44	\$0.251
45-49	\$0.311
50-54	\$0.300
55-59	\$0.534
60-64	\$0.659
65-69	\$0.511
70+	\$0.511

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer-Paid Long Term Disability Renewal Analysis

January 1, 2025

Hartford	
Eligibility	Active full time employee working 30+ hours per week
Benefit Outline	
Benefit Percentage	60.00%
Maximum Benefit	\$6,000
Minimum Benefit	Greater of \$100 or 10% of the benefit
Elimination Period	90 Days
Own Occupation Period	24 Months
Benefit Duration	Greater of SSNRA age or 4 years
Benefit Offset by Sick Leave?	No
Contract Features	
Definition of Disability	Loss of Duties and Earnings
Pre-Existing Condition Limits	3/12/12
Mental Illness Limitation	24 Months
Substance Abuse Limitation	24 Months
Waiver of Premium	Included
Conversion	Not Included
Contribution	Non-Contributory
24-Hour Coverage	Non-occupational only
Participation Requirement	100%
Rate Guarantee	2 Years (1/1/2027)
Rates	
Number of Lives	62
Covered Payroll	\$293,000
Per \$100 of Covered Payroll	\$0.460
Monthly Premium	\$1,348
Annual Premium	\$16,174
Annual Cost Difference (\$)	
Annual Cost Difference (%)	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

FSA Renewal Analysis

January 1, 2025

Medcom	
Set Up and Annual Fees	
Initial Enrollment Fee	Waived
Annual Renewal Fee	Waived
Administration Fee	
Admin Fee	\$4.50
Debit Card	Included
Minimum Monthly Charge	\$50
Monthly Compliance Fee	NA
Rate Guarantee	1 Year remaining (1/1/2026)

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch
Medical Renewal Analysis
January 1, 2025

Anthem					Anthem	Anthem
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2
		A9U5	8HPV	8HPV	8HS3	88HM
Plan Name		POS OAP5 2000/0%/3000 AE GA T4			POS OAP5 2000/0%/3000 AE	POS OAP5 3000/0%/7900 AE GA T4
Provider Network		Open Access Plus			Open Access Plus	Open Access Plus
In-Network Benefits						
Office Visits (PCP/Specialist)			\$30/\$60		\$30/\$60	\$30/\$60
Deductible	Single		\$2,000		\$2,000	\$3,000
	Family		\$6,000		\$6,000	\$9,000
Coinsurance			100%		100%	100%
Out of Pocket Maximum	Single		\$3,000		\$7,900	\$7,900
	Family		\$9,000		\$15,800	\$15,800
Hospital and Emergency						
Inpatient Hospital			Deductible		Deductible	Deductible
Outpatient Surgery			Deductible		Deductible	Deductible
Outpatient Lab/X-ray			Deductible		Deductible	Deductible
Outpatient Advanced Imaging			Deductible		Deductible	Deductible
Urgent Care			\$75		\$75	\$75
Emergency Room			\$350		\$350	\$350
Prescription Drugs						
Rx Deductible			None		None	None
Tier 1 (Preferred Value/Generic)			\$15		\$15	\$15
Tier 2 (Preferred Brand)			\$35		\$35	\$35
Tier 3 (Nonpreferred)			\$60		\$60	\$60
Tier 4 (Preferred Specialty)			25% to \$350		25% to \$350	25% to \$350
Out of Network Benefits						
Deductible			\$6,000/\$18,000		\$6,000/\$18,000	\$9,000/\$27,000
Out of Pocket Maximum			\$9,000/\$27,000		\$23,700/\$47,400	\$23,700/\$47,400
Coinsurance			50%		50%	50%
Rates by Plan	Census	Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2
Employee	37	\$797.77	\$1,180.71	\$1,069.02	\$1,029.06	\$1,004.32
Employee + Spouse	8	\$1,675.33	\$2,479.49	\$2,244.94	\$2,161.02	\$2,109.07
Employee + Child(ren)	3	\$1,555.66	\$2,302.38	\$2,084.59	\$2,006.66	\$1,958.42
Family	11	\$2,433.21	\$3,601.16	\$3,260.51	\$3,138.62	\$3,063.17
Monthly Premium by Plan		\$74,352	\$110,042	\$99,633	\$95,908	\$93,603
Annual Premium by Plan		\$892,229	\$1,320,505	\$1,195,592	\$1,150,898	\$1,123,230
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2
Annual Plan Totals		\$892,229	\$1,320,505	\$1,195,592	\$1,150,898	\$1,123,230
Annual Cost Difference (\$)			\$428,276	\$303,363	\$258,669	\$231,001
Annual Cost Difference (%)			48.0%	34.0%	29.0%	25.9%
Premium Credit				(\$47,827)	(\$46,036)	(\$44,929)
Total Cost Difference (\$)				\$255,536	\$212,633	\$186,072
Total Cost Difference (%)				28.6%	23.8%	20.9%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Anthem is offering a 4% premium credit on the first month's invoice.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider New Beer and Wine License for Crown Legacy, LLC. located at 6168 Gaines Ferry Road.

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

The ownership of Grocery Express has changed from Vasudev 5 LLC, INC to Crown Legacy LLC. The new owner, Hanif Hussain Jaria, has applied for a new package store license.

FACTS AND ISSUES:

The ownership of Grocery Express has changed from Vasudev 5 LLC to Crown Legacy LLC. The new owner, Hanif Hussain Jaria, has applied for a new package store license.

OPTIONS:

Approve or Deny

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Police

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary Crown Legacy Beer and Wine License Consideration.pdf](#)

**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**

SUBJECT: Consider New Beer and Wine License for Crown Legacy LLC

DATE: November 21st, 2024

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL-

() OTHER

CAPITAL-

COUNCIL ACTION REQUESTED ON: November 21st, 2024

PURPOSE: To allow Crown Legacy LLC. DBA: Grocery Express to sell packaged beer and wine at 6168 Gaines Ferry Road.

HISTORY: The ownership of Grocery Express has changed from Vasudev 5 LLC INC to Crown Legacy LLC. The new owner, Hanif Hussain Jaria, has applied for a new package store license.

FACTS AND ISSUES: The ownership of Grocery Express has changed from Vasudev 5 LLC to Crown Legacy LLC. The new owner, Hanif Hussain Jaria, has applied for a new package store license.

OPTIONS: Approve or Deny

RECOMMENDED SAMPLE MOTION: I make a motion to grant Hanif Hussain Jaria a package store license for Crown Legacy LLC.

DEPARTMENT: Police Department

Prepared by: Kelsey Cash



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider November 7,. 2024 City Council Meeting Minutes

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Shelia Cooper

ATTACHMENTS

- [Unofficial November 7, 2024 City Council Meeting Minutes.pdf](#)



**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:

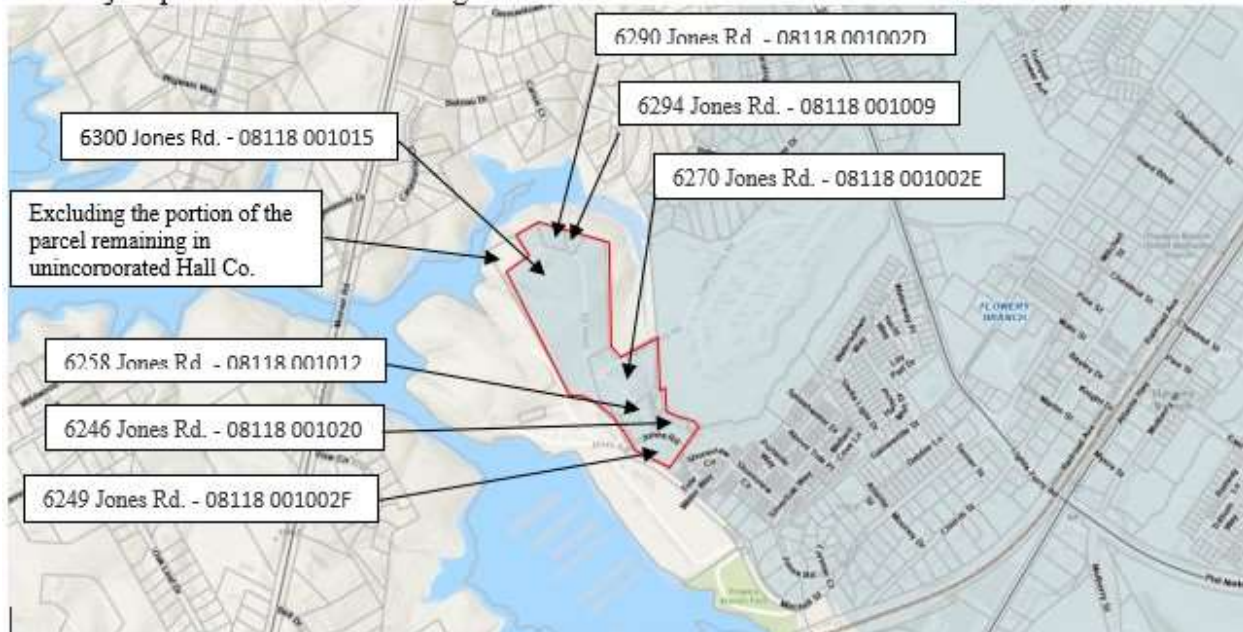
- R-1 Detached Single-Family, Low-Density District

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

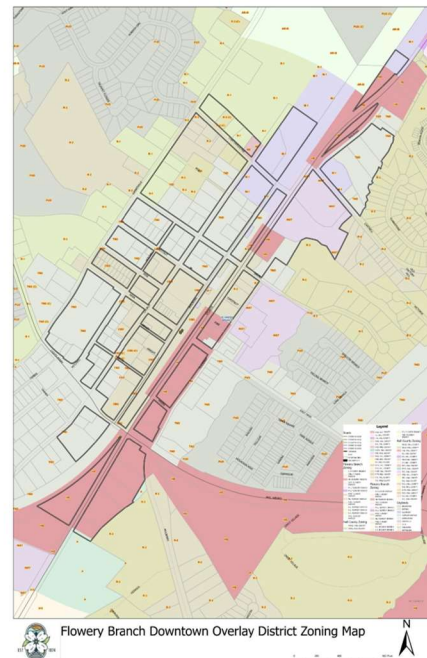
R-1: Residential, Detached Single -Family, Low-Density District

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



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider Second 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.

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

Mayor and City Council approved a motion for the approval of Ordinance 722 on November 7, 2024

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of Ordinance 722

SAMPLE MOTION:

I make a motion for the approval of Ordinance 722

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Letter of Intent City of Flowery Branch Rezoning November 21, 2024.pdf](#)
- [Rezoning Staff Report Jones Road Tracts A to R-1.pdf](#)
- [Ordinance 722 FB Rezone 6300 Jones Rd.pdf](#)



Monday, September 30th, 2024

Letter of Intent

The City of Flowery Branch intends to initiate Rezoning individual parcels per Code Section 34.2. from Agriculture (A) to Residential Low Density (R-1). The intended parcels to be rezoned are as follows:

Parcel 08118 001015 (with the exclusion of +/- 0.854 acres of unincorporated Hall Co.)
Parcel 08118 001009
Parcel 08118 001002D
Parcel 08118 001002E
Parcel 08118 001012
Parcel 08118 001020
Parcel 08118 001002F

Attached to the Letter of Intent is a survey and legal description of the parcels intended to be rezoned.

Tonya Parrish
City Manager
City of Flowery Branch, Georgia

Attachments:

Exhibit A Survey
Exhibit B Legal Description
Exhibit C Survey Unincorporated Hall County Portion of Parcel of 08118 001015 excluded.
Exhibit D Legal Description Unincorporated Hall County Portion of Parcel 08118 001015 excluded.

SURVEY MAP EXHIBIT A

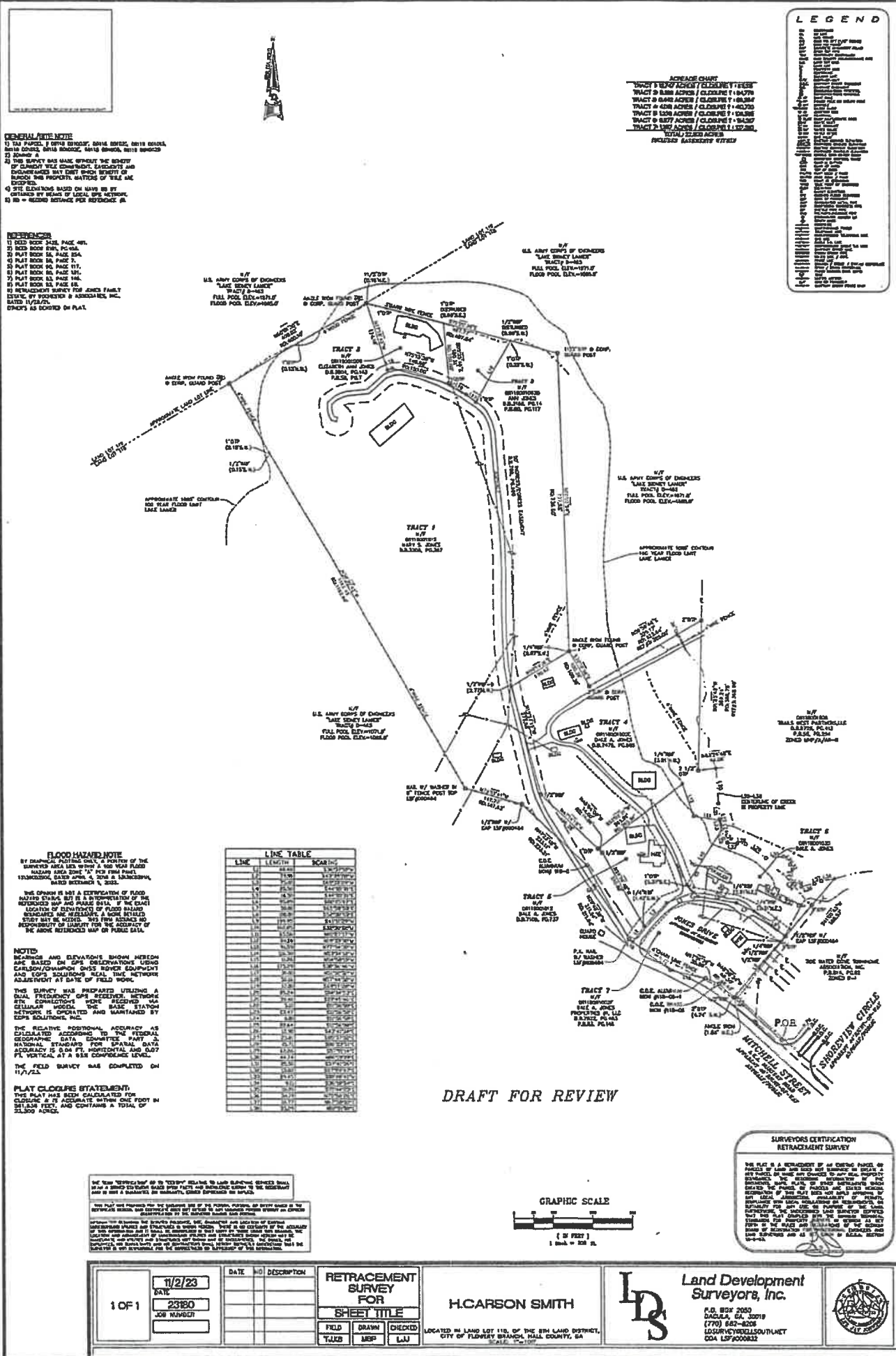


EXHIBIT B

OVERALL ACREAGE OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 118, 8th District, City of Flowery Branch, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way), North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found, said 1-2" Rebar Found being the TRUE POINT OF BEGINNING;

THENCE from said ½" Rebar Found and continuing along said Right-of-Way for the next nine (9) calls, North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6;

THENCE from said Army Corp of Engineers Brass Monument #118-G6, North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G6-1, North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point;

THENCE from said Point, North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point;

THENCE from said Point, North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484);

THENCE from said P.K. Nail with a Washer (LSF #000484), North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G, North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) N 74°57'41" W for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484);

THENCE from said Nail with a Washer in a 6-inch Fence Post Top (LSF #000484), North 30 degrees 30 minutes 42 seconds West for a distance of 1162.45 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118D and leaving said Right-of-Way, North 60 degrees 01 minutes 30 seconds East for a distance of 400.02 feet to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118C;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118C, South 75 degrees 20 minutes 39 seconds East for a distance of 497.77 feet to a ½" Open Top Pipe at an Army Corp of Engineers Guard Post;

THENCE from said ½" Open Top Pipe at an Army Corp of Engineers Guard Post, South 02 degrees 02 minutes 54 seconds East for a distance of 737.55 feet to an Angle Iron Found at an Army Corp. of Engineers Guard Post;

THENCE from said Angle Iron Found at an Army Corp. of Engineers Guard Post, South 30 degrees 16 minutes 56 seconds East for a distance of 100.39 feet to a 2" Open Top Pipe at an Army Corp. of Engineers Guard Post;

THENCE from said 2" Open Top Pipe at an Army Corp. of Engineers Guard Post, North 59 degrees 59 minutes 48 seconds East for a distance of 325.17 feet to a 2" Open Top Pipe;

THENCE from said 2" Open Top Pipe, South 01 degrees 25 minutes 48 seconds West for a distance of 369.24 feet to a 2½" Open Top Pipe;

THENCE from said 2½" Open Top Pipe, North 83 degrees 24 minutes 48 seconds East for a distance of 44.06 feet to a Point;

THENCE from said Point, South 04 degrees 04 minutes 53 seconds East for a distance of 85.24 feet to a Point;

THENCE from said Point, South 03 degrees 45 minutes 46 seconds East for a distance of 39.40 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 3.10 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 50 seconds East for a distance of 23.47 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 22.64 feet to a Point;

THENCE from said Point, South 43 degrees 41 minutes 34 seconds East for a distance of 12.90 feet to a Point;

THENCE from said Point, South 85 degrees 37 minutes 02 seconds East for a distance of 23.81 feet to a Point;

THENCE from said Point, South 86 degrees 23 minutes 51 seconds East for a distance of 21.71 feet to a Point;

THENCE from said Point, South 57 degrees 01 minutes 14 seconds East for a distance of 62.86 feet to a Point;

THENCE from said Point, North 86 degrees 19 minutes 09 seconds East for a distance of 44.74 feet to a Point;

THENCE from said Point, South 37 degrees 41 minutes 36 seconds East for a distance of 25.50 feet to a Point;

THENCE from said Point, South 27 degrees 24 minutes 47 seconds East for a distance of 13.82 feet to a Point;

THENCE from said Point, South 00 degrees 48 minutes 41 seconds West for a distance of 29.45 feet to a Point;

THENCE from said Point, South 36 degrees 18 minutes 54 seconds East for a distance of 9.11 feet to a Point;

THENCE from said Point, South 71 degrees 44 minutes 23 seconds East for a distance of 18.05 feet to a Point;

THENCE from said Point, North 75 degrees 58 minutes 26 seconds East for a distance of 34.19 feet to a Point;

THENCE from said Point, North 67 degrees 58 minutes 02 seconds East for a distance of 18.77 feet to a Point;

THENCE from said Point, North 82 degrees 01 minutes 08 seconds East for a distance of 33.29 feet to a Point;

THENCE from said Point, South 41 degrees 05 minutes 43 seconds West for a distance of 188.57 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) ½" Rebar Found, South 41 degrees 11 minutes 29 seconds West for a distance of 199.95 to a ½" Rebar Found along the North Easterly Right-of-Way of Mitch Street (apparent 40' right-of-Way), said ½" Rebar Found being the TRUE POINT OF BEGINNING.

Said property contains 22.300 acres.

Including Easements within.

EXHIBIT C

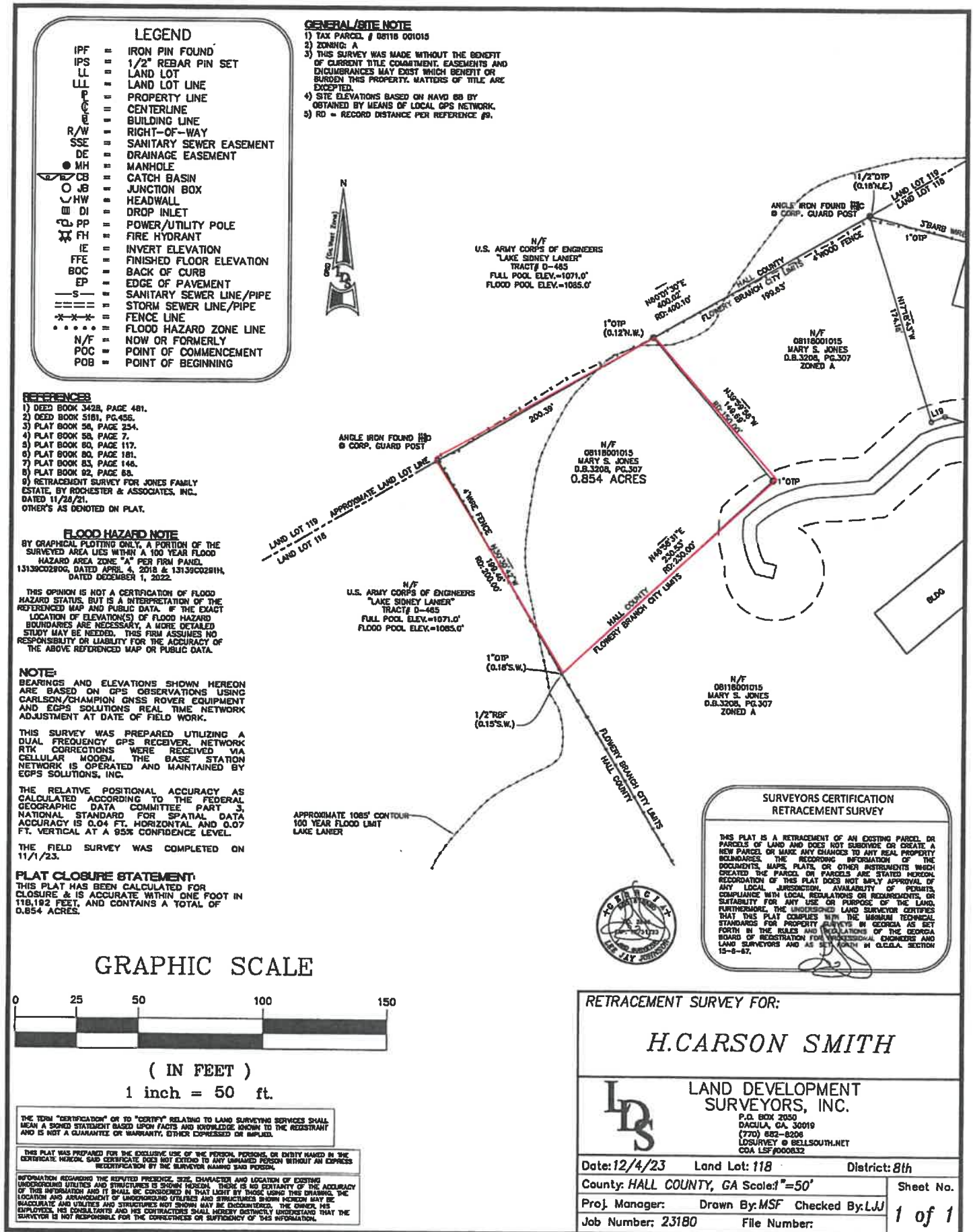


EXHIBIT D

PORTION OF LAND EXCLUDED FROM REZONING

All that tract or parcel of land lying and being in Land Lot 118, 8th District, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way) for the next nine (9) calls and distances, North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found; THENCE North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6; THENCE North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1; THENCE North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point; THENCE North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point; THENCE North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484); THENCE North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G; THENCE North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484); THENCE North 74 degrees 57 minutes 41 seconds West for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484); THENCE leaving said Right-of-Way, North 30 degrees 30 minutes 42 seconds West for a distance of 962.99 feet to a Point, said Point being the TRUE POINT OF BEGINNING;

THENCE from said point thus established, North 30 degrees 30 minutes 42 seconds West for a distance of 199.46 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D; THENCE North 60 degrees 01 minutes 30 seconds East for a distance of 200.39 feet to a Point; THENCE South 39 degrees 59 minutes 58 seconds East for a distance of 149.69 feet to a 1" Open Top Pipe; THENCE South 46 degrees 58 minutes 31 seconds West for a distance of 230.53 feet to a Point, said Point being the TRUE POINT OF BEGINNING.

Said property contains 0.854 acres.

Including Easements within.



Memorandum

To: City of Flowery Branch, City Manager and City Council

From: Chris McCrary, Interim Planning and Zoning Director

Date: October 3rd, 2024

Subject: City Initiated Rezoning Case

Applicant: Tonya Parrish
City Manager
City of Flowery Branch
5410 Pine Street, Flowery Branch, GA 30542
770-967-6371

Existing Zoning: A - Agriculture

Proposed Zoning: R-1- Residential Low Density

Location:

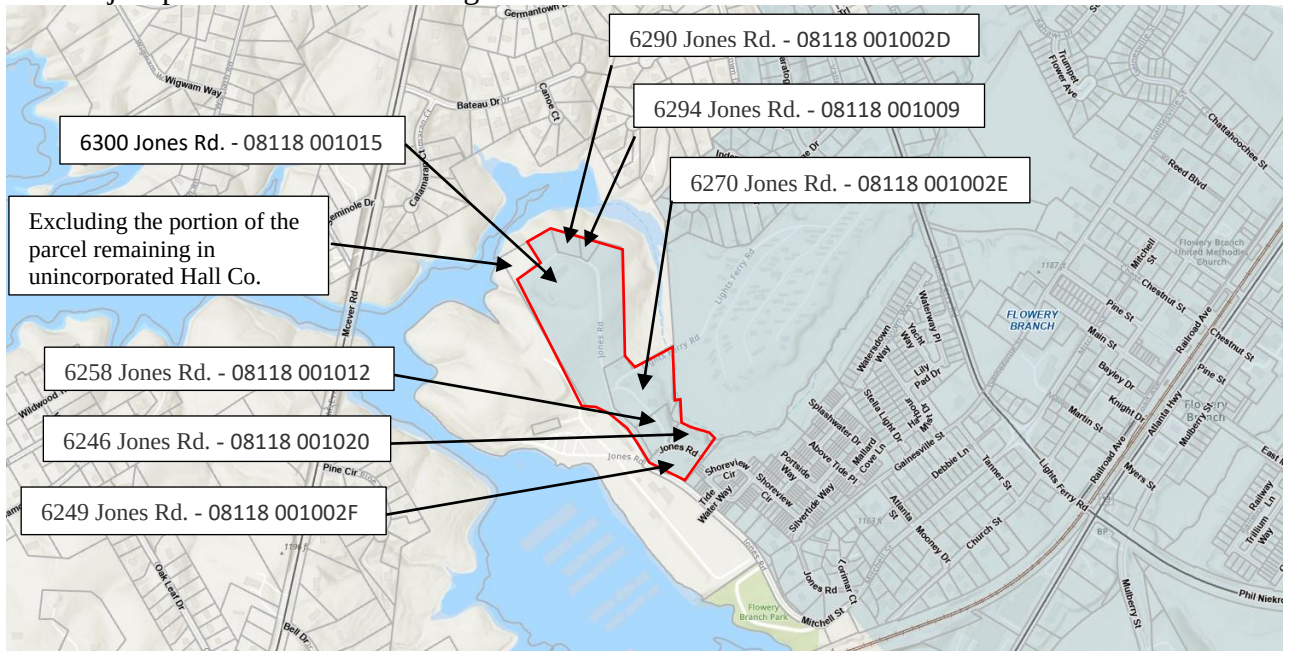
- 6300 Jones Road (excluding the portion remaining in unincorporated Hall County); tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road tax parcel identification number **08118 001002E**,
- 6258 Jones Road tax parcel identification number **08118 001012**,
- 6246 Jones Road tax parcel identification number **08118 001020**,
- 6249 Jones Road tax parcel identification number **08118 001002F**

The City of Flowery Branch is initiating a rezoning from Agriculture (A) to Residential Low Density (R-1) for the above referenced tax parcels. Total parcel assemblage is +/- 21.44 acres excluding the +/- 0.854 acre portion of parcel 08118 001015 that is within unincorporated Hall County.



Location Map:

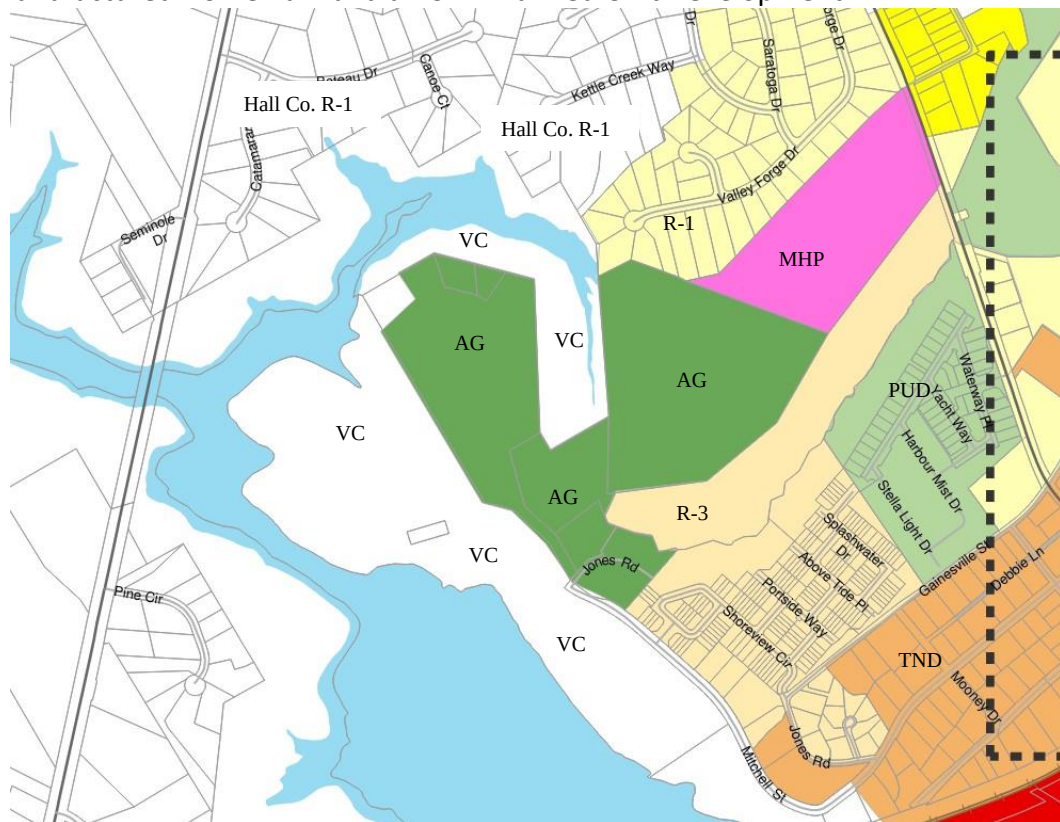
The subject parcels are located along Jones Road near Mitchell Street





Zoning Map:

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 includes 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.



Legend

Zoning Districts

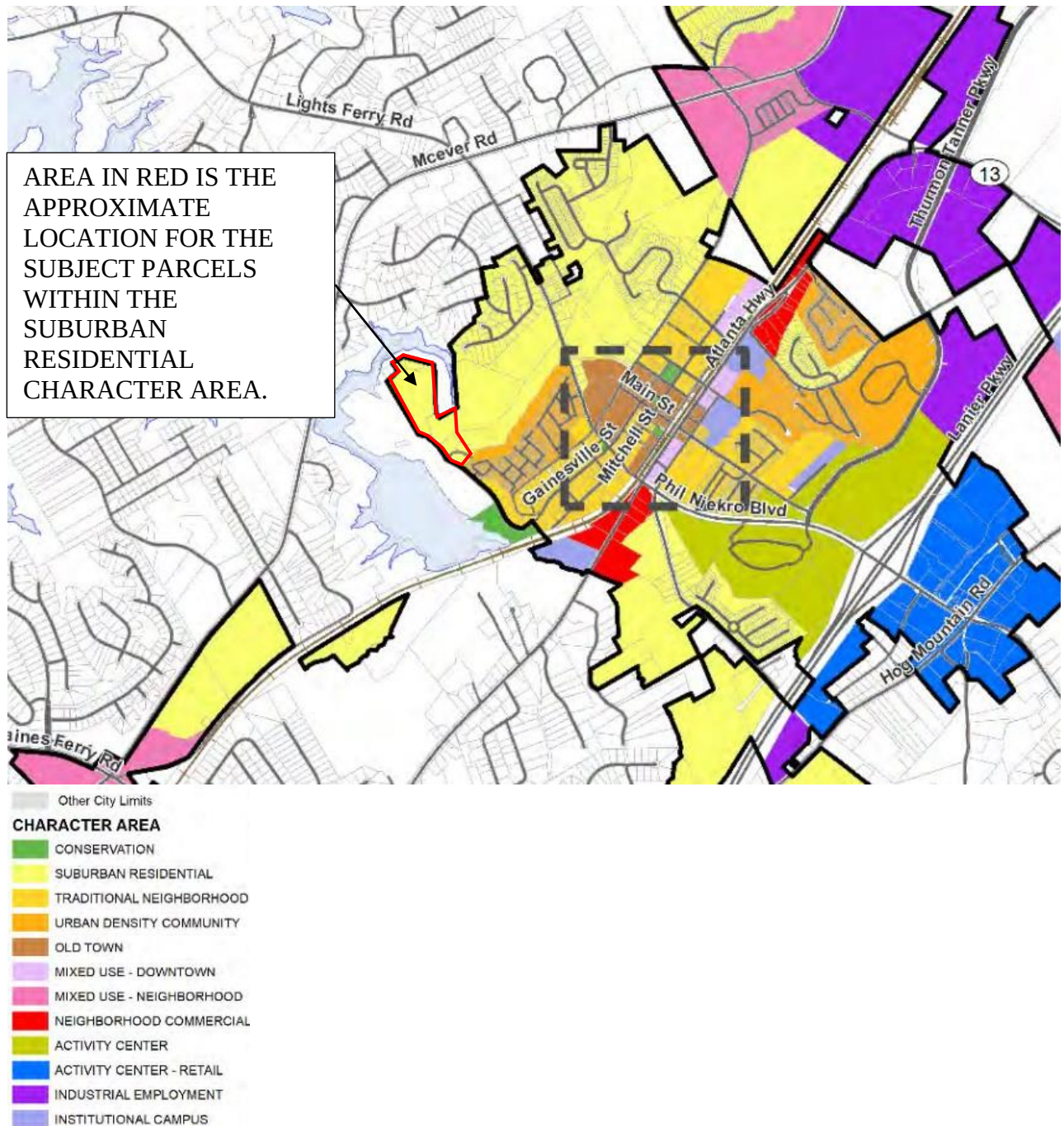
	Residential Low Density (R-1)		Highway Business (HB)
	Residential Moderate Density (R-2)		Institutional (INST)
	Residential Multi-family (R-3)		Manufacturing & Industrial, Light (M-1)
	Traditional Neighborhood Development (TND)		Manufacturing & Industrial, Heavy (M-2)
	Planned Unit Development (PUD)		Agriculture (A)
	Manufactured Home Park (MHP)		
	Central Business District (CBD)		
	Neighborhood Shopping (NS)		

Historic Districts

	Local Historic District
--	-------------------------



Future Development Map





Suburban Residential

Suburban Residential areas are located throughout the city and include locations where low- to moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses.

Vision

Protect established single-family neighborhoods and create quality new residential construction at suburban densities.

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
- In Planned Unit Developments (PUDs), deviations in lot size, building setbacks and street width may be appropriate to maximize open space and improve neighborhood design

Land Uses

- Single-family detached dwellings
- Recreational uses integrated into a neighborhood

Zoning

- R-1 Detached Single-Family, Low-Density District
- R-2 Detached Single-Family, Moderate-Density District
- PUD - Planned Unit Development District

Implementation Strategies

- Amend City's Architectural Design Standards to address residential buildings
- Update PUD requirements to enhance open space and site design requirements
- Expand code enforcement ability by increasing full-time personnel

Illustrative Photos





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.



Flowery Branch Code Section 34.7 – Analysis Requirements

- a) **Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Rezoning to R-1 Detached Single Family Low Density Residential will permit a use that is suitable in view of the use and development of adjacent and nearby property.

- b) **Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.**

Rezoning to R-1 Detached Single Family Low Density Residential will not adversely affect the existing use or usability of adjacent or nearby property.

- c) **Whether the property to be affected by the proposal can be used in accordance with the existing regulations and has a reasonable economic use as currently zoned.**

It's reasonable to believe that the current zoning of A- Agriculture does not have a reasonable economic use due to the trend of residential area development in Flowery Branch.

- d) **Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Rezoning to R-1 Detached Single Family Low Density Residential should have no measurable impact on existing streets, transportation facilities, utilities, or schools.

- e) **Whether the proposal is in conformity with the policy and intent of the comprehensive plan including but not limited to the character area map and future land use plan map.**

Rezoning to R-1 Detached Single Family Low Density Residential is in conformity with the Flowery Branch Comprehensive Plan.

- f) **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.**



There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.

g) Existing use(s) and zoning of the subject property and nearby properties.

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 includes 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.

h) Existing value of the property under the existing zoning district classification, the extent to which the property value of the subject property is diminished by the existing zoning district, and the value of the property under the proposed zoning district; if such information is provided by the applicant or can be discerned. This consideration may include the length of time the property has been vacant or unused as currently zoned and efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district classification.

It's reasonable to believe that the property value would increase by re-zoning from Agriculture to R-1 Detached Single Family Low Density Residential

i) Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.

The proposed zoning map amendment approval will not be a deterrent to the value of adjacent property in accordance with existing regulations.

j) The possible creation of an isolated zoning district unrelated to adjacent and nearby districts.

There are nearby R-1 Detached Single Family Low Density Residential in the area.



k) Possible effects of the change in zoning district map, or change in use, on the character of a zoning district.

Rezoning to R-1 Detached Single Family Low Density Residential is in harmony with the future land development of the Comprehensive Plan and will be a positive change aligning with the vision of the City.

l) The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

The City of Flowery Branch will do an extensive review of stormwater management and erosion control, including but not limited to; drainage, soil erosion and sedimentation, flooding, air quality and water quality on any proposed development to minimize impact on the environment. The R-1 category of zoning is the lowest density use mentioned in the Comprehensive Plan which requires the largest lots. In R-1 mass grading can be avoided, disturbing areas only for infrastructure, streets and the homes. Limited grading and more undisturbed areas in the development helps with environmental impacts specifically in this case due to the proximity to Lake Lanier.

m) The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme and the purposes of this Zoning Ordinance.

Rezoning to R-1 Detached Single Family Low Density Residential is in harmony with the future land development of the Comprehensive Plan

Recommendation:

Staff recommends the **APPROVAL** of the proposed rezoning from A- Agriculture to Rezoning to R-1 Detached Single Family Low Density Residential for the following parcels:

- 6300 Jones Road (excluding the portion remaining in unincorporated Hall County); tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road tax parcel identification number **08118 001002E**,
- 6258 Jones Road tax parcel identification number **08118 001012**,
- 6246 Jones Road tax parcel identification number **08118 001020**,
- 6249 Jones Road tax parcel identification number **08118 001002F**

ORDINANCE 722

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWRY BRANCH, GEORGIA, BY REZONING REAL PROPERTY TOTALING 21.44+/-ACRES OF LAND, OWNED BY MARY S JONES, ELIZABETH ANN JONES, ANN JONES, DALE A JONES, AND DALE A JONES PROPERTIES #1 LLC, IDENTIFIED AS 6300, 6294, 6290, 6258, 6270, 6246 AND 6249 JONES ROAD, TAX PARCELS 08118 001015, 08118 001009, 08118 001002D, 08118 001002E, 08118 001012, 08118 001020, 08118 001002F AND AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B”; TO BE REZONED FROM FLOWERY BRANCH AGRICULTURAL DISTRICT (A) TO FLOWERY BRANCH RESIDENTIAL LOW DENSITY DISTRICT (R-1), AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B”, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the City of Flowery Branch, Georgia desires to rezone the property identified as 6300, 6294, 6290, 6258, 6270, 6246 and 6249 Jones Road, Tas Parcels 08118 001015, 08118 001009, 08118 001002D, 08118 001002E, 08118 001012, 08118 001020, 08118 001002F from Agriculture (A) to Residential Low Density (R-1); and

WHEREAS, a complete description of the property subject being rezoned is included herein; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia held a public hearing on November 21, 2024, to consider the rezoning, which was duly noticed as prescribed by law and published in the Gainesville Times, as shall be set forth in the minutes of said meeting; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia has considered the appropriate zoning classification of the subject property in light of the comprehensive plan.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning from Flowery Branch Agricultural District (A) to Flowery Branch Residential Low Density District (R-1) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. Use as R-1 is appropriate given residential development trends and it is reasonable to believe the property will have reasonable economic value so zoned.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No precise determination has been made by staff with regard to the value differential between development under the current zoning as opposed to R-1, although it is reasonable to believe value would increase as a result of the rezoning.
8. A proposed development will not be a deterrent to the value

or improvement of development of adjacent property in accordance with existing regulations.

9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. REZONING.

The subject parcels, as shown on Exhibit “A” and as legally described in Exhibit “B”, are hereby rezoned from Flowery Branch Agricultural District (A) to Flowery Branch Residential Low Density District (R-1).

SECTION 3. AMENDMENT OF THE ZONING MAP.

This Ordinance is enacted as an amendment to the Zoning Map of Flowery Branch, Georgia. Accordingly, the Zoning Administrator is hereby authorized to update the Official Map consistent with Article 3 of the Zoning Ordinance.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect immediately upon approval.

SECTION 6. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this 21st day of November 2024.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney

Exhibit "A"

The subject parcels are located along Jones Road near Mitchell Street.

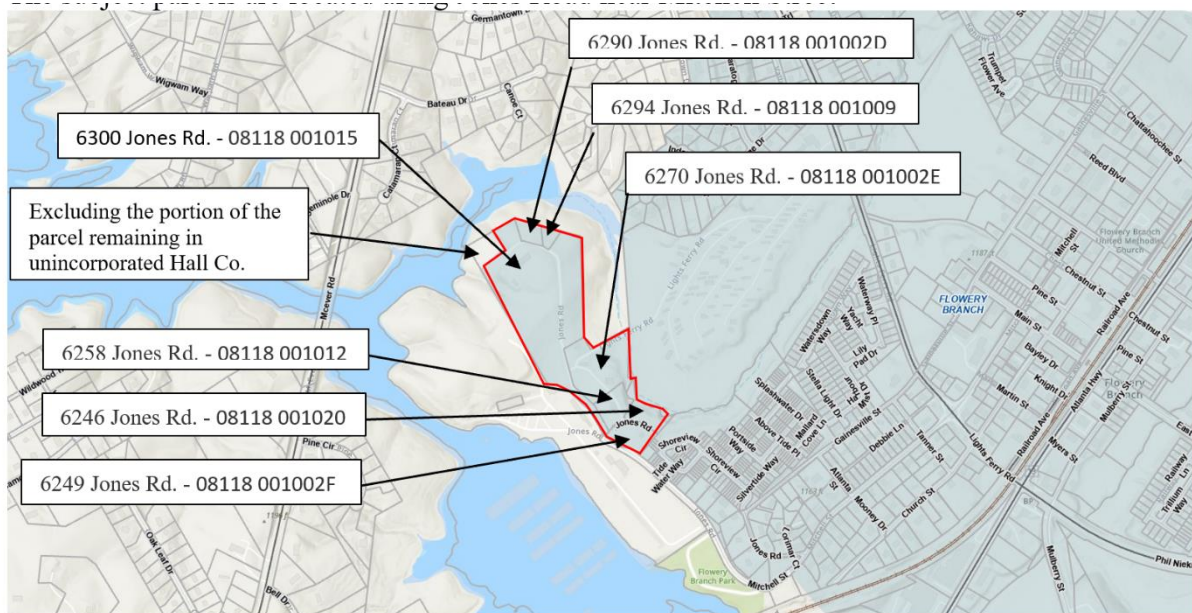


Exhibit "B"

LEGAL DESCRIPTION

OVERALL ACREAGE OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 118, 8th District, City of Flowery Branch, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way), North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found, said 1-2" Rebar Found being the TRUE POINT OF BEGINNING;

THENCE from said ½" Rebar Found and continuing along said Right-of-Way for the next nine (9) calls, North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6;

THENCE from said Army Corp of Engineers Brass Monument #118-G6, North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G6-1, North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point;

THENCE from said Point, North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point;

THENCE from said Point, North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484);

THENCE from said P.K. Nail with a Washer (LSF #000484), North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G;

THENCE from said Army Corp of Engineers Aluminum Monument #118-G, North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) N 74°57'41" W for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484);

THENCE from said Nail with a Washer in a 6-inch Fence Post Top (LSF #000484), North 30 degrees 30 minutes 42 seconds West for a distance of 1162.45 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118D and leaving said Right-of-Way, North 60 degrees 01 minutes 30 seconds East for a distance of 400.02 feet to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118C;

THENCE from said Angle Iron Found at Army Corp of Engineers Guard Post 119/118C, South 75 degrees 20 minutes 39 seconds East for a distance of 497.77 feet to a ½" Open Top Pipe at an Army Corp of Engineers Guard Post;

THENCE from said ½" Open Top Pipe at an Army Corp of Engineers Guard Post, South 02 degrees 02 minutes 54 seconds East for a distance of 737.55 feet to an Angle Iron Found at an Army Corp. of Engineers Guard Post;

THENCE from said Angle Iron Found at an Army Corp. of Engineers Guard Post, South 30 degrees 16 minutes 56 seconds East for a distance of 100.39 feet to a 2" Open Top Pipe at an Army Corp. of Engineers Guard Post;

THENCE from said 2" Open Top Pipe at an Army Corp. of Engineers Guard Post, North 59 degrees 59 minutes 48 seconds East for a distance of 325.17 feet to a 2" Open Top Pipe;

THENCE from said 2" Open Top Pipe, South 01 degrees 25 minutes 48 seconds West for a distance of 369.24 feet to a 2½" Open Top Pipe;

THENCE from said 2½" Open Top Pipe, North 83 degrees 24 minutes 48 seconds East for a distance of 44.06 feet to a Point;

THENCE from said Point, South 04 degrees 04 minutes 53 seconds East for a distance of 85.24 feet to a Point;

THENCE from said Point, South 03 degrees 45 minutes 46 seconds East for a distance of 39.40 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 3.10 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 50 seconds East for a distance of 23.47 feet to a Point;

THENCE from said Point, South 11 degrees 56 minutes 08 seconds East for a distance of 22.64 feet to a Point;

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THENCE from said Point, South 86 degrees 23 minutes 51 seconds East for a distance of 21.71 feet to a Point;

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THENCE from said Point, South 37 degrees 41 minutes 36 seconds East for a distance of 25.50 feet to a Point;

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THENCE from said Point, South 00 degrees 48 minutes 41 seconds West for a distance of 29.45 feet to a Point;

THENCE from said Point, South 36 degrees 18 minutes 54 seconds East for a distance of 9.11 feet to a Point;

THENCE from said Point, South 71 degrees 44 minutes 23 seconds East for a distance of 18.05 feet to a Point;

THENCE from said Point, North 75 degrees 58 minutes 26 seconds East for a distance of 34.19 feet to a Point;

THENCE from said Point, North 67 degrees 58 minutes 02 seconds East for a distance of 18.77 feet to a Point;

THENCE from said Point, North 82 degrees 01 minutes 08 seconds East for a distance of 33.29 feet to a Point;

THENCE from said Point, South 41 degrees 05 minutes 43 seconds West for a distance of 188.57 feet to a ½" Rebar Found with a Cap (LSF #000484);

THENCE from said ½" Rebar Found with a Cap (LSF #000484) ½" Rebar Found, South 41 degrees 11 minutes 29 seconds West for a distance of 199.95 to a ½" Rebar Found along the North Easterly Right-of-Way of Mitch Street (apparent 40' right-of-Way), said ½" Rebar Found being the TRUE POINT OF BEGINNING.

Said property contains 22.300 acres.

Including Easements within.

**Excluding the following portion of 6300 Jones Road, Tax Parcel 08118
001015:**

All that tract or parcel of land lying and being in Land Lot 118, 8th District, Hall County, Georgia and being more particularly described as followed:

To find the True Point of Beginning, begin at a point at the intersection along the South Westerly Right-of-Way of Shoreview Circle (apparent 44' Right-of-Way) and the South Easterly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way); THENCE from said point and following along the North Westerly Right-of-Way of Mitchell Street (apparent 40' Right-of-Way) for the next nine (9) calls and distances, North 48 degrees 51 minutes 14 seconds West for a distance of 161.27 feet to a ½" Rebar Found; THENCE North 48 degrees 58 minutes 34 seconds West for a distance of 48.30 feet to an Army Corp of Engineers Brass Monument #118-G6; THENCE North 67 degrees 51 minutes 39 seconds West for a distance of 35.86 feet to an Army Corp of Engineers Aluminum Monument #118-G6-1; THENCE North 77 degrees 54 minutes 30 seconds West for a distance of 91.59 feet to a Point; THENCE North 53 degrees 04 minutes 18 seconds West for a distance of 116.38 feet to a Point; THENCE North 54 degrees 58 minutes 10 seconds West for a distance of 11.26 feet to a P.K. Nail with a Washer (LSF #000484); THENCE North 29 degrees 49 minutes 36 seconds West for a distance of 211.54 feet to an Army Corp of Engineers Aluminum Monument #118-G; THENCE North 47 degrees 23 minutes 18 seconds West for a distance of 223.11 feet to a ½" Rebar Found with a Cap (LSF #000484); THENCE North 74 degrees 57 minutes 41 seconds West for a distance of 147.72 feet to a Nail with a Washer in a 6-inch Fence Post Top (LSF #000484); THENCE leaving said Right-of-Way, North 30 degrees 30 minutes 42 seconds West for a distance of 962.99 feet to a Point, said Point being the TRUE POINT OF BEGINNING;

THENCE from said point thus established, North 30 degrees 30 minutes 42 seconds West for a distance of 199.46 foot to an Angle Iron Found at Army Corp of Engineers Guard Post 119/118D; THENCE North 60 degrees 01 minutes 30 seconds East for a distance of 200.39 feet to a Point; THENCE South 39 degrees 59 minutes 58 seconds East for a distance of 149.69 feet to a 1" Open Top Pipe; THENCE South 46 degrees 58 minutes 31 seconds West for a distance of 230.53 feet to a Point, said Point being the TRUE POINT OF BEGINNING.

Said property contains 0.854 acres.

Including Easements within.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider Second Reading of Ordinance 723 to Consider a Change in the Zoning Ordinance that would create a Downtown Overlay District.

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

Mayor and City Council approved a motion for the creation of a Downtown Overlay District

FACTS AND ISSUES:

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of Ordinance 723

SAMPLE MOTION:

I make a motion for the approval of Ordinance 723

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Flowery Branch Downtown Overlay District Staff Report.pdf](#)
- [Flowery Branch Overlay Ordinance 723 11 21 24.pdf](#)
- [Flowery Branch Downtown District Overlay Zoning map24x36.pdf](#)



Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Community Development Director

Date: October 11th, 2024

Subject: City of Flowery Branch Downtown Overlay District (FBDOD)

Purpose:

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 FBDOD will also advance the Comprehensive Plan's 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 FBDOD from time to time to further implement other strategies as growth of the city continues. For the purposes of the current exercise, the parts that will make up the Downtown Development District include:

- Define the FBDOD via reference of an overlay map.
- The Comprehensive Plan Old Town Character area's Design Principles, Land Uses and Zoning.
- The Central Business District (CBD) Zoning District.
- Historic Preservation District.
- The entirety of Chapter 8- Alcoholic Beverages with consideration of Code Section 8-114 (b) 2 Downtown Dining District revising / expanding the map provided in Ordinance No. 546. The intent is not to apply Code Section 8-114(b)2 into the entirety of the overlay but rather a smaller area within the overlay.
- Special provisions and procedures for specific uses in parcels located in the FBDOD that are zoned Highway Business – HB.
- A review of the prohibited signs often used in the core retail downtown.

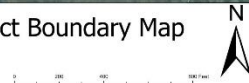


Flowery Branch Downtown Overlay District Map:

The FBDOD map is intended to graphically indicate the boundary limits of the overlay. The overlay should include by reference the parcels shown but also include on-street parking and parking lots owned by the City of Flowery Branch.



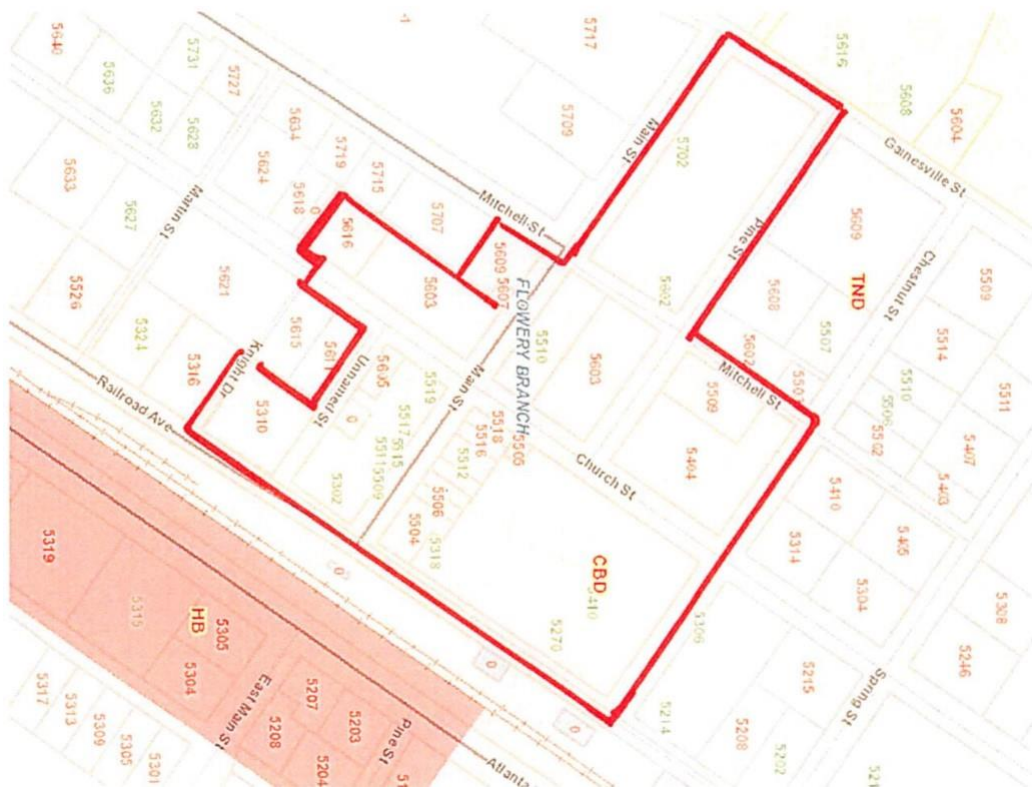
Flowery Branch Downtown Overlay District Boundary Map





Outdoor Dining / Open Carry Map:

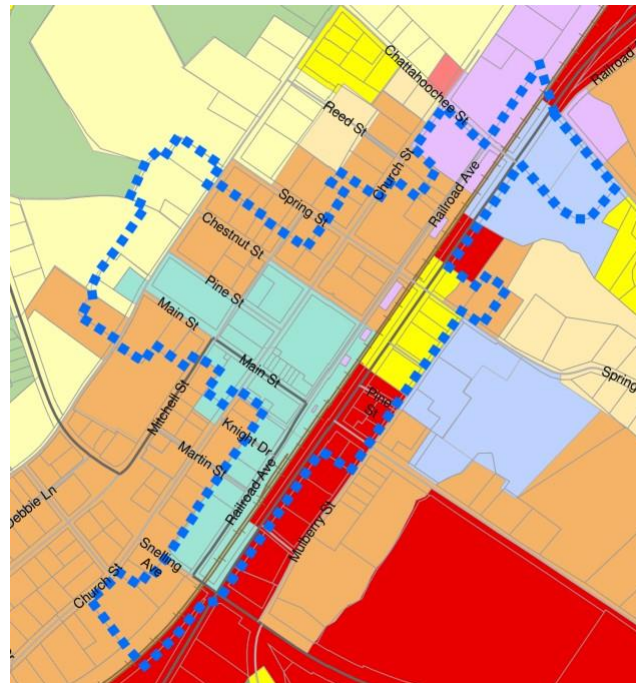
The intent of the FBDOD is to incorporate the current limits or expansion of the limits and code provisions of the current map by reference:





Flowery Branch Historic Preservation Map

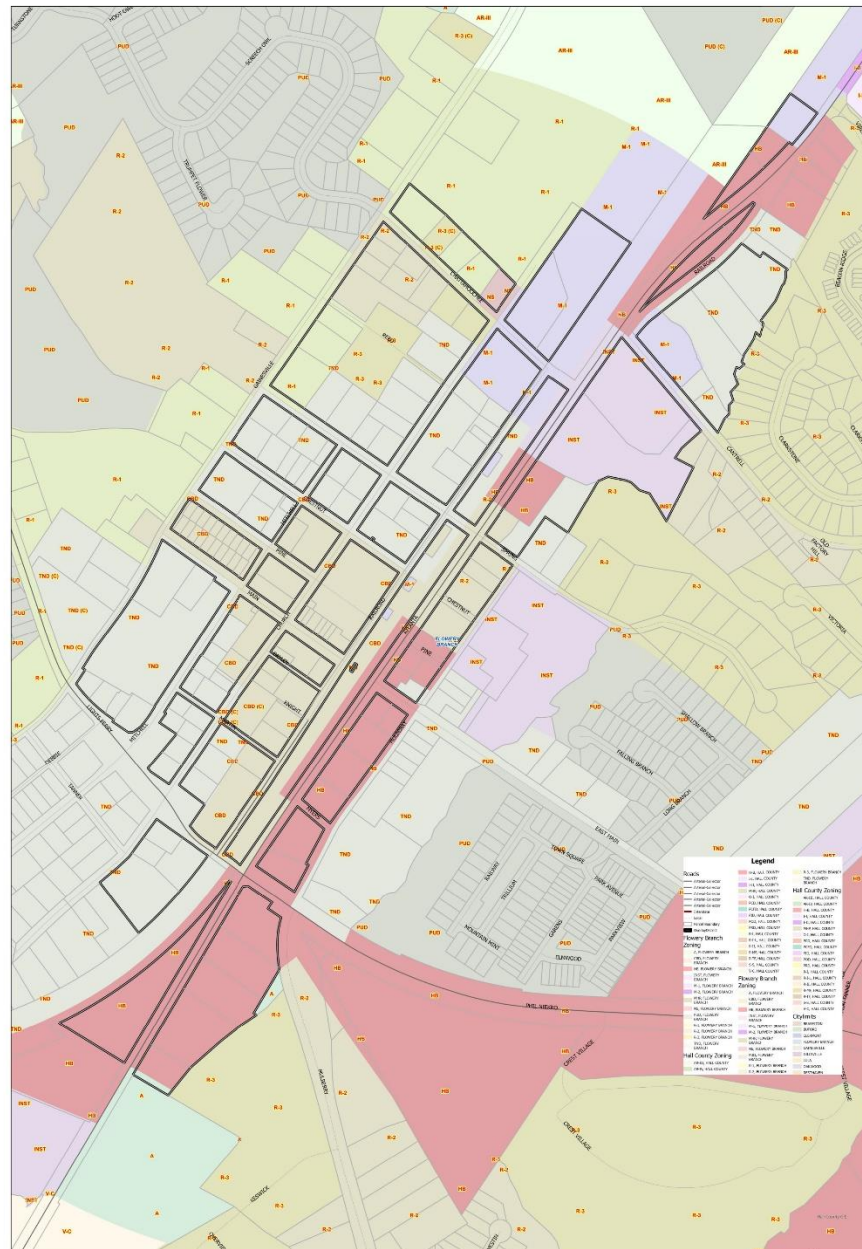
The intent of the FBDOD is to incorporate the current limits and code provisions of the Flowery Branch Historic Preservation District by reference:





Flowery Branch Zoning Map:

The intent of the FBDOD is to incorporate the existing zonings and their code provisions for parcels within the FBDOD boundary, with special provisions for HB zoned parcels.



Flowery Branch Downtown Overlay District Zoning Map



0 200 400 600 Feet



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.

Flowery Branch Code Analysis

The city is exploring the possibility of permitting Micro-brewery and Micro-distillery operations within HB zoned parcels located within the FBDOD. This would be subject to the filing and approval of a Conditional Use Permit by the Mayor and City Council.

Section 9.4 – HB, Highway Business District

Purpose and Description. This zoning district is intended to implement the "activity center" and "activity center-retail" character areas established in the comprehensive plan. This zoning district will be an accessible center of businesses, services, and complementary uses with attractive building and site features and contributing extensively to the economic base of the city. The widest possible range of commercial uses is contemplated in this zoning district, except for industry, mixed use developments, and single-family residences including manufactured homes.

Currently the code prohibits Micro-brewery and Micro-distillery in the HB zoning district:

Table 9.1
 Permitted and Conditional Uses in Nonresidential Zoning Districts
 (P = Permitted Use C = Conditional Use X = Prohibited)

Use	O-P	INST	NS	HB
Micro-brewery	X	X	X	X
Micro-distillery	X	X	X	X

Table 9.1 could be revised to allow Micro-brewery and Micro-distillery in HB if it's within the boundary of the FBDOD and secures approval of a Conditional Use Permit approved by the Mayor and City Council.



Table 9.1
Permitted and Conditional Uses in Nonresidential Zoning Districts
(P = Permitted Use C = Conditional Use X = Prohibited)

Use	O-P	INST	NS	HB
Micro-brewery	X	X	X	X *
Micro-distillery	X	X	X	X *

* Micro-brewery and Micro-distillery uses shall be allowed in the Highway Business District if the parcel is within the boundaries of the Flowery Branch Downtown Overlay District. The use is also subject to filing a Conditional Use Permit to be approved by the Mayor and City Council.



Article 24. – Signs – Section 24.8 Prohibited Signs

For the businesses in the CBD zoning district and mostly businesses along Main Street temporary or “A” frame signs are common. These signs add to the character of the area and provide information about merchandise, menus, or other forms of communication directed towards the pedestrians in the area. Per code the portable sidewalk signs are prohibited. The City may want to consider allowing these types of signs as a special provision in the Central Business District or in a designated area. The code revision could be similar to the following:

Portable sign:

Any sign, whether on its own trailer, wheels, or otherwise, which is designed to be transported from one place to another. It is characteristic of a portable sign that the space provided for advertising messages may be changed at will by the replacement of lettering or symbols (i.e., a changeable copy sign). Even if the wheels or supports of such sign are removed and the sign converted and attached, temporarily or permanently, to the ground or other structure, said sign shall remain a portable sign. In addition, the following shall be deemed a portable sign:

1. An umbrella used for advertising.
2. A sign mounted or painted on a junk vehicle as defined by the Zoning Ordinance of Flowery Branch
3. A sidewalk sign: A movable sign not secured or attached to the ground or surface upon which it is located.

Sec. 24.8. - Prohibited Signs.

The following signs and devices shall be prohibited:

- (a) Animated signs, but not including multiple-message signs and multiple-message signs, electronic, as defined.
- (b) Derelict signs.
- (c) Inflatable signs, except as may be permitted in association with a temporary event approved by the Zoning Administrator.
- (d) Pennants, streamers, and wind-blown or air-blown devices.
- (e) Portable signs.*

*Sidewalk signs shall be allowed within the Flowery Branch Overlay District where the property is zoned CDB. The signs shall be no larger than 36”x42” and shall be placed in an area that does not obstruct pedestrian or handicap accessibility. The signs shall remain along the sidewalk and are prohibited to be on parking spaces or in the street. Each portable sign in the designated location shall apply for a sign permit with Community Development.

ORDINANCE NO. 723

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FLOWERY BRANCH, GEORGIA TO CREATE A DOWNTOWN OVERLAY DISTRICT, TO PROVIDE FOR SPECIFIC USES IN SAID DISTRICT, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, the City Council wishes to create an overlay district to protect the character of the City's core downtown; and

WHEREAS, the City Council desires to provide additional uses unique to the downtown; and

WHEREAS, the City Council is undertaking to advance the vision for the downtown area as envisioned by the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing at the meeting of November 21, 2024 duly noticed as prescribed by law and published in the Gainesville Times, regarding this ordinance, as shall be set forth in the minutes of said meeting.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. CREATION OF THE DOWNTOWN OVERLAY DISTRICT

In accordance with Article 3 Section 3.6 of the Zoning Ordinance, a new Section 9.10 of Article 9 is hereby created and shall read as follows:

“Sec. 9.10. – DOD, Downtown Overlay District.

(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:



Flowery Branch Overlay Map

SECTION 2. SPECIFIC USES IN THE DOWNTOWN OVERLAY DISTRICT.

Properties located within the boundaries of the downtown overlay district with the underlying zoning of HB are hereby permitted to operate micro-breweries and micro-distilleries subject to the granting of a conditional use permit under the terms and conditions of Article 34 and compliance with any and all applicable state and local alcoholic beverage licensing requirements. The following changes to Table 9.1 are hereby made to reflect this potential additional use:

Use	O-P	INST	NS	HB	CBD	M-1	M-2
Micro-brewery	X	X	X	X ₁	C	X	X
Micro-distillery	X	X	X	X ₁	C	X	X

Public Hearing Published November 6, 2024
Public Hearing November 21, 2024

First Reading November 7, 2024
Second Reading November 21, 2024

1 HB zoned properties located within the downtown overlay district may operate micro-breweries or micro-distilleries subject to the granting of a Conditional Use Permit.

SECTION 3. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE.

The effective date of this Ordinance shall be November 21, 2024.

SECTION 5. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

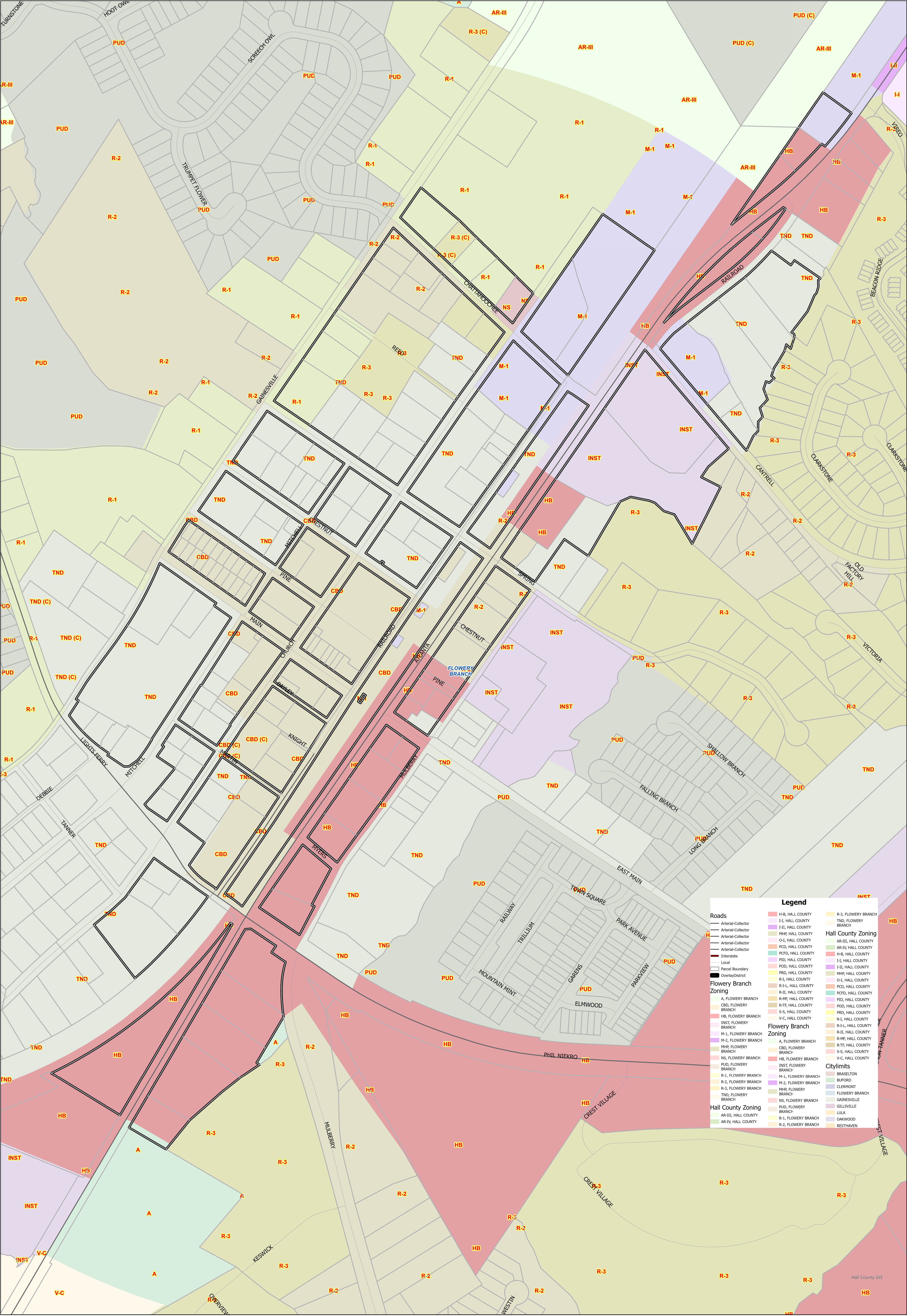
Approved this ____ day of _____ 2024.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney





FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider First Reading of Ordinance 724 to Consider a Variance Request at 4627 Atlanta Highway.

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

FACTS AND ISSUES:

The applicant is seeking to develop four office/warehouse buildings totaling 41,450 sq.ft., including associated parking and utilities, on a property limited in depth due to a state water creek adjacent to Atlanta Highway. To accommodate the necessary depth for warehousing and tractor trailer truck movement, the applicant is requesting encroachments into the City's 75-foot impervious setback and 50-foot undisturbed stream buffer.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approval of Ordinance 724

SAMPLE MOTION:

I make a motion to approve Ordinance 724 with staff recommended conditions.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Variance Report 4627 Atlanta Highway final.pdf](#)
- [Letter of Intent 10-10-24_Rev1.pdf](#)
- [Ordinance 724 TB 11 15 2024.pdf](#)
- [BSP002 10-10-24 Stream Buffer Variance Exhibit.pdf](#)



Memorandum

To: City of Flowery Branch, City Manager, and City Council

From: Chris McCrary, Community Development and Planning Director

Date: October 14th, 2024

Subject: Stream Buffer and Impervious Setback Encroachment Variance

Applicant: William Stark
5316 Railroad Avenue
Flowery Branch, GA 30542
770-231-3829

Existing Zoning: M – 1 – Manufacturing & Industrial Light

Location:

- 4627 Atlanta Highway; tax parcel identification number **08092 000008**,

Variance Request:

The applicant is seeking to develop four office/warehouse buildings totaling 41,450 sq.ft., including associated parking and utilities, on a property limited in depth due to a state water creek adjacent to Atlanta Highway. To accommodate the necessary depth for warehousing and tractor trailer truck movement, the applicant is requesting encroachments into the City's 75-foot impervious setback and 50-foot undisturbed stream buffer, which are necessary to meet industry standards for the proposed buildings.



Code Section:

Article 26. – Stream Buffer Protection:

Section 26.7. – Buffer and Setback Requirements.

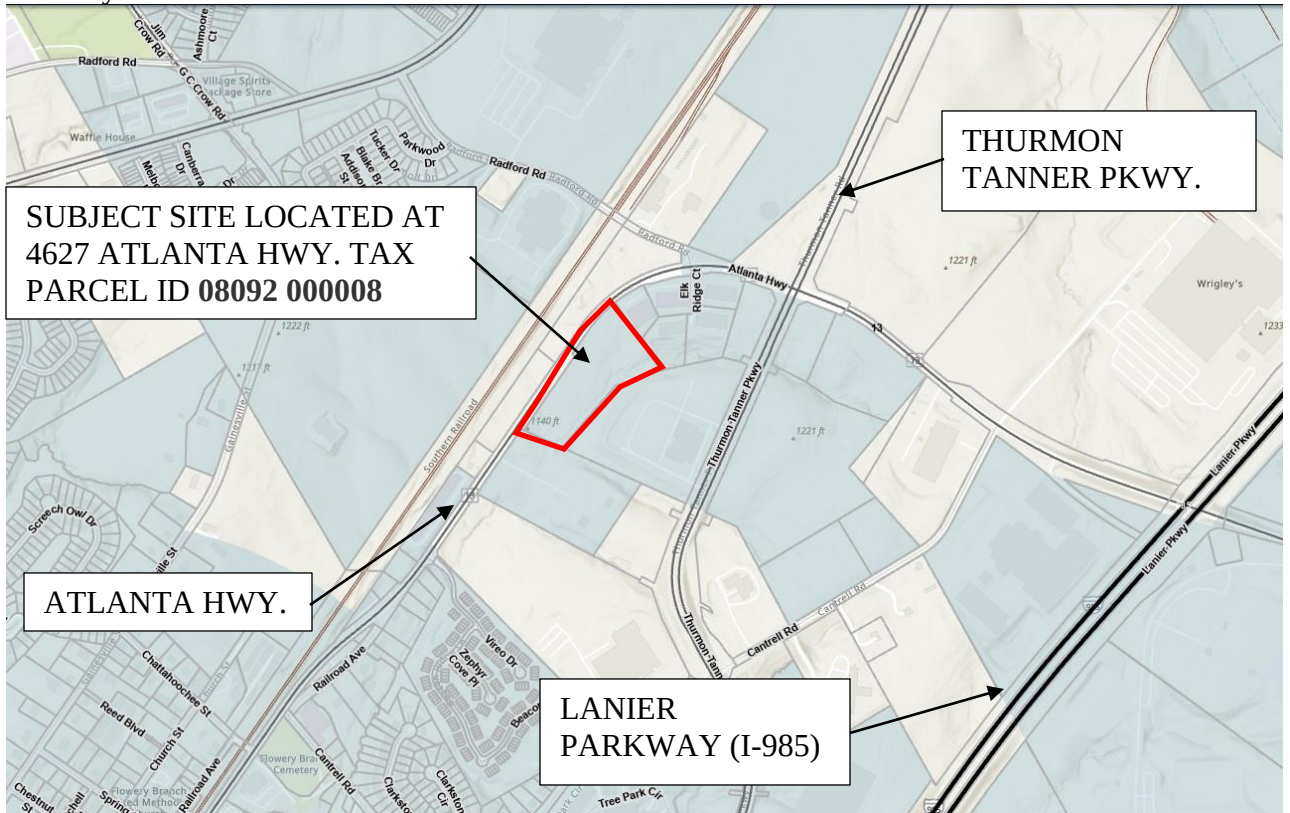
All land development activity subject to this ordinance shall meet the following requirements. Any land development activity within a buffer established in this Article or any impervious cover within a setback established in this Article is prohibited unless exempted, grandfather, or a variance is granted pursuant to this zoning ordinance.

- a) Buffer. An undisturbed natural vegetative buffer shall be maintained for **50 feet**, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- b) Additional setback. An additional setback shall be maintained for **25 feet** (*measured 75 feet from stream bank*), measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.



Location Map:

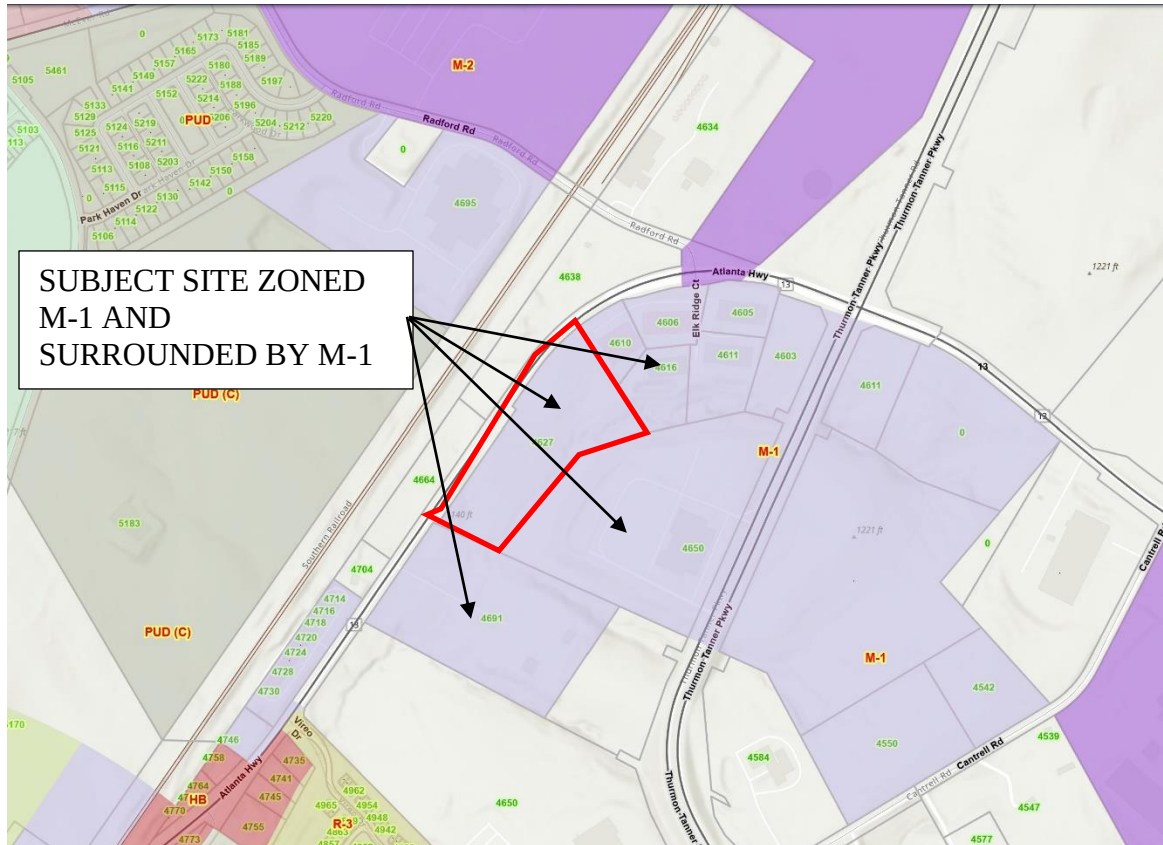
The subject site is located at 4627 Atlanta Highway near the intersection of Thurmon Tanner Parkway.





Zoning Map:

The subject property is zoned M-1 – Manufacturing & Industrial, Light. The surrounding properties are also zoned M-1.



Legend

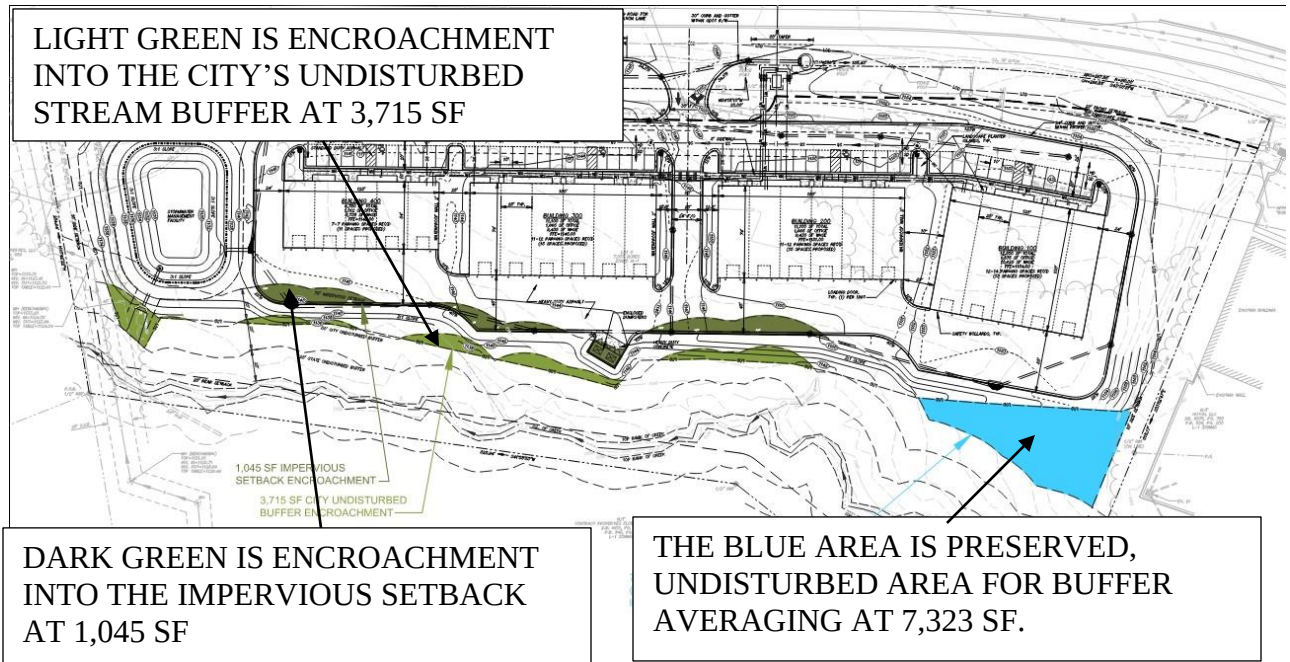
Zoning Districts

	Residential Low Density (R-1)		Highway Business (HB)
	Residential Moderate Density (R-2)		Institutional (INST)
	Residential Multi-family (R-3)		Manufacturing & Industrial, Light (M-1)
	Traditional Neighborhood Development (TND)		Manufacturing & Industrial, Heavy (M-2)
	Planned Unit Development (PUD)		Agriculture (A)
	Manufactured Home Park (MHP)		Historic Districts Local Historic District
	Central Business District (CBD)		
	Neighborhood Shopping (NS)		



Site Plan:

The applicant's engineer provided a site plan that is color coded showing the areas of the stream buffer and impervious setback encroachment. A full-size site plan / encroachment plan will be available for better review.





Buffer Averaging

Buffer averaging is a critical concept in environmental management, particularly in the context of managing stormwater runoff. This approach acknowledges the importance of maintaining a balance between developed areas that may encroach upon natural buffers and the need to preserve adequate natural areas that can effectively treat stormwater.

In this particular case, the engineer has determined that an encroachment of 4,760 square feet (SF) into an impervious setback and undisturbed buffer can be mitigated through the preservation of 7,323 SF of natural area. This is a positive outcome because the area being preserved exceeds the amount of area being disturbed. By preserving a larger area, the project can enhance its overall ecological integrity and stormwater management capabilities.

The preserved area serves multiple purposes:

1. **Stormwater Treatment:** The additional preserved area provides a larger surface for infiltration, absorption, and filtration of stormwater, which will ultimately reduce runoff into the creek.
2. **Habitat Preservation:** By preserving more land than what is being disturbed, the project can maintain or even enhance local biodiversity and provide habitat for various species.
3. **Buffer Functionality:** The preserved buffer can help filter pollutants from stormwater before they reach the creek, acting as a natural barrier against contaminants.
4. **Erosion Control:** The natural vegetation in the preserved area can help stabilize soil and reduce erosion, further contributing to water quality.
5. **Aesthetic Value:** A larger preserved natural area can provide aesthetic benefits to the site as opposed to a clear-cut site with no preservation.

In summary, the approach taken by the engineer to preserve more area than is disturbed, demonstrates a commitment to effective stormwater management while also complying with environmental regulations and promoting ecological sustainability. This strategy not only mitigates the direct impacts of encroachment but also enhances the overall functioning of the watershed and surrounding ecosystem.



Flowery Branch Code Section 26.13 – Variances

Variances to the provisions of this Article may be filed and shall be processed in accordance with the requirements of Article 37 of this zoning ordinance. All variance applications must include information identified by the "Stream Buffer Variance" application form as provided by the Zoning Administrator. Variances will be considered only in the following cases:

- a) When a property's shape, topography or other physical conditions existing at the time of the adoption of this ordinance prevents land development unless a buffer variance is granted.
- b) Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

Variances will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property. The following factors will be considered in determining whether to issue a stream buffer variance:

a) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The parcel shape and topography create challenges to development of an office / warehouse buildings. The property is wide parallel to Atlanta Highway but is limited in depth. The stream runs parallel to Atlanta Highway and limits the depth. The topography drops from the street to the back of the property.

b) The locations of all streams on the property, including along property boundaries.

The applicant's engineer provided a drawing clearly showing the stream on the property including along property boundaries.

c) The location and extent of the proposed buffer or setback intrusion.

The applicant's engineer provided a drawing clearly showing the stream buffers and encroachments into the impervious setback and stream buffer.



d) Whether alternative designs are possible which require less intrusion or no intrusion.

An alternative design would be a challenge due to the limited depth of the parcel due to the need to move tractor trailers to the back of the buildings where the delivery roll up doors are located.

e) The long-term and construction water-quality impacts of the proposed variance.

The land development civil engineering plans are required to provide stormwater detention and water-quality measure per the existing development regulations. The engineer also provided buffer averaging to help mitigate the encroachment with preserved, undisturbed portions on the property.

f) Whether issuance of the variance is at least as protective of natural resources and the environment.

Preservation of an undisturbed area outside of the impervious setback and stream buffers larger than the area of encroachment mitigates the stormwater runoff in the encroachment area and provides protection of natural resources and the environment.



Recommendation:

Staff recommends the **APPROVAL** of the proposed variance application for the encroachment into the required impervious setback and the City's undisturbed stream buffer per Code Section 26.7 with the following conditions:

1. The Land Disturbance Permit shall be substantially similar to the plan provided with the variance application including the limits of the encroachment into the impervious setback and the City's stream buffer.
2. The area of preservation shall be substantially similar to the area in size and location shown on the site plan provided with the Variance Application.
3. In the areas where disturbance occurs within the 50' undisturbed buffer, the applicant shall provide a replanting plan using a native mixture of species of trees and shrubs. The plan shall be sealed by a Georgia registered Landscape Architect. The final plan shall be approved by the Community Development Director.
4. Prior to the issuance of Certificate of Occupancy, the owner shall provide the City an as-built survey of the development including the encroachment areas and preservation area.
 - a. The area of encroachment into the impervious setback shall not exceed 1,045 SF.
 - b. The area of encroachment into the 50-foot Undisturbed Stream Buffer shall not exceed 3,715 SF.
 - c. The area of undisturbed preservation shall be no less than 7,323 SF.



October 10, 2024

City of Flowery Branch
Community Development Department
5512 Main Street
Flowery Branch, GA 30542

Re: Letter of Intent for Stream Buffer Variance Application
South Hall Business Park
DCD Project BSP002

The purpose of this letter is to request a variance for a stream buffer encroachment (Flowery Branch Zoning Ordinance Article 26, 26.7). The proposed development is located at 4627 Atlanta Hwy (Parcel #08092 000008) and will consist of 41,450 SF office/warehouse space, associated parking, onsite utilities and stormwater management. If approved, the variance will allow encroachments into the 75' impervious setback and the 50' city undisturbed buffer for the stream located onsite.

The total impervious setback encroachment is 1,045 SF, and the total city undisturbed buffer encroachment is 3,715 SF. These are shown in green on the attached exhibit. We are proposing a 7,323 SF mitigation area to balance the average buffer which is shown in blue on the attached exhibit. This area is located outside of the limits of disturbance (LOD) and the impervious setback that will remain undisturbed. All impervious surfaces onsite will be collected and piped to the proposed stormwater pond for water quality treatment and peak flow detention. This replicates the primary purpose of the local stream buffer and impervious setback while allowing minor encroachments due to the hardships imposed from the shape of the lot and topographical challenges.

Regards,

Jesse Partridge
Design Engineer
Dovetail Civil Design, Inc.

Public Hearing Published 10/9/2024
Public Hearing 11/21/2024

First Reading 11/21/2024
Propose Second Read 12/5/2024

ORDINANCE 724

4627 Atlanta Highway Variance Request

AN ORDINANCE GRANTING A VARIANCE FROM THE REQUIREMENTS SET FORTH IN THE CITY OF FLOWERY BRANCH ZONING ORDINANCE Article 26, Section 26.7, Stream Buffer Protection: Buffer and Setback Requirements, 4627 Atlanta Highway, TAX PARCEL IDENTIFICATION NO. 08092 000008, OWNED BY West Avenue Partners Group, LLC; AS SHOWN ON EXHIBIT "A", DESCRIBED ON EXHIBIT "B", AND SUBJECT TO THE CONDITIONS SET FORTH IN EXHIBIT "C"; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE; AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, William Stark, agent for owner has submitted a written and signed application to the City of Flowery Branch, Georgia requesting a specific variance for property located at 4627 Atlanta Highway; and

WHEREAS, a survey and complete description of the property subject to the requested variance is included in the application; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia held a public hearing on 11/21/2024, to consider the application, which was duly noticed as prescribed by law and published in the Gainesville Times, as shall be set forth in the minutes of said meeting; and

WHEREAS, the City Council of the City of Flowery Branch, Georgia has considered the subject variance application of William Stark, agent for owner in conjunction with the standards set forth in Article 26, Section 26.7 Stream Buffer Protection: Buffer and Setback Requirements of the Zoning Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH HEREBY ORDAINS AS FOLLOWS:

SECTION 1. FINDINGS:

The City Council finds that the proposed variance from the City of Flowery Branch Zoning Ordinance Article 26, Section 26.7 is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of Article 37, Section 37.5 of the City of Flowery Branch Zoning Ordinance as identified below.

Sec. 37.5. Criteria for Granting Variances.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance shall provide a written justification that one or more of the following condition(s) exist. The City Council shall not approve a variance application unless it shall have adopted findings that one or more of the following conditions exist:

- (a) There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district;

- (b) A literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located;
- (c) Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;
- (d) The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare;
- (e) The special circumstances are not the result of the actions of the applicant;
- (f) The variances requested are the minimum variances that will make possible the proposed use of the land, building, or structure in the use district proposed; and
- (g) The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.

SECTION 2. LEGAL DESCRIPTION, VARIANCES GRANTED AND CONDITIONS IMPOSED:

The properties as shown in attached Exhibit "A" and as legally described in Exhibit "B" shall be granted the following variance from the requirements set forth in the Flowery Branch Zoning Ordinance Article 26, Section 26.7 Stream Buffer Protection: Buffer and Setback Requirements:

All land development activity subject to this ordinance shall meet the following requirements. Any land development activity within a buffer established in this Article or any impervious cover within a setback established in this Article is prohibited unless exempted, grandfather, or a variance is granted pursuant to this zoning ordinance.

- (a) Buffer. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
- (b) Additional setback. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

Conditions set forth in Exhibit "C" are imposed on said property. Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Public Hearing Published 10/9/2024
Public Hearing 11/21/2024

First Reading 11/21/2024
Propose Second Read 12/5/2024

SECTION 4. EFFECTIVE DATE.

The effective date of this Ordinance shall be upon adoption by the City Council of the City of Flowery Branch, Georgia.

SECTION 5. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Adopted this 5th day of December 2024.

Edward R. Asbridge, Mayor

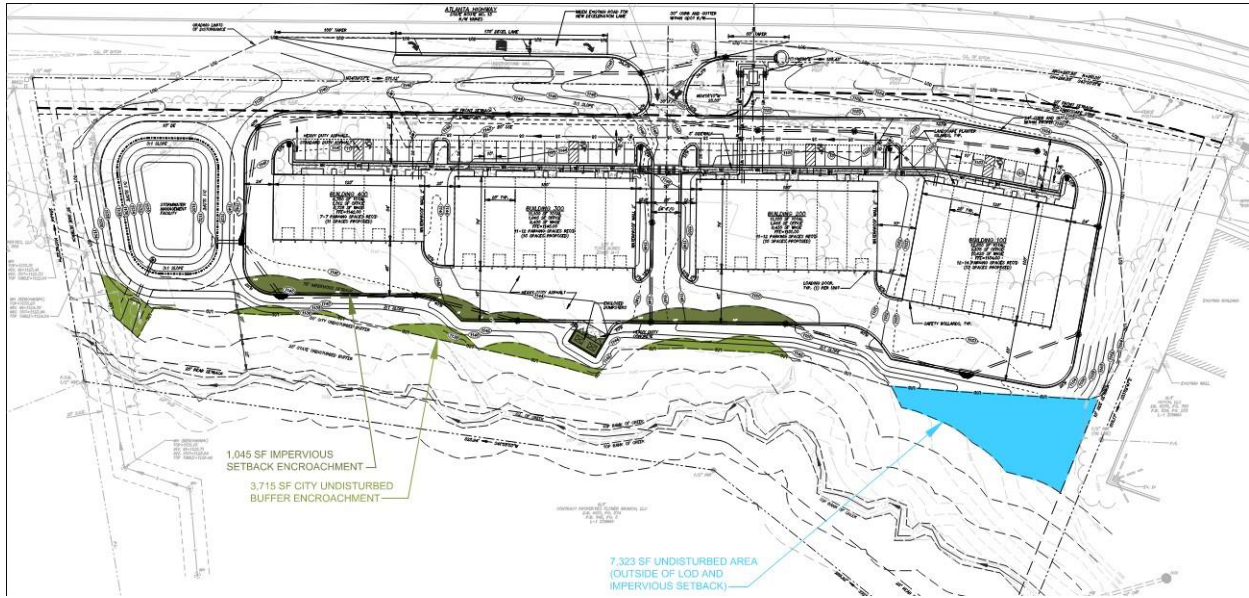
ATTEST:

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

Ted C. Baggett, City Attorney

Exhibit "A"



Public Hearing Published 10/9/2024
Public Hearing 11/21/2024

First Reading 11/21/2024
Propose Second Read 12/5/2024

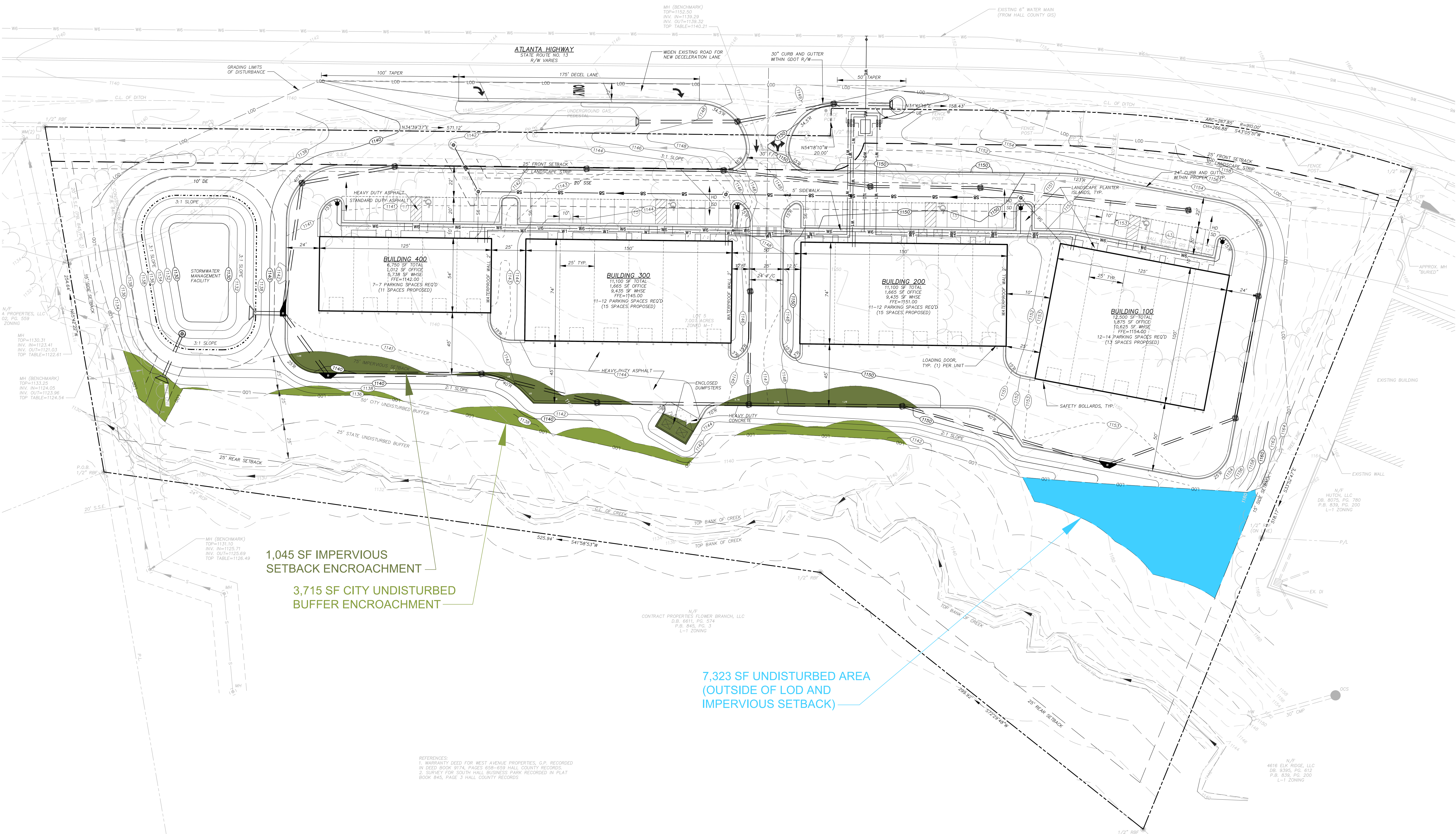
Exhibit "B"

Legal Description

All that tract or parcel of land lying and being in Land Lot 98, 8th Land District, Hall County, Georgia, being Lot 5 as shown on a survey for South Hall Business Park, dated September 20, 2001, last revised October 3, 2001, prepared by Rochester & Associates, Inc., Georgia Registered Land Surveyors and recorded in Plat Slide 805, page 105A of the Hall County, Georgia Plat Records, last revised at Plat Book 845, page 3 of the Hall County, Georgia Plat Records. Said plat and the record thereof are incorporated by reference for a more complete description of said property.

Exhibit "C"

1. The Land Disturbance Permit shall be substantially similar to the plan provided with the variance application including the limits of the encroachment into the impervious setback and the City's stream buffer.
2. The area of preservation shall be substantially similar to the area in size and location shown on the site plan provided with the Variance Application.
3. In the areas where disturbance occurs within the 50' undisturbed buffer, the applicant shall provide a replanting plan using a native mixture of species of trees and shrubs. The plan shall be sealed by a Georgia registered Landscape Architect. The final plan shall be approved by the Community Development Director.
4. Prior to the issuance of Certificate of Occupancy, the owner shall provide the City an as built survey of the development including the encroachment areas and preservation area.
 - a. The area of encroachment into the impervious setback shall not exceed 1,045 SF.
 - b. The area of encroachment into the 50-foot Undisturbed Stream Buffer shall not exceed 3,715 SF.
 - c. The area of undisturbed preservation shall be no less than 7,323 SF.



1,045 SF IMPERVIOUS
SETBACK ENCROACHMENT

3,715 SF CITY UNDISTURBED
BUFFER ENCROACHMENT

7,323 SF UNDISTURBED AREA
(OUTSIDE OF LOD AND
IMPERVIOUS SETBACK)

REFERENCES:
1. WARRANTY DEED FOR WEST AVENUE PROPERTIES, G.P. RECORDED
IN DEED BOOK 9174, PAGES 658-659 HALL COUNTY RECORDS.
2. SURVEY FOR SOUTH HALL BUSINESS PARK RECORDED IN PLAT
BOOK 845, PAGE 3 HALL COUNTY RECORDS

N/F
CONTRACT PROPERTIES FLOWER BRANCH, LLC
D.B. 6611, PG. 574
P.B. 845, PG. 3
L-1 ZONING

N/F
4616 ELK RIDGE, LLC
D.B. 9395, PG. 612
P.B. 839, PG. 200
L-1 ZONING

N/F
HUTCH, LLC
D.B. 8075, PG. 780
P.B. 839, PG. 200
L-1 ZONING



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider an Appeal of Administrative Decision of an Architectural Design Review for 4542 Cantrell Road

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

FACTS AND ISSUES:

A staff report was prepared on or about August 23rd, 2024, and was provided to the applicant, resulting in a denial of the Architectural Design Review application. In response, the applicant has filed an Appeal of Administrative Decision on September 18, 2024, under Article 39, accompanied by a Letter of Intent.

OPTIONS:

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Denial of the Appeal of Administrative Decision.

SAMPLE MOTION:

I make a motion to deny the Appeal of Administrative Decision

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary November 21 2024 _ 4542 Cantrel Road Architectural Design Review.pdf](#)
- [YES Events Property Design Review Report final.pdf](#)
- [22434929-Application.pdf](#)



Executive Summary

Architectural Design Review - 4542 Cantrell Road

The applicant submitted Architectural Design Review Plans for a proposed industrial development at 4542 Cantrell Road. The plans show the building will be constructed using corrugated metal with minimal fenestration. The building's elevation along Cantrell Road spans over 200 linear feet, with only three doors breaking up the façade. According to the Grading Plan, the building will be situated approximately 6 feet above street grade. Additionally, the applicant has proposed planting eleven red maple trees between the right-of-way and the building.

Under **Article 10 of the Flowery Branch Zoning Ordinance**, which sets standards for office, institutional, commercial, and industrial uses, **Section 10.7(f)(1)** requires that any façade exceeding 200 linear feet in length, when parallel to a street, must be designed to break up the building mass into distinct architectural elements. The ordinance provides various methods to achieve this, but the current proposal does not comply with this requirement.

Further, **Sections 10.7(h) and 10.7(i)** of the Zoning Code outline acceptable materials and architectural treatments for building facades. Specifically, **Section 10.7(i)** permits metal accents as part of the façade design, but not as the primary material for the entire façade. The applicant's proposed design does not align with these provisions.

A staff report was prepared on or about August 23rd, 2024, and was provided to the applicant, resulting in a denial of the Architectural Design Review application. In response, the applicant has filed an **Appeal of Administrative Decision** on September 18, 2024, under **Article 39**, accompanied by a Letter of Intent.



Memorandum

To: City of Flowery Branch, City Manager and City Council

From: Chris McCrary, Community Development and Planning Director

Date: August 27th, 2024

Owner / Developer: CJT Holdings, LLC
5475 Aloha Way
Flowery Branch, GA 30542

Subject: Design Review of the Proposed Industrial Building

Location: 4542 Cantrell Road, Flowery Branch, GA 30542

Existing Zoning: M-1 Light Industrial District

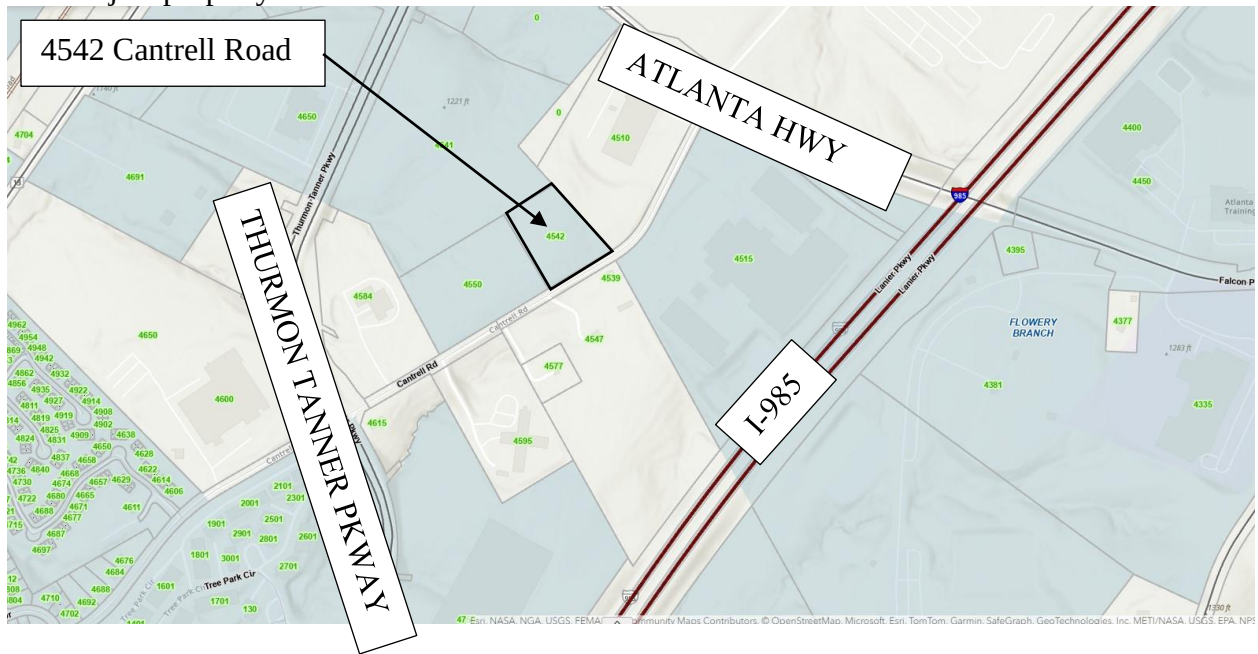
Proposed Design:

The applicant proposes the development of a metal exterior warehouse building on the site. The proposed material of the building is a dark-colored corrugated metal building.



Location:

The subject property is located at Cantrell Road

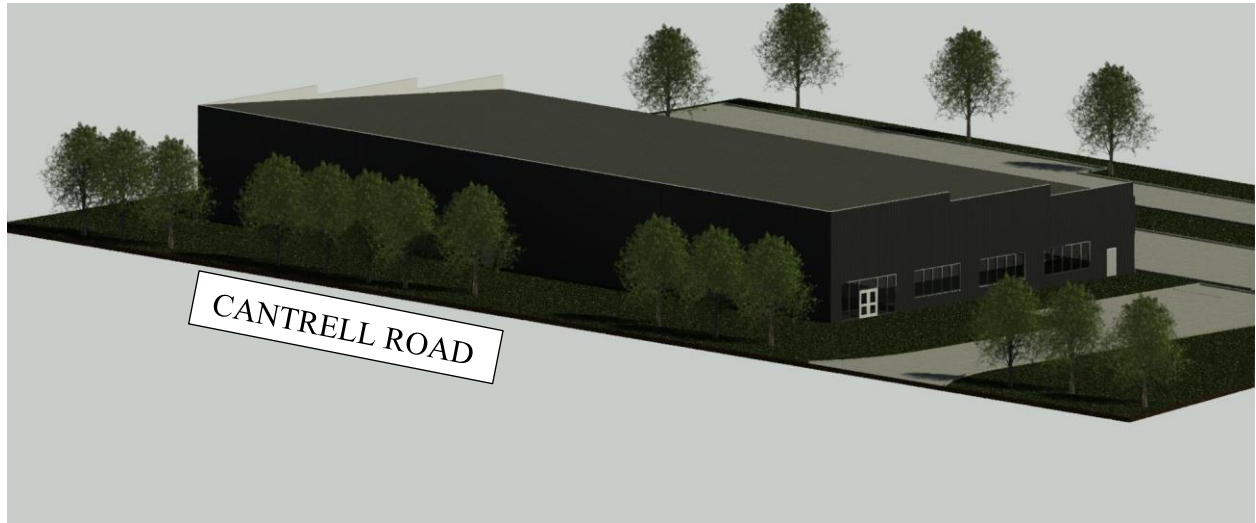


Front Left Elevation





Front right elevation



Rear left elevation



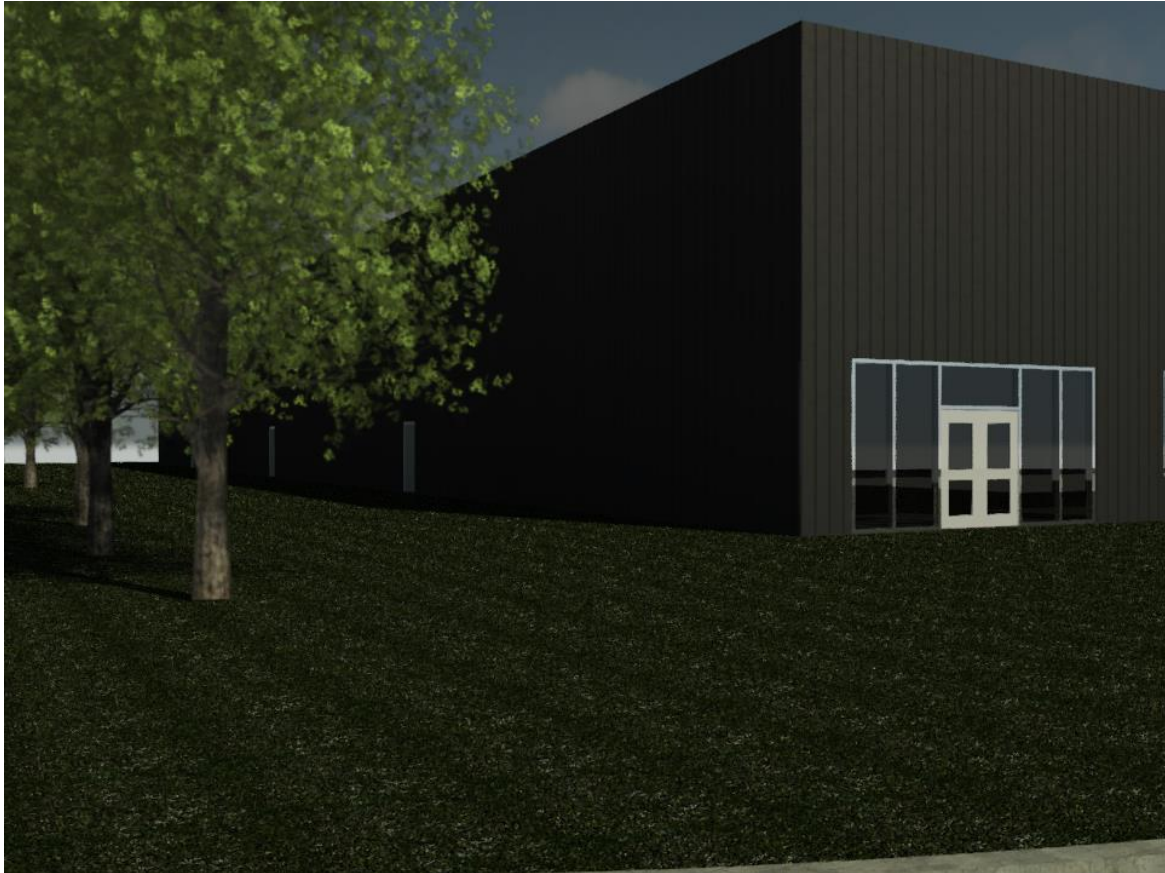


Rear right elevation.



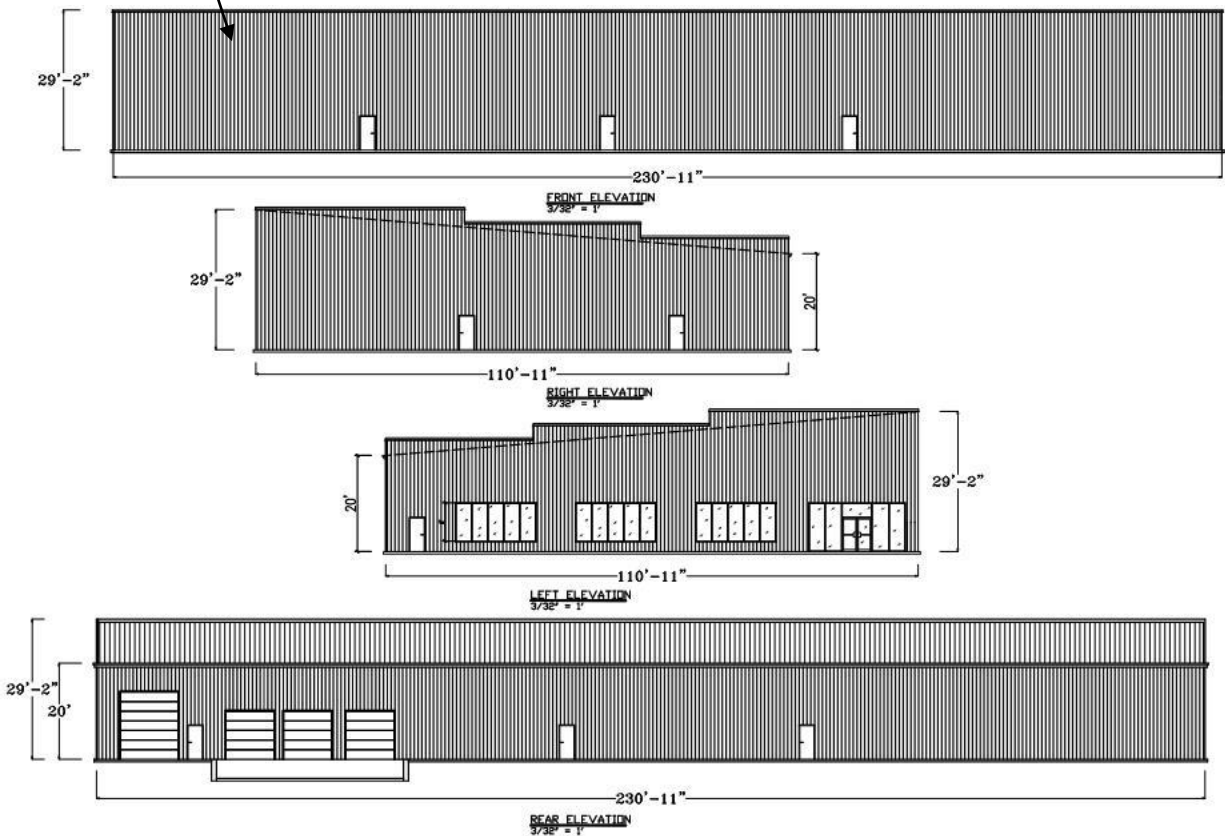


Front view from Cantrell Road





CODE REQUIRES NO MORE THAN 200 L.F. FOR A WALL PARALLEL TO THE STREET WITHOUT A DESIGN THAT BREAKS THE WALL INTO DISCRETE ARCHITECTURAL ELEMENTS.



Architectural elevations showing four sides corrugated metal facades.



The City of Flowery Branch Ordinance

Article 10, Section 10.7

(a) Architectural design should be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color, materials, and detailing. The designer should consider each of the following contexts as part of the design process:

- 1. Size (the relationship of the project to its site).*
- 2. Scale (the relationship of the building to those around it).*
- 3. Massing (the relationship of the building's various parts to each other).*
- 4. Fenestration (the placement of windows and doors).*
- 5. Rhythm (the relationship of fenestration, recesses and projections).*
- 6. Setback (in relation to setback of immediate surroundings).*
- 7. Materials (their compatibility with the historic district).*
- 8. Context (the overall relationship of the project to its surroundings).*

Article 10 speaks to the compatibility to the immediate surroundings. Per the review of the area of industrial buildings, there is one full metal building, all brick buildings, and tilt up concrete panel buildings.



Full brick industrial Cantrel Road



Masonry building Cantrel Road



All metal building Cantrel Road (unincorporated Hall County)



Tilt up modular concrete wall building Thurmon Tanner Road

Article 10 Section 10.1 Applicability

It does not appear that an industrial building is exempt from the requirements of Article 10.7 Architectural Design:

(a) The development requirements and guidelines are intended to apply to all land uses unless the



context clearly indicates otherwise as specifically provided in this Article, and with the exception that Sec. 10.7. - Architectural Design, Sec. 10.8, - Pedestrian Retail and Sec. 10.10. - Office, Institutional, Business, and Industrial Parks and Campuses do not apply to townhouses, single-family detached dwellings, and duplexes.

(b)See Article 12, Sec. 12.6, Sec. 12.7, and 12.8 in this Zoning Ordinance for additional requirements that pertain to townhouses, single-family detached dwellings, and duplexes.

(c)See also Article 40. Design Review. This report is the Design Review.

The relevant paragraphs in Section 10.7 limit the material of the building and provide design elements that should be considered by the design professionals:

(f)Façade articulation.

1.Office, institutional, commercial, and industrial uses. *The walls of buildings shall not extend more than 200 linear feet parallel to a street unless the front façade of the building is designed in a way that breaks up the building face into discrete architectural elements, which can be accomplished through the following:*

Facade modulation: stepping back or extending forward a portion of the façade; and/or

Providing bay windows or repeating window patterns at regular intervals; and/or

Providing a porch, patio, deck, covered entry to portions of the façade at the ground level, or in the case of buildings containing two or more story, balconies; and/or

Changing the roofline by alternating dormers, or using stepped roofs, gables, or other roof elements; and/or

Changing materials with the change in building plane.

Consistent: Roof planes should be varied to increase visual interest, and awnings above windows and entrances also help to provide visual interest;

Inconsistent: Flat roofs and lengthy, non-articulated walls;

Consistent: A line of mature trees that almost entirely screens what would otherwise be a large,



imposing side wall of a big box;

Inconsistent: The rear side of this shopping center consists of a finished but monotonous wall. Trash receptacles are not enclosed.

Per review of the elevations and models the proposed design is not consistent with Article 10.

Paragraphs (h) and (i) are two areas that highlight the difficulties in accepting the current design as compliant:

(h)All sides of a building may impact on its surroundings and shall utilize an architectural finish of primary materials consisting of real brick (full-depth or thin brick), unpainted natural stone, unpainted cast stone, true three-coat cement stucco, natural wood or cementitious siding including lap siding and board and batten, and wood or cementitious shakes and shingles. Front façades shall be at least 50% real brick and/or unpainted natural stone. Side façades shall be at least 50% real brick and/or unpainted natural stone. Rear façades that are visible from a public right-of-way shall be at least 50% real brick and/or unpainted natural stone. Requirements for brick or stone may be modified to accommodate creatively designed structures as determined by the Community Development Director.

(i)Exterior building materials on the primary structure shall not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels, with the exception that exterior building materials on industrial buildings may be split face (integrated block) and/or tilt-up concrete panels accented with steel panels. However, elevations visible from the public right-of-way must be permanent, non-metal construction.

Recommendation:

As proposed, the design review is denied. The proposed building would be in conflict with the Flowery Branch City Code.



**APPEAL OF ADMINISTRATIVE
DECISION**

City Provided Permit #

Date: 9-12-24

Applicant: Cathy Taylor

Address: 5475 Aloha way Flowery Branch, GA 30542

E-mail address: Cathy@yes event designs. com

Phone number: (770) 307-8436

Signature: [Signature]

Notary Seal



Angela G Adleman
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 12/27/2026

Angela G Adleman
9-12-24

Address of Request:

4542 Cantrell Road

Per Article 39; Section 39.1: Persons may appeal to City Council for relief when aggrieved by an action or an interpretation of the Zoning Administrator made under this zoning ordinance. All such requests for relief shall be taken as an appeal to City Council.



Date of Official Action taken by the Zoning Administrator 8/27/24

Per Article 39; Section 39.2: Application of appeal must be submitted within 30 days of the initial action of the Zoning Administrator.

What action was taken?

Denial of Building Permit due to code conflicts

Why was this action or decision incorrect in your opinion (please attach additional pages as needed)?

See Attachment #1

Per Article 39; Section 39.3 (d): The Zoning Administrator may ask for additional information as needed.

Per Article 39; Section 39.6: The City Clerk shall notify the applicant of City Council's decisions within 5 days after such decision is rendered.

CITY STAFF ONLY

Permit Accepted By: _____

Date: _____ Total Fee: _____

Attachment #1

On May 16th, 2023, the Applicant had a meeting with Rich Atkinson, the Community Development Director, and Anna Peng, the City Planner of the City of Flowery Branch. The purpose of the meeting was to discuss the design limitations and requirements for a proposed development at 4542 Cantrell Road regarding the proposed site and architecture. During this meeting, specific queries were raised to gain clarification on the permissibility, under the current code, to construct a Pre-Engineered Metal Building on the site without additional cladding. Rich Atkinson assured that based on the remote location of the proposed project and the inclusion of sufficient landscape screening as part of the Land Disturbance Permit, the design of a Pre-Engineered Metal Building would indeed comply with the applicable codes for the City of Flowery Branch.

Unfortunately, despite the verbal approval provided during this meeting by the Community Development Director, the Community Development Department did not honor it during the architectural review process. This has resulted in significant delays in the permitting process for the proposed project. The Pre-Engineered Metal Building for this project was ordered from the manufacturer Inland Building Systems based on the design specifications discussed and agreed upon during the May 17th meeting. However, it did not account for the additional improvements to the facade of the building as outlined in Sec.10.7.h of Flowery Branch's Code of Ordinances, including the placement of real brick, natural stone, cast stone, cement stucco, natural wood, or cementitious siding due to the earlier verbal agreement with the Department of Community Development.

We firmly believe that the verbal agreement should be considered binding. Given the current facts, we are appealing to the City Council for the approval of the Architectural review and the release of the building permit for the proposed project at 4542 Cantrell Road.



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consideration of Employee Insurance for Calendar Year 2025

COUNCIL MEETING DATE: November 21, 2024

HISTORY:

Our third-party broker, NFP, has worked closely with the City Manager, Finance Director, and Human Resources Director to make sure the needs of city staff are met with the current insurance plans and coverage. Each year the needs will be reassessed, and proposals will be requested from insurance groups to compare new premiums and coverage offered for the upcoming calendar year.

FACTS AND ISSUES:

Currently the city's employees have insurance available through Anthem and the plan ends on 12/31/2024. Starting 1/1/2024 the recommendation is to remain with Anthem for medical, dental and vision. We are still under a rate guarantee for Vision (until 1/1/2026), Life (until 1/1/2027), and Disability (until 1/1/2027) coverage, so there are no premium changes for 2025 in those areas. The Dental proposal is a 5% rate increase (from \$41,619.36 to \$43,700.88). This is an increase of \$2,081.52. The Flex Spending Account (FSA) remains unchanged, and fees are paid for by the employees that are enrolled in the benefit.

The original proposal from Anthem Medical was a 48% increase in the annual costs. This renewal rate reflects the premium cost of \$841,940 and the claims expenses of \$987,782. This results in a loss ratio of 117.32% for Anthem.

NFP completed a market analysis and received additional quotes from different carriers including a renegotiation with Anthem.

• Aetna: Declined to quote "not competitive"

• Anthem: Revised quote from a 48% increase to 38% increase

• Cigna: Received quote of a 35% increase

• United Healthcare: Received quote of a 38% increase (Northeast GA Health System is out of network with United Healthcare. It is the largest health provider in our area and would be detrimental to our employees.)

Anthem provided multiple plan options for our review and consideration.

• Revised Renewal: All coverage remains the same at a 38% increase (from \$892,229 to \$1,231,281). This is an increase in \$339,052 per year.

• Alternate 1: Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be a 32.8% increase (from \$892,229 to \$1,185,254). This is an increase of \$293,025.

• Alternate 2: Increase the Deductible for individuals from \$2,000 to \$3,000 and for families from \$6,000 to \$9,000. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be an increase of 29.6% (from \$892,229 to \$1,156,759).

This is an increase of \$264,530.

â€¢ Alternate 3: Increase the Deductible for individuals from \$2,000 to \$2,500 and for families from \$6,000 to \$7,500 with a Coinsurance from 100% to 80%. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. Hospital and Emergency care would now be subject to the deductible plus 20% coinsurance. This would be an increase of 23.6% (from \$892,229 to \$1,103,057). This is an increase of \$210,828.

NFP went back to Anthem again for negotiations and Anthem provided a final quote with multiple plan options for our review and consideration.

â€¢ Final Revised Renewal: All coverage remains the same at a 34% increase (from \$892,229 to \$1,195,592). This is an increase in \$303,363 per year. They would apply a premium credit to our first bill of January 2025 totaling 4% of the total premium for 2025. This would result in a total increase of 28.6% bringing the premium to \$1,147,765.

â€¢ Final Alternate 1: Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be a 29% increase (from \$892,229 to \$1,150,898). This is an increase of \$258,669. With the 4% credit, it brings our increase to 23.8% (from \$892,229 to \$1,104,862). This is an increase of \$212,633.

â€¢ Final Alternate 2: Increase the Deductible for individuals from \$2,000 to \$3,000 and for families from \$6,000 to \$9,000. Increase the Out-of-Pocket Maximum for individuals from \$3,000 to \$7,900 and for families from \$9,000 to \$15,800. This would be an increase of 25.9% (from \$892,229 to \$1,123,230). This is an increase of \$231,001. With the 4% credit, it brings the increase to 20.9% (from \$892,229 to \$1,078,301). This is an increase of \$186,072.

It is staff's recommendation to select the Final Revised Renewal, accepting the 4% credit and keeping all coverage the same. This would be a 28.6% increase to bring the premium to \$1,147,765. The increase will be covered by the City, not passed on to the employees. In comparison to the FY25 budget, this renewal would equate to roughly \$168,000 budget increase to the City, as employees do pay a portion for coverage of their children, spouse, or family.

OPTIONS:

- 1) Approve the recommendations as presented.
- 2) Offer different recommendations.

IF FUNDING IS INVOLVED, ARE FUNDS APPROVED IN THE CURRENT BUDGET:

Yes

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve staff's recommendations for employee insurance for calendar year 2025.

SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2025.

COLLABORATING DEPARTMENT:

DEPARTMENT: Human Resources

Prepared by: Shelia Cooper

ATTACHMENTS

- [Executive Summary 2025 Employee Insurance.pdf](#)
- [2025 Proposal City of Flowery Branch - Initial and Revised.pdf](#)
- [2025 Proposal City of Flowery Branch - Final Revised.pdf](#)



**FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY**



SUBJECT: Consideration of Employee Insurance for Calendar Year 2025.

DATE: November 15, 2024

(X)RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL- \$1,147,765

() OTHER

CAPITAL-

COUNCIL ACTION REQUESTED ON: November 21, 2024

PURPOSE: To seek council approval of the insurance benefits offered to employees for the calendar year 2025.

HISTORY: Our third-party broker, NFP, has worked closely with the City Manager, Finance Director, and Human Resources Director to make sure the needs of city staff are met with the current insurance plans and coverage. Each year the needs will be reassessed, and proposals will be requested from insurance groups to compare new premiums and coverage offered for the upcoming calendar year.

FACTS AND ISSUES: Currently the city's employees have insurance available through Anthem and the plan ends on 12/31/2024. Starting 1/1/2024 the recommendation is to remain with Anthem for medical, dental and vision. We are still under a rate guarantee for Vision (until 1/1/2026), Life (until 1/1/2027), and Disability (until 1/1/2027) coverage, so there are no premium changes for 2025 in those areas. The Dental proposal is a 5% rate increase (from \$41,619.36 to \$43,700.88). This is an increase of \$2,081.52. The Flex Spending Account (FSA) remains unchanged, and fees are paid for by the employees that are enrolled in the benefit.

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OPTIONS:

- 1) Approve the recommendations as presented.
- 2) Offer different recommendations.

RECOMMENDED SAMPLE MOTION:

I make a motion to approve staff's recommendations for employee insurance for calendar year 2025.

DEPARTMENT: Human Resources

Prepared by: Krystle Hightower



City of Flowery Branch

Renewal and Marketing Analysis

January 1, 2025



City of Flowery Branch

Renewal and Marketing Analysis

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FSA Renewal Analysis	Page 12

City of Flowery Branch

January 1, 2025

Carrier Marketing Survey	
Medical Carriers	Status
Aetna	Declined to quote - not competitive
Anthem	Current Carrier - 48% increase - revised to 38%
Cigna	Received quote - 35%
UnitedHealthcare	Received quote - 38%
Dental Carriers	Status
Anthem	Current Carrier - 5% increase
Vision Carriers	Status
Anthem	Current Carrier - under rate guarantee
Life Carriers	Status
Hartford	Current Carrier - under rate guarantee
Disability Carriers	Status
Hartford	Current Carrier - under rate guarantee

City of Flowery Branch

Medical Renewal Analysis

January 1, 2025

Anthem					Anthem	Anthem	Anthem
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2	Alternate 3
		A9U5	8HPV	8HPV	8HS3	88HM	8HV3
Plan Name	POS OAP5 2000/0%/3000 AE GA T4				POS OAP5 2000/0%/3000 AE Open Access Plus	POS OAP5 3000/0%/7900 AE GA T4 Open Access Plus	OAP5 2500/20%/7900 AE A9UX
Provider Network	Open Access Plus				Open Access Plus	Open Access Plus	Blue Open Access POS
In-Network Benefits							
Office Visits (PCP/Specialist)		\$30/\$60			\$30/\$60	\$30/\$60	\$30 / \$60
Deductible	Single	\$2,000			\$2,000	\$3,000	\$2,500
	Family	\$6,000			\$6,000	\$9,000	\$7,500
Coinsurance		100%			100%	100%	80%
Out of Pocket Maximum	Single	\$3,000			\$7,900	\$7,900	\$7,900
	Family	\$9,000			\$15,800	\$15,800	\$15,800
Hospital and Emergency							
Inpatient Hospital		Deductible			Deductible	Deductible	Deductible & Coinsurance
Outpatient Surgery		Deductible			Deductible	Deductible	Deductible & Coinsurance
Outpatient Lab/X-ray		Deductible			Deductible	Deductible	Deductible & Coinsurance
Outpatient Advanced Imaging		Deductible			Deductible	Deductible	Deductible & Coinsurance
Urgent Care		\$75			\$75	\$75	\$75
Emergency Room		\$350			\$350	\$350	\$350 then 20% Coinsurance
Prescription Drugs							
Rx Deductible		None			None	None	None
Tier 1 (Preferred Value/Generic)		\$15			\$15	\$15	\$15
Tier 2 (Preferred Brand)		\$35			\$35	\$35	\$35
Tier 3 (Nonpreferred)		\$60			\$60	\$60	\$60
Tier 4 (Preferred Specialty)		25% to \$350			25% to \$350	25% to \$350	25% up to \$350
Out of Network Benefits							
Deductible		\$6,000/\$18,000			\$6,000/\$18,000	\$9,000/\$27,000	\$7,500 / \$22,500
Out of Pocket Maximum		\$9,000/\$27,000			\$23,700/\$47,400	\$23,700/\$47,400	\$23,700 / \$47,400
Coinsurance		50%			50%	50%	50%
Rates by Plan	Census	Current	Original Renewal	Revised Renewal	Alternate 2		Alternate 3
Employee	37	\$797.77	\$1,180.71	\$1,100.93	\$1,059.78	\$1,034.30	\$986.28
Employee + Spouse	8	\$1,675.33	\$2,479.49	\$2,311.96	\$2,225.53	\$2,172.02	\$2,071.19
Employee + Child(ren)	3	\$1,555.66	\$2,302.38	\$2,146.82	\$2,066.56	\$2,016.88	\$1,923.25
Family	11	\$2,433.21	\$3,601.16	\$3,357.84	\$3,232.31	\$3,154.61	\$3,008.16
Monthly Premium by Plan		\$74,352	\$110,042	\$102,607	\$98,771	\$96,397	\$91,921
Annual Premium by Plan		\$892,229	\$1,320,505	\$1,231,281	\$1,185,254	\$1,156,759	\$1,103,057
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2	Alternate 3
Annual Plan Totals		\$892,229	\$1,320,505	\$1,231,281	\$1,185,254	\$1,156,759	\$1,103,057
Annual Cost Difference (\$)			\$428,276	\$339,052	\$293,025	\$264,530	\$210,828
Annual Cost Difference (%)			48.0%	38.0%	32.8%	29.6%	23.6%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch
Medical Marketing Analysis
January 1, 2025

Anthem				Cigna	UHC
		Current	Renewal		
		A9U5	A9U5		
Plan Name		POS OAP5 2000/0%/3000 AE GA T4		POS OAP5 2000/0%/3000 AE GA	DUV8 Rx529x
Provider Network		Open Access Plus		Open Access Plus	Choice Plus
In-Network Benefits					
Office Visits (PCP/Specialist)		\$30/\$60		\$30/\$60	\$25/\$50
Deductible	Single	\$2,000		\$2,000	\$2,000
	Family	\$6,000		\$6,000	\$4,000
Coinsurance		100%		100%	100%
Out of Pocket Maximum	Single	\$3,000		\$3,000	\$4,000
	Family	\$9,000		\$9,000	\$8,000
Hospital and Emergency					
Inpatient Hospital		Deductible		Deductible	Deductible
Outpatient Surgery		Deductible		Deductible	Deductible
Outpatient Lab/X-ray		Deductible		Deductible	Deductible
Outpatient Advanced Imaging		Deductible		Deductible	Deductible
Urgent Care		\$75		\$75	\$50
Emergency Room		\$350		\$350	\$100 + Ded
Prescription Drugs					
Rx Deductible		None		None	None
Tier 1 (Preferred Value/Generic)		\$15		\$15	\$10
Tier 2 (Preferred Brand)		\$35		\$35	\$35
Tier 3 (Nonpreferred)		\$60		\$60	\$75
Tier 4 (Preferred Specialty)		25% to \$350		25% to \$350	\$150
Out of Network Benefits					
Deductible		\$6,000/\$18,000		\$6,000/\$18,000	\$4,000/\$8,000
Out of Pocket Maximum		\$9,000/\$27,000		\$9,000/\$27,000	\$8,000/\$16,000
Coinsurance		50%		50%	70%
Rates by Plan	Census	Current	Renewal	Cigna	UHC
Employee	37	\$797.77	\$1,180.71	\$1,076.90	\$1,100.76
Employee + Spouse	8	\$1,675.33	\$2,479.49	\$2,261.51	\$2,311.60
Employee + Child(ren)	3	\$1,555.66	\$2,302.38	\$2,099.99	\$2,146.48
Family	11	\$2,433.21	\$3,601.16	\$3,284.58	\$3,357.32
Monthly Premium by Plan		\$74,352	\$110,042	\$100,368	\$102,591
Annual Premium by Plan		\$892,229	\$1,320,505	\$1,204,413	\$1,231,091
		Current	Renewal	Cigna	UHC
Annual Plan Totals		\$892,229	\$1,320,505	\$1,204,413	\$1,231,091
Annual Cost Difference (\$)			\$428,276	\$312,184	\$338,862
Annual Cost Difference (%)			48.0%	35.0%	38.0%

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

Cigna: Individual Stop Loss \$40,000, Corridor Factor 110%, Surplus Share 1/2

City of Flowery Branch

Dental Renewal Analysis

January 1, 2025

Anthem - Current				Anthem - Renewal		
		Low	High	Low	High	
Deductible						
Individual		\$50	\$50	\$50	\$50	
Family		\$150	\$150	\$150	\$150	
Coinsurance						
Preventive Services		100%	100%	100%	100%	
Basic Services		80%	80%	80%	80%	
Major Services		50%	50%	50%	50%	
Endodontics		50%	50%	50%	50%	
Periodontics		50%	50%	50%	50%	
Orthodontics		N/A	50%	N/A	50%	
Maximums						
Annual Per Member		\$1,500	\$2,000	\$1,500	\$2,000	
Lifetime Orthodontia		N/A	\$2,000	N/A	\$2,000	
Orthodontics (Child and/or Adult)		N/A	Child and Adult	N/A	Child and Adult	
UCR Percentage		90%	90%	90%	90%	
Waiting Periods						
Current		None	None	None	None	
Late Entrants		12 months Major	12 months Major	12 months Major	12 months Major	
Participation Requirement		minimum 5 enrolled	minimum 5 enrolled	minimum 5 enrolled	minimum 5 enrolled	
Rate Guarantee						
Rates	Low	High	Low	High	Low	High
Employee	31	6	\$33.14	\$41.43	\$34.80	\$43.50
Employee + Spouse	5	3	\$66.29	\$84.60	\$69.60	\$88.83
Employee & Child(ren)	0	3	\$84.52	\$98.52	\$88.75	\$103.45
Family	5	5	\$117.67	\$144.64	\$123.55	\$151.87
Total Monthly Premium By Plan			\$1,947	\$1,521	\$2,045	\$1,597
Total Annual Premium By Plan			\$23,365.68	\$18,253.68	\$24,534.60	\$19,166.28
Annual Plan Totals			\$41,619.36		\$43,700.88	
Annual Difference from Current (\$)					\$2,081.52	
Annual Difference from Current (%)					5%	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Vision Renewal Analysis

January 1, 2025

Anthem		
Plan Name	FS.A.10.15.130.130	
Network	EyeMed Access	
In-Network Benefit		
Copays (Exams/Materials)	\$10 / \$15	
Exam	\$10 copay	
Eyeglass Lenses (Single/Bifocal/Trifocal)	\$15 copay	
Frame Allowance	\$130	
Frequency		
Exams	12 Months	
Lenses or Contact Lenses	12 Months	
Frames	12 Months	
Contact Lenses		
Contact Lens Fit & Follow Up		
Contact Lenses - Elective	\$130	
Contact Lenses - Medically Necessary	Covered in Full	
Out-of-Network Reimbursement		
Exam	Up to \$42	
Lenses (Single/Bifocal/Trifocal)	\$40/\$60/\$80	
Frames	Up to \$45	
Elective Contact Lenses	Up to \$105	
Necessary Contact Lenses	Up to \$210	
Participation Requirement	70%	
Rate Guarantee	1 Year Remaining (1/1/2026)	
Rates	Census	Anthem
Single	37	\$5.85
Employee + Spouse	9	\$11.70
Employee + Child(ren)	0	\$13.12
Family	9	\$20.66
Monthly Premium	\$508	
Annual Premium	\$6,092	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's

City of Flowery Branch

Basic Life Renewal Analysis

January 1, 2025

Hartford		
Eligibility	Active full time employee working 30+ hours per week	
Life and AD&D Amounts		
Employees	\$25,000	
Spouses	\$10,000	
Children	\$2,500 - 15 days to 19 years (25 if full time student)	
Guaranteed Issue		
Employees	\$25,000	
Spouses	\$10,000	
Children (Birth to Age 26)	\$2,500	
Reduction Schedule		
Benefits Reduced to	Percentage	Age
	65%	65
	50%	70
Plan Provisions		
Waiver of Premium	Included	
Living Benefit Rider	80% to \$500,000	
Conversion	Included	
Participation Requirement	100%	
Rate Guarantee	2 Years (1/1/2027)	
Employee Rate per \$1,000		Hartford
Basic Employee Life	\$0.163	
Basic Employee AD&D	\$0.033	
Volume (Employee Life)	\$1,532,500	
Monthly Premium	\$300	
Annual Premium	\$3,604	
Dependent Rate per Unit		Hartford
Dependent Rate per Unit	\$2.680	
Number Enrolled	43	
Monthly Premium	\$115	
Annual Premium	\$1,383	
Total Monthly Premium	\$416	
Total Annual Premium	\$4,020	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Term Life and AD&D Renewal Analysis

January 1, 2025

Hartford		
Eligibility	Active full time employee working 30+ hours per week	
Definition of Earnings	Basic annual earnings	
Benefit Amount		
Employee	\$10,000 increments not to exceed 3x earnings or \$500,000	
Spouse	\$5,000 increments to \$100,000, not to exceed 100% of EE's benefit amount	
Children	15 days to 6 months - \$500; 6 months to age 19, 25 if full time student - \$10,000	
Guarantee Issue		
Employee	\$100,000	
Spouse	\$25,000	
Children	\$10,000	
Reduction Schedule		
	Percentage	Age
Benefits Reduced To	65%	65
	50%	70
Coverage Termination		
Employee	At termination or retirement	
Spouse	At EE's termination or retirement	
Contract Features		
Waiver of Premium	Included	
Accelerated Benefit	80% to \$500,000	
Portability	Included	
Require EOI for Port?	No	
Conversion	Included	
True Open Enrollment Year 1?	Modified Enrollment	
Annual Increase Available without EOI	None	
Hartford		
Employee Life Rates per \$1,000	Employee	Spouse
< 20	\$0.082	\$0.082
20-24	\$0.082	\$0.082
25-29	\$0.082	\$0.082
30-34	\$0.096	\$0.096
35-39	\$0.120	\$0.120
40-44	\$0.172	\$0.172
45-49	\$0.265	\$0.265
50-54	\$0.428	\$0.428
55-59	\$0.656	\$0.656
60-64	\$0.997	\$0.997
65-69	\$1.634	\$1.634
70-74	\$3.088	\$3.088
75-79	\$3.088	\$3.088
80+	\$3.088	\$3.088
AD&D Rate per \$1,000	\$0.037	\$0.037
Child Life Coverage	Life	AD&D
Child Rates	\$0.116	\$0.037
Participation Requirement	21% of eligible	
Rate Guarantee	2 Years (1/1/2027)	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Voluntary Short Term Disability Analysis

January 1, 2025

Hartford	
Non-occupational Coverage	Yes
Benefit Percentage	60%
Maximum Weekly Benefit	\$1,300
Elimination Period	
Accident	14 Days
Sickness	14 Days
Duration of Benefits	11 Weeks
Employer Contribution	0%
Pre-Existing Condition Limits	None
Benefit is offset by sick leave	When Current Income Exceeds 100% of Pre-Disability earnings
Rate Guarantee	2 Years (1/1/2027)
Participation Requirement	21%
Rate per \$10 of Weekly Benefit	
Age	
< 25	\$0.159
25-29	\$0.278
30-34	\$0.453
35-39	\$0.335
40-44	\$0.251
45-49	\$0.311
50-54	\$0.300
55-59	\$0.534
60-64	\$0.659
65-69	\$0.511
70+	\$0.511

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

Employer-Paid Long Term Disability Renewal Analysis

January 1, 2025

Hartford	
Eligibility	Active full time employee working 30+ hours per week
Benefit Outline	
Benefit Percentage	60.00%
Maximum Benefit	\$6,000
Minimum Benefit	Greater of \$100 or 10% of the benefit
Elimination Period	90 Days
Own Occupation Period	24 Months
Benefit Duration	Greater of SSNRA age or 4 years
Benefit Offset by Sick Leave?	No
Contract Features	
Definition of Disability	Loss of Duties and Earnings
Pre-Existing Condition Limits	3/12/12
Mental Illness Limitation	24 Months
Substance Abuse Limitation	24 Months
Waiver of Premium	Included
Conversion	Not Included
Contribution	Non-Contributory
24-Hour Coverage	Non-occupational only
Participation Requirement	100%
Rate Guarantee	2 Years (1/1/2027)
Rates	
Number of Lives	62
Covered Payroll	\$293,000
Per \$100 of Covered Payroll	\$0.460
Monthly Premium	\$1,348
Annual Premium	\$16,174
Annual Cost Difference (\$)	
Annual Cost Difference (%)	

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch

FSA Renewal Analysis

January 1, 2025

Medcom	
Set Up and Annual Fees	
Initial Enrollment Fee	Waived
Annual Renewal Fee	Waived
Administration Fee	
Admin Fee	\$4.50
Debit Card	Included
Minimum Monthly Charge	\$50
Monthly Compliance Fee	NA
Rate Guarantee	1 Year remaining (1/1/2026)

This comparison is intended to illustrate the carrier's proposed services and rates and should not be relied upon to fully determine benefits and rates. Refer to carrier's renewal/proposal for a complete representation of coverage terms and conditions.

City of Flowery Branch
Medical Renewal Analysis
January 1, 2025

Anthem					Anthem	Anthem
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2
		A9U5	8HPV	8HPV	8HS3	88HM
Plan Name		POS OAP5 2000/0%/3000 AE GA T4			POS OAP5 2000/0%/3000 AE	POS OAP5 3000/0%/7900 AE GA T4
Provider Network		Open Access Plus			Open Access Plus	Open Access Plus
In-Network Benefits						
Office Visits (PCP/Specialist)			\$30/\$60		\$30/\$60	\$30/\$60
Deductible	Single		\$2,000		\$2,000	\$3,000
	Family		\$6,000		\$6,000	\$9,000
Coinsurance			100%		100%	100%
Out of Pocket Maximum	Single		\$3,000		\$7,900	\$7,900
	Family		\$9,000		\$15,800	\$15,800
Hospital and Emergency						
Inpatient Hospital			Deductible		Deductible	Deductible
Outpatient Surgery			Deductible		Deductible	Deductible
Outpatient Lab/X-ray			Deductible		Deductible	Deductible
Outpatient Advanced Imaging			Deductible		Deductible	Deductible
Urgent Care			\$75		\$75	\$75
Emergency Room			\$350		\$350	\$350
Prescription Drugs						
Rx Deductible			None		None	None
Tier 1 (Preferred Value/Generic)			\$15		\$15	\$15
Tier 2 (Preferred Brand)			\$35		\$35	\$35
Tier 3 (Nonpreferred)			\$60		\$60	\$60
Tier 4 (Preferred Specialty)			25% to \$350		25% to \$350	25% to \$350
Out of Network Benefits						
Deductible			\$6,000/\$18,000		\$6,000/\$18,000	\$9,000/\$27,000
Out of Pocket Maximum			\$9,000/\$27,000		\$23,700/\$47,400	\$23,700/\$47,400
Coinsurance			50%		50%	50%
Rates by Plan	Census	Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2
Employee	37	\$797.77	\$1,180.71	\$1,069.02	\$1,029.06	\$1,004.32
Employee + Spouse	8	\$1,675.33	\$2,479.49	\$2,244.94	\$2,161.02	\$2,109.07
Employee + Child(ren)	3	\$1,555.66	\$2,302.38	\$2,084.59	\$2,006.66	\$1,958.42
Family	11	\$2,433.21	\$3,601.16	\$3,260.51	\$3,138.62	\$3,063.17
Monthly Premium by Plan		\$74,352	\$110,042	\$99,633	\$95,908	\$93,603
Annual Premium by Plan		\$892,229	\$1,320,505	\$1,195,592	\$1,150,898	\$1,123,230
		Current	Original Renewal	Revised Renewal	Alternate 1	Alternate 2
Annual Plan Totals		\$892,229	\$1,320,505	\$1,195,592	\$1,150,898	\$1,123,230
Annual Cost Difference (\$)			\$428,276	\$303,363	\$258,669	\$231,001
Annual Cost Difference (%)			48.0%	34.0%	29.0%	25.9%
Premium Credit				(\$47,827)	(\$46,036)	(\$44,929)
Total Cost Difference (\$)				\$255,536	\$212,633	\$186,072
Total Cost Difference (%)				28.6%	23.8%	20.9%

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Anthem is offering a 4% premium credit on the first month's invoice.