



**City of Flowery Branch
City Council Meeting
Thursday, December 7, 2023, 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 6:01 p.m.

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

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Public Works & Utilities Director Bill Whidden, Planning and Community Development Director Rich Atkinson, Finance Director Matt Hamby, Human Resources Director Krystle Hightower, Community Relations Director Renee Carden, and City Attorney Ted Baggett.

Absent: Council Member Oliver McClellan

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

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

MOTION: Chris Mundy

SECOND: Joe Anglin

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

AWARDS & RECOGNITIONS

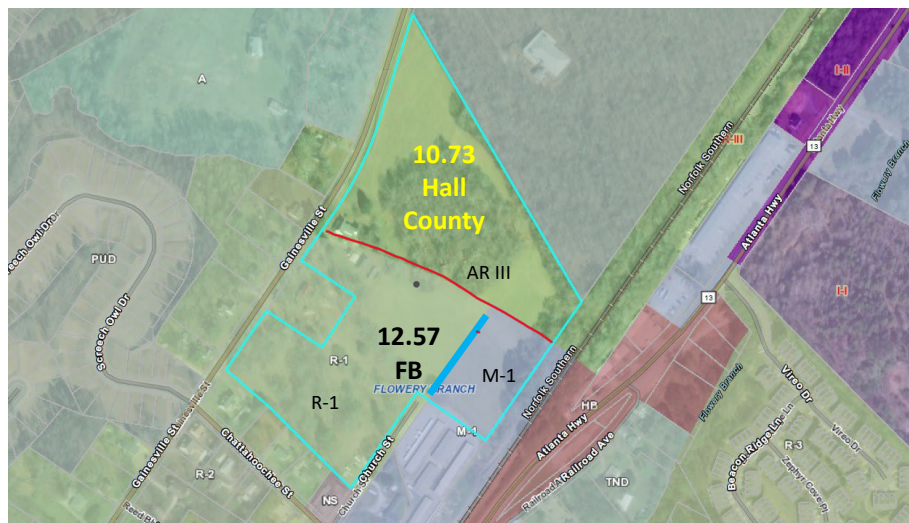
City Manager Parrish presented an award to Finance Director Hamby and the finance department for FY2022 Popular Annual Financial Report award. The award represents a significant achievement by the entity. In order to be eligible for the PAFR Award, a government must also submit its annual comprehensive financial report to GFOA's Certificate of Achievement for Excellence in Financial Reporting Program and receive the Certificate for the current fiscal year. Each eligible report is reviewed by judges who evaluate the report based on the following categories: reader appeal, understandability, distribution methods, creativity, and other elements.

City Manager Parrish wanted to recognize the great job of the finance department under the leadership of Finance Director Hamby.

PUBLIC HEARING:

Public Hearing to Consider an Annexation and Rezoning Request submitted by PR Land Investment

City Planner Yu Peng presented a public hearing to consider a annexation and rezoning request submitted by PR Land Investment. The request is to annex and rezone 10.73+/- acre tract land from Hall County Agricultural Residential (AR-III) to Flowery Branch Traditional Neighborhood Development District (TND). If annexed, it is requested to rezone the 12.57+/- acres of the incorporated portion of land from Residential, Detached Single Family, Low-Density District (R-1) and Light Manufacturing and Industrial District (M-1) to Traditional Neighborhood Development (TND) and construct 117 detached single -family homes. This also includes variance requests.



PUBLIC COMMENTS:

In Favor:

Kirk Fjelstul with Smith, Gambrell & Russell, 1105 W. Peachtree Street, Atlanta, Georgia.

Against:

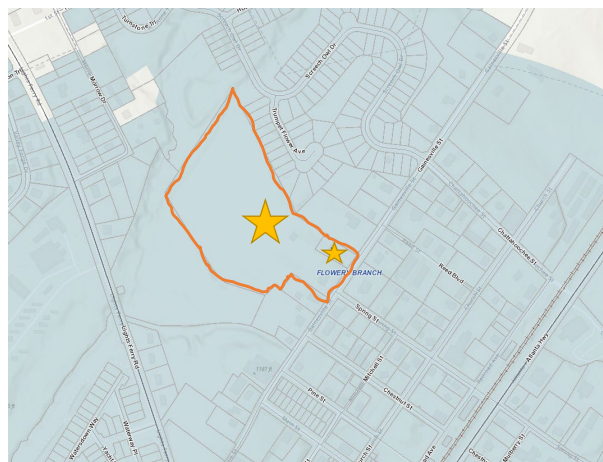
None

Council held a discussion with Mr. Fjelstul and other representatives of Smith, Gambrell & Russell regarding the proposed development.

Mayor Asbridge closed the public hearing at 6:26 p.m.

Public Hearing to Consider a Rezoning Request submitted by Edge City Properties

City Planner Yu Peng presented a public hearing to consider a rezoning request submitted by Edge City Properties. The request is to rezone a total 14.158 +/- acre tract of Residential, Detached Single Family, Low-Density District (**R-1**) to Residential, Detached Single Family (**R-2**) with the intent to develop and construct forty (40) single family detached homes. The request to rezone to R-2 also includes variance requests.



1. VARIANCE REQUEST TO REDUCE MINIMUM LOT SIZE FROM 15,000 SQ. FT. TO 6,700 SQ. FT.
2. VARIANCE REQUEST TO REDUCE MINIMUM LOT WIDTH TO REDUCE FROM 75 FEET TO 60 FEET.
3. VARIANCE REQUEST TO REDUCE MINIMUM FRONT SETBACK FROM 25 TO 20 FEET.
4. VARIANCE REQUEST TO REDUCE MINIMUM SIDE SETBACK (INTERIOR LOT LINE) FROM 15 TO 5 FEET.
5. VARIANCE REQUEST TO REDUCE MINIMUM SIDE SETBACK (CORNER LOT LINE) FROM 25 FEET TO 10 FEET.
6. VARIANCE FROM LOT COVERAGE (IMPERVIOUS) FROM 35% TO 50%.
7. VARIANCE REQUEST TO WAIVE 50 FOOT SETBACK AGAINST R-1 DISTRICTS



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PUBLIC COMMENTS:

In Favor:

Kenneth Wood, 350 Research Court, Peachtree Corners, Georgia.

Against:

None

Council held a discussion with Mr. Wood regarding the proposed development.

Mayor Asbridge closed the public hearing at 6:40 p.m.

Public Hearing to Consider a Conditional Use Permit Request submitted by Park Mini-Storage, LLC.

City Planner Yu Peng presented a public hearing to consider a conditional use permit submitted by Park Mini-Storage, LLC. to a car wash in Highway Business (HB) on 4728 & 4734 Hog Mountain Road.



Comprehensive Plan

Industrial Employment

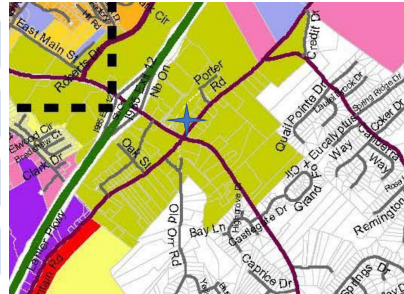
The current character area for this site is "Activity Center".

This character area is an accessible center of retail businesses, services and complementary uses. A wide range of commercial uses is contemplated in this area.

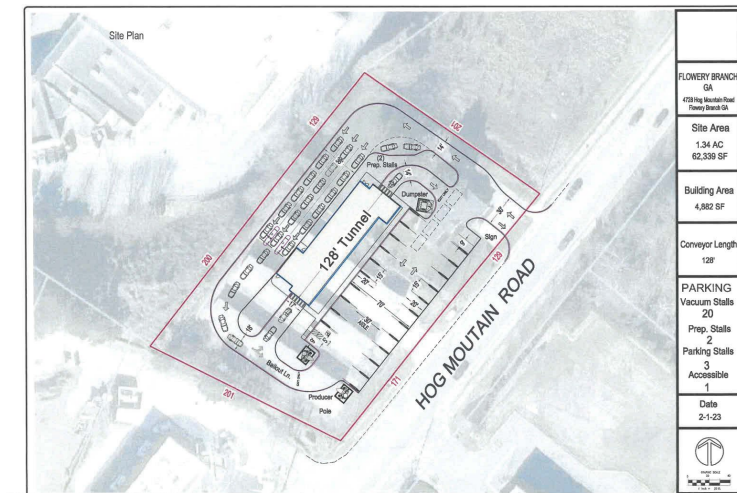
This use provides the services element to the existing retail commercial area.

The proposed use is in conformity with the Comprehensive Plan.

Character Area Map



Proposed site map



Proposed renderings



PUBLIC COMMENTS:

In Favor:

Keith Cook, 3120 Frontage Road, Gainesville, Georgia.

Against:

None

Council held a discussion with Mr. Cook regarding the proposed development.

Mayor Asbridge closed the public hearing at 6:50 p.m.

NEW BUSINESS -WORK SESSION:

FY2023 Audit Presentation

Clay Pilgrim with Rushton, LLC presented FY2023 audit presentation. In accordance with *Government Auditing Standards*, Rushton has issued their report on the consideration of the City of Flowery Branch, Georgia's internal controls and their tests of compliance. This report describes the scope of their testing of internal control and compliance, and the results of that testing, but is not intended to provide an opinion on the internal control or compliance. One material weakness and no significant deficiencies were noted in the internal controls of the City of Flowery Branch, Georgia. No instances of material noncompliance or other matters that are required to be reported were noted.

Council held a discussion with Mr. Pilgrim regarding the audit.

Consider Resolution 23-012: Year-end Amendment to the Budget for FY2023

Director Hamby presented Resolution 23-012: Year-end amendment to the budget for FY2023. Final adjustments were needed to reflect revenue and expenses adjusted at year-end. A budget is balanced when the sum of estimated revenues and appropriated fund balances is equal to expenditure/expense appropriations for each applicable fund. Revenue estimates and governmental needs change throughout the year which requires approval from Council for said budget amendments.

Consider Amendment 1 to the Memorandum of Understanding (MOU) with Parkside Partners

City Manager Parrish presented consideration of Amendment One to the Memorandum of Understanding (MOU) with Parkside Partners from December 27, 2023 to August 29, 2024. After the MOU was signed, City staff began the development of the parking and mobility study of the downtown area and partnered with the Greater Hall Metropolitan Planning Organization (GHMPO). City staff requested that Parkside Partners have one member of their team on the evaluation committee of the parking and mobility study. The bid for the parking and mobility

study has not been awarded and the two projects' timing must coincide. City staff has requested that the MOU be extended to ensure that the parking and mobility study is complete before Parkside Partners presents their final plans for public and council review.

Approving the Appalachian Regional Commission's "Area Development Program" grant application created by the Georgia Mountains Regional Commission on the city's behalf.

Grant Administrator Elias Gobble presented the Appalachian Regional Commission's "Area Development Program" grant application created by the Georgia Mountains Regional Commission. The "Highlands to Islands" trail is a multi-use trail that reaches from Gainesville to Lake Lanier Islands. A planned section of this multi-jurisdictional trail falls in Flowery Branch. In an effort to promote healthy living and pedestrian connectivity, the City seeks to begin planning and constructing a trail portion located in Flowery Branch. The trail would begin at the end of an existing trail at I-985, travel through downtown, and continue to lakeside Flowery Branch Bay Park. With a partnership with the GMRC and ARC, additional funding may be acquired to support this endeavor. In order to pursue funding to support construction of a pedestrian/bike trail, the Georgia Mountains Regional Commission has created an application for the Area Development Program grant offered by the Appalachian Regional Commission (ARC).

Council held a discussion with Mr. Gobble regarding the application.

DEPARTMENT REPORTS:

Department of Fun Report:

Director Carden advised the success of the Christmas Festival and Parade.

Finance Department Report:

He wanted to thank his team for all their hard work.

Planning Department Report:

Director Atkinson wanted to thank City Planner Yu Peng for all her hard work on the three public hearings that she worked on and presented at the meeting.

Council Report:

Council Member Mundy wanted to thank staff and specifically the public works department and Director Whidden for all their hard work on the antique fire truck that was utilized in the Christmas Parade.

Council Member Anglin thanked City Manager Parrish for her leadership.

Mayor Asbridge stated the Christmas Parade was unbelievable. He stated the City hosted the first day of Hanukkah with a menorah lighting by Rabbi Nechemia Gurevitz. Mayor Asbridge

advised that 2024 will be a fantastic year for the City of Flowery Branch. He thanked the staff for making this a great year.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 7:34 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 7:34 p.m.

PUBLIC COMMENTS: There were no public comments.

CONSENT AGENDA:

- Consider 2024 City Council Meeting Dates
- Consider November 16, 2023 City Council Meeting Minutes
- Consider November 16, 2023 Executive Session Minutes
- Consider November 2023 Per Diem for Mayor Asbridge

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

MOTION: Chris Mundy

SECOND: William McDaniel

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Consider First Reading of Ordinance 700 Amending the Charter of the City of Flowery Branch for more effective, efficient leasing of spaces.

There was a motion made to approve Ordinance 700 amending the Charter of the City of Flowery Branch to allow for more efficient, effective leasing of properties.

MOTION: Joe Anglin

SECOND: Chris Mundy

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consider Resolution 23-012: Year-end Amendment to the Budget for FY2023

There was a motion made to approve Resolution 23-012 for the year-end budget adjustments.

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

Consider Amendment 1 to the Memorandum of Understanding (MOU) with Parkside Partners

There was a motion made to approve Amendment One to the Memorandum of Understanding (MOU) with Parkside Partners.

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

Approving the Appalachian Regional Commission's "Area Development Program" grant application created by the Georgia Mountains Regional Commission on the city's behalf.

There was a motion made to adopt Resolution 23-013¹ to approve the Georgia Mountains Regional Commission's grant application written on the City's behalf for the Area Development Program grant in order to pursue funding from the Appalachian Regional Commission (ARC) to support development of a pedestrian/bike trail and to authorize the Mayor and staff to execute necessary documents to apply for and accept any grants awarded to the City of Flowery Branch.

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

¹ This is not an actual resolution and Council's vote will be construed as approval for the City's application under the terms and conditions described.

EXECUTIVE SESSION: There was no executive session held.

ADJOURNMENT:

There was a motion made to adjourn the meeting at 7:37 p.m.

MOTION: Chris Mundy

SECOND: William McDaniel

AYES: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Edward R. Asbridge, Mayor

Date

Shelia Cooper, City Clerk