



**City of Flowery Branch
City Council Meeting
Tuesday, March 24, 2020, 6:00 PM
City of Flowery Branch City Hall
5410 West Pine Street, Flowery Branch GA, 30542**



HOW TO ATTEND THIS TELECONFERENCE MEETING - Due to the State of Emergency Flowery Branch will host the next Flowery Branch Council Meeting by Teleconference 50-14-1 (g) Under circumstances necessitated by emergency conditions involving public safety or the preservation of property or public services, agencies or committees thereof not otherwise permitted by subsection (f) of this Code section to conduct meetings by teleconference may meet by means of teleconference so long as the notice required by this chapter is provided and means are afforded for the public to have simultaneous access to the teleconference meeting.....

If you would like to attend this meeting by teleconference the link is below.

****Please note the City Hall Council Chambers will be closed and you will not be able to attend in person****

Tue, Mar 24, 2020 11:00 AM - 11:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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DECLARATION OF LOCAL STATE OF EMERGENCY

- Resolution 20-009 - Declare State of Emergency
[COVID DECLARATION OF LOCAL EMERGENCY \(final\).pdf](#)

CALL WORK SESSION TO ORDER:

PLEDGE OF ALLEGIANCE:

PUBLIC HEARING:

UNFINISHED BUSINESS - WORK SESSION:

NEW BUSINESS -WORK SESSION:

- Consider the First Reading of an Ordinance Relating to Efforts to Limit the Spread of the COVID
- 19

- Consider Formal Financial Policies: Operating Budget Policy, One-time Revenues Policy, Expenditures Policy, Capital Policy, and Long-Term Forecasting and Planning Policy
[Operating Budget Policy.pdf](#)
[One-Time Revenues Policy .pdf](#)
[Expenditures Policy.pdf](#)
[Long-Term Forecasting and Planning Policy.pdf](#)
[Capital Policy .pdf](#)
[Executive Summary - 2nd Set of Financial Policies.pdf](#)
- Discussion - Request from Red Oak Sanitation – Renewal of Contract
[EXECUTIVE SUMMARY - Red Oak Sanitation Contract.pdf](#)
[RED OAK CONTRACT Flowery Branch Ga 2015.pdf](#)
[Red Oak Sanitation Request 3-10-2020.pdf](#)
- Consider preliminary plat for a project known as "The Farm" located at Gaines Ferry and McEver Road.
[Preliminary Plat.PNG](#)
- Consider Resolution 20-006 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.
[Combined 20-006 attachment.pdf](#)
- Consider Resolution 20-007 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.
[Combined 2.pdf](#)
- Consider Resolution 20-008 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.
[Combined 20-008.pdf](#)
- Consider February 20, 2020 Meeting Minutes
[020220 Draft Minutes.pdf](#)
- Consider March 5, 2020 Meeting Minutes
[03052020 draft.pdf](#)

DEPARTMENT REPORTS: -

- a. City Manager Report
- b. City Clerk Report
- c. Finance Director Report
- d. Planning Department Report
- e. Police Report
- f. Attorney Report
- g. Council Report

ADJOURNMENT WORK SESSION:**VOTING SESSION AGENDA****CALL VOTING SESSION TO ORDER:****PUBLIC COMMENTS:** - Please limit to two minutes

CONSENT AGENDA:

- Consider February 20, 2020 Meeting Minutes
[020220 Draft Minutes.pdf](#)
- Consider March 5, 2020 Meeting Minutes
[03052020 draft.pdf](#)

UNFINISHED BUSINESS - VOTING SESSION:

- Consider the 2nd Reading of Ordinance 575A. Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey).
[Combined Signed Ordinances.pdf](#)
[575 A.pdf](#)
- Consider the 2nd Reading of Ordinance 576A Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)
[Combined Signed Ordinances.pdf](#)
[576 A.pdf](#)
- Consider 1st Reading of Ordinance 585 - Rezone of 0 McEver Road from M1 (Light Industrial) to PUD (Planned Unit Development)
[Application as submitted.pdf](#)
[Staff Report for Bowen Stark.pdf](#)
[McEver Road Corridor.pptx](#)
[ORDINANCE.pdf](#)
- Consider elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.
[Clean and denoted 40 and 50 elevations.pdf](#)
[Combined Signed Ordinances.pdf](#)

NEW BUSINESS - VOTING SESSION:

- Consider the First Reading of an Ordinance Relating to Efforts to Limit the Spread of the COVID -19
- Consider the Second Reading of an Ordinance Relating to Efforts to Limit the Spread of the COVID -19
- Consider preliminary plat for a project known as "The Farm" located at Gaines Ferry and McEver Road.
[Preliminary Plat.PNG](#)
- Consider the appointment of three individuals to the Historic Preservation Committee as alternates.
- Consider - Annexation of three (3) parcels of land totaling 44.36 +/- acres of land for 102 single family detached subdivision.
[Applications as submitted.pdf](#)
[McEver Whitehorse staff report.pdf](#)
[McEver Road Corridor.pptx](#)
[Annexation Ordinance - All Awesome Properties .pdf](#)
[Annexation Ordinance Whitehorse 1.pdf](#)
[Annexation Ordinance Whitehorse 2.pdf](#)

[Rezoning All Awesome Properties.pdf](#)

[Rezoning Ordinance Whitehorse 1.pdf](#)

[Rezoning Ordinance Whitehorse 2.pdf](#)

- Consider Resolution 20-006 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.
[Combined 20-006 attachment.pdf](#)
- Consider Resolution 20-007 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.
[Combined 2.pdf](#)
- Consider Resolution 20-008 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.
[Combined 20-008.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: Resolution 20-009 - Declare State of Emergency

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

FACTS AND ISSUES:

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Melissa McCain

ATTACHMENTS

- [COVID DECLARATION OF LOCAL EMERGENCY \(final\).pdf](#)

RESOLUTION 20-009

DECLARATION OF LOCAL STATE OF EMERGENCY

WHEREAS, the outbreak of Coronavirus Disease 2019 (COVID-19) within the State of Georgia and the rapidly evolving threat to health and safety posed by that outbreak has created an emergency condition involving public safety and the preservation of public services; and

WHEREAS, the City has noted the increase in confirmed cases of COVID-19 within the State of Georgia and the Centers for Disease Control's (CDC) conclusion regarding the likelihood of more cases; and

WHEREAS, the City notes further the January 31, 2020 declaration of the Secretary of Health and Human Services of a public health emergency in the United States and the World Health Organization's March 11, 2020 declaration of COVID-19 as a pandemic; and

WHEREAS, as of the date of this Resolution, there have been over 100 confirmed cases of COVID-19 in the State of Georgia, including one death; and

WHEREAS, COVID-19 poses a serious risk of severe illness or even death for many people including but not limited to the public at large, the citizens of the City of Flowery Branch and all City personnel as well as the elected and appointed officials of the City of Flowery Branch; and

WHEREAS, Populations identified by the CDC who are particularly vulnerable include many members of the public; and

WHEREAS, in February of this year, the Centers for Disease Control and Prevention issued "Interim Guidance" recommending that all employers consider how best to decrease the spread of COVID-19, including the review of guidance from state and local health officials; and

WHEREAS, significant actions taken to date in response to the threat include the cancellation of essentially all events involving large gatherings of people, the closing of public and private schools, colleges and universities, and the conversion of business and government operations to telework platforms; and

WHEREAS, the President of the United States has declared a national emergency; and

WHEREAS, the Governor of Georgia declared a public health emergency on March 14, 2020; and

WHEREAS, the Mayor and Council of the City of Flowery Branch, Georgia (the "City") is the duly elected governing authority for the City; and

WHEREAS, based upon the President's Declaration of National Emergency, the Governor's Public Health State of Emergency Declaration of Local Emergency, and in recognition of the number of identified and projected cases of COVID-19 in the State of Georgia, the preventative measures being implemented throughout the State of Georgia, and the severity of risk posed to the public, and given the above public health recommendations from public health authorities, the Mayor and Council of the City of Flowery Branch believe that it is in the best interests of the welfare of the City of Flowery Branch and its residents to declare a local state of emergency in order to invoke the power for the Mayor and Council to consider a resolution to hold all Public Meetings by Teleconference due to emergency circumstances as permitted by OCGA 50-14-1 (g) of the Georgia Open Meetings Act;

IT IS HEREBY DECLARED that a local state of emergency exists due to the COVID-19 pandemic;

IT IS FURTHER DECLARED that the local state of emergency is a circumstance involving public and the preservation of property and public services sufficient for the Mayor and Council to consider a resolution to hold all Public Meetings by Teleconference due to emergency circumstances as permitted by OCGA 50-14-1 (g) of the Georgia Open Meetings Act for so long as the local state of emergency exists; and

IT IS FURTHER DECLARED that this declaration of a local state of emergency shall continue until 11:59 P.M., Thursday, April 16, 2020 unless this declaration is renewed by the Mayor and/or Council of the City of Flowery Branch or until such time as the Mayor and/or Council of the City of Flowery Branch find that the emergency conditions no longer exist.

PASSED AND ADOPTED by the City Council of the City of Flowery Branch Georgia this 19th day of March 2020.

James Miller - Mayor

ATTEST:

Melissa McCain M.M.C.- City Clerk

APPROVED AS TO FORM:

E. Ronald Bennett, Jr., City Attorney



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider the First Reading of an Ordinance Relating to Efforts to Limit the Spread of the COVID -19

COUNCIL MEETING DATE: March 24, 2020

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: Melissa McCain

ATTACHMENTS

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FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider Formal Financial Policies: Operating Budget Policy, One-time Revenues Policy, Expenditures Policy, Capital Policy, and Long-Term Forecasting and Planning Policy

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

GFOA (Government Finance Officers Association) Best Practices identifies specific policies and procedures that contribute to improved government management. They aim to promote and facilitate positive change or recognize excellence rather than merely to codify the current accepted practice. GFOA has emphasized that these practices be proactive steps that a government should be taking. Best practices are applicable to all governments (both large and small). Over the coming months, the finance department will present for consideration approval of financial policies and guidelines to ensure the City of Flowery Branch is following sound and highly recommended procedures.

These policies are key to the budget planning process and long-term financial planning for any organization. Also, last year, the Council requested a more detailed budget document, which entails formalizing our budget process and key financial policies for this presentation. This budget document will explain all our key financial policies and budget planning process and show the detail of the approved budget. From this detailed budget document, we plan to create a shorter summary of the budget for the public and for the Council to share. Both the detailed document and summary document will be available on our website as well. We are working towards producing a more detailed budget document for the FY2021 year, and it should be complete by the end of June. These key policies will also flow into a more detailed audit document called the Comprehensive Annual Financial Report (CAFR). The CAFR will provide more information than our regular audit report, including 10-year statistical information along with some reporting requirements for our new debt. The CAFR will be completed in December.

Descriptions of these policies and best practices can be located at the following link:
<https://www.gfoa.org/best-practices>

FACTS AND ISSUES:

Some of the presented policies may be already informally utilized under the Council's direction, while others may be new policies. This request for approval step will formalize the recommended best practices for financial budgeting and reporting for local municipalities. Once the policies are approved, they will be reviewed by management on an annual basis. If any changes need to be made, the changes will be presented annually to the Council for request of approval. The group of policies presented are:

Operating Budget Policy –

- Purpose: to guide a comprehensive plan to deliver efficient and effective services to residents and stakeholders of the City

- The City is currently informally following all steps in Section 4 of the policy.

One-time Revenues Policy –

- Purpose: to guide the City of Flowery Branch to spend within its means and stay financially healthy by specifying uses for one-time revenues.
- The City is currently informally following all steps in Section 4 of the policy.

Expenditures Policy –

- Purpose: to guide an efficient and effective expenditure system that guarantees the spending of public resources to match generated revenues to the greatest extent possible.
- The City is currently informally following all steps in Section 4 of the policy.

Capital Policy –

- Purpose: to provide guidelines to complete a comprehensive process that allocates limited resources into capital investment and management decisions.
- This policy is new for the City. The City does not have a formal evaluation plan for capital projects as projected in Section 4. Capital Asset Classification section of \$5,000, Funding Policy section, and Asset Condition Assessment section is informally followed by staff at this time. Staff is currently implementing the evaluation process for the FY2021 budget year. Finance staff will continue to work with the departments to implement these processes for evaluation with each budget cycle. This process may evolve as we implement each step for our City.

Long-Term Planning and Forecasting Policy –

- Purpose: to give the City the best chance of a thriving community now and for future generations.
- This policy is new for the City. The City currently contracts services to assist with financial forecasting. Our goal with this policy is to continue with long-term forecasting and planning either internally or by contracted services. This policy is vital for the capital improvements process as well.

OPTIONS:

Continue to have management perform without formal policies or consider approving or modifying the policies as presented.

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

No

AMOUNT AND SOURCE OF FUNDS:

N/A

RECOMMENDATION:

Approve the Operating Budget Policy, One-time Revenues Policy, Expenditures Policy, Capital Policy, and Long-Term Forecasting and Planning Policy as presented.

SAMPLE MOTION:

I make a motion to approve the following policies as presented: Operating Budget Policy, One-time Revenues Policy, Expenditures Policy, Capital Policy, and Long-Term Forecasting and Planning Policy

COLLABORATING DEPARTMENT:

Administration

DEPARTMENT: Finance

Prepared by: Melissa McCain

ATTACHMENTS

- [Operating Budget Policy.pdf](#)
- [One-Time Revenues Policy .pdf](#)
- [Expenditures Policy.pdf](#)
- [Long-Term Forecasting and Planning Policy.pdf](#)
- [Capital Policy .pdf](#)
- [Executive Summary - 2nd Set of Financial Policies.pdf](#)



City of Flowery Branch

Operating Budget Policy

Section 1: Authority

The Finance Department is responsible for all financial operations, budgeting reporting and compliance, payroll processing, coordinating, and preparing for the annual audit for the City of Flowery Branch. The Finance Director, as head of the Finance Department, therefore, upholds the responsibility for administering the Operating Budget Policy on behalf of the Finance Department and City Administration.

Although the Finance Department is responsible for all financial operations, authority over the Operating Budget Policy remains under the discretion of City Council, as indicated by Part 1 - City Charter, Article VIII, §8.1.

Section 2: Purpose

The purpose of this Operating Budget Policy is to guide a comprehensive plan to deliver efficient and effective services to residents and stakeholders of the City. The formulation of the operating and capital budget is one of the most important financial activities that Flowery Branch undertakes each year. This budget policy is intended to provide guidelines to assist in the formulation and consideration of broader implications of financial discussions and decisions.

Section 3: Scope

The Operating Expenditures Policy for the City of Flowery Branch shall apply to all funds for the City, which are accounted for in the City's Annual Audit.

Section 4: Policy

Basis of Budgeting

- Government-wide and Proprietary Fund financial statements are adopted on the accrual basis of accounting.
- Governmental Fund financial statements are adopted on the modified accrual basis of accounting.

Budgetary Control

- The Flowery Branch Budget shall be adopted in accordance with all state statutes and mandates.
- Department management is responsible for administering their respective programs within the financial constraints described by the budget as adopted.
- The City Manager along with the Finance Director shall provide updates on the City's financial position by regularly reporting to City Council the status of actual expenditures, expenses, and revenues compared to the adopted budget. Further, the City Manager and the Finance Director will ensure that department management has access to timely and accurate financial data.

Balanced Budget

- The City shall endeavor to adopt a structurally balanced budget. Generally, this means that recurring revenues should fund recurring expenditures and non-recurring revenues should fund non-recurring expenditures. On occasion, the recurring revenues may cover the non-recurring expenditures when these revenues experience an unusual increase. [See Structurally Balanced Budget Policy]
- Minimum levels of reserves must be maintained unless reserves are being used in accordance with the purposes permitted by the City's policy. [See General Fund Reserves policy and Enterprise Fund Reserves policy]

Budget Structure

- The budget shall be constructed around City Council and City Administration's long-term goals for the distribution of City services and the associated desired culture and environment. When appropriate, a needs assessment of constituents' priorities, challenges, and opportunities shall be integrated into the visioning process to assist with the establishment of both short-term and long-term goals.
- The City's departments shall create plans that describe their operational needs. These plans shall address the appropriate level of funding required to meet constituents' needs based on the established long-term and short-term goals for the City. These funding requests are to be distinguished from CIP Requests [see Capital Improvements Policy] in that they shall provide an overview of the entire department rather than just one project. These plans should contain the identification of opportunities and challenges associated with implementing the department's priorities and vision.
- The budget shall be based on programs in order to provide insight into the costs of the types of services that the City provides. Deliverables and specific actions shall be detailed at the programmatic level, which support the goals outlined in both City and department plans.
- The budget shall be prepared in a manner that reflects the full cost of providing services.

- The budget shall display estimated beginning fund balances and net position, estimated revenue and receipts, appropriations, and the estimated year-end fund balances and net position.

Estimates of Revenue, Expenditures, and Expenses

- The City shall take an objective and analytical approach to forecasting revenues, expenditures, and expenses as accurately as possible. Though the City will use the best information available to estimate revenues, including millage rates and tax revenues accurately, absolute certainty is impossible. Should revenues be overestimated, the spending plans and priorities established during the budget process shall be used to propose appropriations and spending as required to bring the budget into balance.
- The Finance Department shall monitor revenue incomes and expenditure/expense outflows to assess the implications of the annual budget in order to provide timely updates on actual financial performance.
- The Finance Department shall develop and maintain long-term financial forecasts, at least five years into the future, in order to help the City assess its long-term financial sustainability.

Stakeholder Participation

- The City shall provide meaningful opportunities for the stakeholders (constituents) to provide input into the financial planning and budget process before a budget is adopted.

Address Long-Term Liabilities

- The City shall fully fund current portions of long-term liabilities in order to maintain the trust of creditors and avoid accumulating excessive liabilities over the long-term.

Responsibilities and Calendar

- The City's fiscal year runs from July 1 to June 30. Each department shall submit their budget plans no later than February, after which the Finance Department Director and the City Manager shall review them. By May, the proposed budget shall be reviewed with the Mayor and City Council. In June, a public hearing and budget discussion shall be held to facilitate stakeholder participation, and the budget is adopted by City Council by the end of the year.
- All budget procedures shall be conducted in accordance with City ordinance and state law.

Budget Amendments

- Amendments shall be considered or adopted by City Council during formal Council meetings

Priorities for Funding

- It is the City’s policy to first spend restricted expenditures, which are defined as “when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.”
- It is the City’s policy to subsequently spend unrestricted expenditures in the following order:
 - Committed expenditures, which are defined as “when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. The City Council also may modify or rescind the commitment.”
 - Assigned expenditures, which are defined as “when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City manager to assign fund balances.”
 - Unassigned expenditures, which are defined as “the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the General Fund. Negative unassigned fund balances may be reported in all funds.”
- See the City of Flowery Branch Expenditures Policy for more information on spending

Section 5: Review and Amendment

The targets, as mentioned above, shall be reviewed every fiscal year during the budget planning process or whenever city conditions indicate that a policy update is necessary. Any updates to the policy shall be subject to the approval of City Council. The following notes the creation, revision, and planned review dates:

- Date Created: February 26, 2020
 - Last Revised: March 6, 2020
 - Revision date by: July 1, 2021



City of Flowery Branch

One-Time Revenues Policy

Section 1: Authority

The Finance Department is responsible for all financial operations, budgeting reporting and compliance, payroll processing, coordinating, and preparing for the annual audit for the City of Flowery Branch. The Finance Director, as head of the Finance Department, therefore, upholds the responsibility for administering the One-Time Revenues Policy on behalf of the Finance Department and City Administration.

Although the Finance Department is responsible for all financial operations, authority over the Operating Budget Policy remains under the discretion of City Council, as indicated by Part 1 - City Charter, Article VIII, §8.1.

Section 2: Purpose

This One-Time Revenues policy is intended to guide the City of Flowery Branch to spend within its means and stay financially healthy by specifying uses for one-time revenues.

Section 3: Scope

This policy applies to all funds which receive one-time revenues.

Section 4: Policy

One-Time Revenues

- When the City of Flowery Branch receives a one-time revenue, generally, it shall be used for one-time expenses. These expenses should not create an affordable obligation in future years. Examples include paying debts, refurbishing a capital asset, and building up reserves.

Undependable Revenues

- When the City of Flowery Branch receives revenues which vary from one year to the next, it shall be treated as a one-time revenue. This is because these revenues are unstable and unreliable, so we can't assume that the same revenue will be available in future years.

Section 5: Review and Amendment

The targets, as mentioned above, shall be reviewed every fiscal year during the budget planning process or whenever city conditions indicate that a policy update is necessary. Any updates to the policy shall be subject to the approval of City Council. The following notes the creation, revision, and planned review dates:

- Date Created: March 2, 2020
 - o Last Revised:
 - o Revision date by: July 1, 2021



City of Flowery Branch

Expenditures Policy

Section 1: Authority

The Finance Department is responsible for all financial operations, budgeting reporting and compliance, payroll processing, coordinating, and preparing for the annual audit for the City of Flowery Branch. The Finance Director, as head of the Finance Department, therefore, upholds the responsibility for administering the Expenditures Policy on behalf of the Finance Department and City Administration.

Although the Finance Department is responsible for all financial operations, authority over the Expenditures policy remains under the discretion of City Council, as indicated by Part 1 - City Charter, Article VIII, §8.1.

Section 2: Purpose

The purpose of this Expenditures Policy is to guide an efficient and effective expenditure system that guarantees the spending of public resources to match generated revenues to the greatest extent possible.

Section 3: Scope

The Expenditures Policy for the City of Flowery Branch shall govern all expenditures allocated for the City, which are accounted for in the City's Annual Audit.

Section 4: Policy

The Budget Process

- The City begins its budget process in December and, after thorough analysis, adopts the budget in June.
- One-time expenditures are generally to be funded by one-time revenues, and recurring expenditures are generally to be funded by recurring revenues [See Structurally Balanced Budget Policy]
- It is the City's policy to first spend restricted expenditures, which are defined as "when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments."

- It is the City’s policy to subsequently spend unrestricted expenditures in the following order:
 - Committed expenditures, which are defined as “when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. The City Council also may modify or rescind the commitment.”
 - Assigned expenditures, which are defined as “when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City Manager to assign fund balances.”
 - Unassigned expenditures, which are defined as “the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the General Fund. Negative unassigned fund balances may be reported in all funds.”

Personnel Spending

- Salaries and benefits for City administrators and City Council are accounted for under “General Government” in the audited financial statements and in the budget. Funding for these personnel, therefore, largely comes from the General Fund. Personnel in other departments, such as Water/Sewer, is recorded as “personal services and employee benefits” in the audited financial statements and may come out of other funds, such as the Water/Sewer fund.

Privatization of Government Services

- The City shall contract out government services to private companies, known as privatization, through an open and competitive bidding process. The company selected to provide the service shall be required to submit a comprehensive plan for their service, including, but not limited to, costs, timeline, community effects, and other evaluation standards determined by City administration, depending on the service.

Long-term Liabilities

- The City shall, to the best of its ability, fund long-term liabilities using long-term, recurring revenues, as stated in the Structurally Balanced Budget policy. The City shall not take on any long-term liabilities without careful consideration and impact evaluation.

Section 5: Review and Amendment

The targets, as mentioned above, shall be reviewed every fiscal year during the budget planning process or whenever city conditions indicate that a policy update is necessary. Any updates to the policy shall be subject to the approval of City Council. The following notes the creation, revision, and planned review dates:

- Date Created: February 26, 2020
 - o Last Revised: March 6, 2020
 - o Revision date by: July 1, 2021



City of Flowery Branch

Long-Term Forecasting and Planning Policy

Section 1: Authority

The Finance Department is responsible for all financial operations, budgeting reporting and compliance, payroll processing, coordinating, and preparing for the annual audit for the City of Flowery Branch. The Finance Director, as head of the Finance Department, therefore, upholds the responsibility for administering the Operating Budget Policy on behalf of the Finance Department and City Administration.

Although the Finance Department is responsible for all financial operations, authority over the Operating Budget Policy remains under the discretion of City Council, as indicated by Part 1 - City Charter, Article VIII, §8.1.

Section 2: Purpose

A thriving community requires a long-term perspective because financial challenges are often created over many years and can take more than a year to solve. A long-term financial plan and budget allows the City of Flowery Branch to remain mindful of its long-term financial health. Therefore, the purpose of this policy is to give the City the best chance of a thriving community now and for future generations.

Section 3: Scope

The City shall forecast for all funds.

Section 4: Policy

Length of the Forecast

- The City of Flowery Branch will forecast revenues, expenses and financial position at least five years into the future. The length of the forecast should be longer if five years is not enough to address issues that are a threat to the financial health of the City.

Frequency of Forecasting

- The long-term financial forecast shall be updated at least twice a year. It will be updated before the budget process to inform decision-makers of the City's financial position going into budget discussions. It will also be updated after the budget has been created to show decision-makers how the City's financial path has changed as a result of decisions made.

Assumptions and Analysis

- City staff will prepare a forecast that is based on assumptions that best reflect the status quo condition of the City. The forecast will not assume any major changes in policy where such change is speculative. Other assumptions behind the forecast will be made clear. This includes assumed growth rates in revenues and expenses. It also includes assumptions about forces that impact revenues and expenses. Examples might include changes in population, property values, etc.

Long-Term Financial Plan

- The goal of the City of Flowery Branch is for the forecast to be balanced over the time period of the forecast. Therefore, the City shall maintain a long-term financial plan that includes a statement of how it will achieve and/or maintain balance over a multiyear period.

Section 5: Review and Amendment

The targets, as mentioned above, shall be reviewed every fiscal year during the budget planning process or whenever city conditions indicate that a policy update is necessary. Any updates to the policy shall be subject to the approval of City Council. The following notes the creation, revision, and planned review dates:

- Date Created: March 2, 2020
 - o Last Revised: March 6, 2020
 - o Revision date by: July 1, 2021



City of Flowery Branch

Capital Assets Policy

Section 1: Authority

The Finance Department is responsible for all financial operations, budgeting reporting and compliance, payroll processing, coordinating, and preparing for the annual audit for the City of Flowery Branch. The Finance Director, as head of the Finance Department, therefore, upholds the responsibility for administering the Capital Assets policy on behalf of the Finance Department and City Administration.

Although the Finance Department is responsible for all financial operations, authority over the Capital Assets policy remains under the discretion of City Council, as indicated by Part 1 - City Charter, Article VIII, §8.1.

Section 2: Purpose

Capital assets have a major impact on the ability of the City to deliver services along with the economic vitality and overall quality of life for Flowery Branch stakeholders. The purpose of this policy is to provide guidelines to complete a comprehensive process that allocates limited resources into capital investment and management decisions

Section 3: Scope

This policy shall apply to all funds.

Section 4: Policy

Capital Project Selection

- An objective set of criteria will be used to assess and evaluate project proposals. Although specific criteria may be updated from time to time, the following concepts are the core principles to be considered in the development of such criteria:
 - Long-Term Forecasts: Long-term forecasts should be prepared to better understand resources available for capital spending and to assess operational impacts and eventual maintenance replacement costs.
 - Impact on Other Projects: Projects should not be considered in isolation. One project's impact on others should be recognized and costs shared between projects where appropriate.
 - Allow for Funding of Preliminary Activities: For some projects, it may be wise to fund only preliminary engineering/planning before committing to funding the

whole project. However, even these expenditures can be considerable. They should, therefore, be evaluated, analyzed, and prioritized appropriately.

- o Full Lifecycle Costing: Cost analysis of a proposed project should encompass the entire life of the asset, from planning and acquisition to disposal.
- o Predictable Project Timing and Scope: Schedule and scope estimates should be practical and achievable withing the requested resources, including financial and human.

Capital Asset Classification

- The City's Capital Asset classifications are defined in three principles.
 - o All depreciable assets will be at the cost of \$5,000 or higher.
 - o Any assets less than \$5,000 may be maintained on the asset schedule for inventory purposes only (at the discretion of the Finance Director). For example, police car equipment, computers, IT equipment, etc.

Balanced Capital Improvement Plan

- The adopted Capital Improvement Plan is a balanced six-year plan. This means that for the entire six-year period, revenues will be equal to project expenditures in the Capital Improvement Plan. It is possible that the plan will have more expenditures than revenues in a single year, but this imbalance will be corrected through the use of interim financing as needed. However, over the life of the six-year plan, all expenditures will be provided for with identified revenues.

Capital Improvement Funding Policy

- The City provides financial resources for the Capital Improvement Plan through the following sources:
 - o (Fund 100) Unrestricted general operating funds as deemed necessary.
 - o (Fund 320) SPLOST VIII, which is a sales tax of one percent that must be used to fund capital projects.
 - o (Fund 350) Local Maintenance Improvements Grant, which is based in the City's total centerline road miles and the total population as compared to the state's total centerline road miles and population.
 - o (Fund 308) Water/Wastewater Development Charges, which is used to fund capital projects that improve the quality of the water and wastewater system and services to citizens.
 - o (Fund 505) Unrestricted water/wastewater operating reserves as deemed necessary.
 - o Debt may be utilized if deemed necessary only if no other funding sources are available.

Capital Budget

- Each year, the City's Finance Department will develop a Capital Budget which will contain the spending plan for Capital Projects. The first year of the adopted Capital Improvement Plan will be the Capital Budget for the fiscal year.

Capital Budget Management

- Management of Capital Projects is essential to create the best value for City taxpayers through capital spending. The following policies shall be observed in order to help insure the best project management possible.
 - Each department is responsible for their Capital Improvement Projects as follows: preparing the project proposal, developing a project budget and cash flow forecast prior to project commencement, ensuring that required phases are completed on schedule, authorizing all project expenditures, monitoring project cash flows, ensuring that all regulations and laws are observed, and periodically reporting project status. Each department must actively manage their projects and major departments may provide quarterly reports on the status of each project.
 - Capital Project amendments during a year shall not exceed the annually adopted budget and funding levels. Each department must manage its capital program within certain time and cost constraints.

Asset Condition Assessment

- The City's Finance Department may conduct a comprehensive asset inventory that projects replacement and maintenance needs for the next six years and will update this projection each year. The asset inventory will describe the current condition of the City's assets, establish standards for asset condition, account for the complete cost to maintain assets up to standard over their lifecycle, and account for the risks associated with assets that are below condition standards. City departments shall have the responsibility for inventorying and assessing the assets within their purview, and ensuring that it reconciles with the Finance Department's capital asset records.
- The life of the assets is noted in the audited financial statements and in the following table:

Assets	Governmental Activities	Business-type Activities
Buildings and improvements	20-50 years	20-50 years
Public domain infrastructure	14-40 years	14-40 years
Machinery and Equipment	5-20 years	5-20 years
Vehicles	5 years	5 years

Prioritization of Asset Maintenance and Replacement

- It is the City's intent to maintain its existing assets at a level that protects the initial capital investment and minimizes future maintenance and replacement costs. Based on an asset inventory and risk assessment, recommendation for asset maintenance shall be included in the Capital Improvement Plan

Funding of Asset Maintenance

- The City will ensure that adequate resources are allocated to preserve the City's existing infrastructure to the best of its ability before allocating resources to other Capital Projects.

Section 5: Quality Control and Quality Assurance

It is the responsibility of the Finance Director to ensure the presence of procedures that provide sufficient guidance to affected City personnel to fulfill the intent of this policy

Periodic Review of the Targets

- The targets, as mentioned above for the Capital Assets Policy, shall be reviewed every fiscal year during the budget planning process or whenever city conditions indicate that a policy update is necessary. Any updates to the policy shall be subject to the approval of City Council. The following notes the creation, revision, and planned review dates:
 - o Date Created: February 3, 2020
 - o Last revised: March 9, 2020
 - o Revision date by: July 1, 2021

FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY

SUBJECT: Consider Formal Financial Policies: Operating Budget Policy, One-time Revenues Policy, Expenditures Policy, Capital Policy, and Long-Term Forecasting and Planning Policy

DATE: March 6, 2020

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL-

() OTHER

CAPITAL-

COMMISSION ACTION REQUESTED ON: April 2, 2020

PURPOSE: Approve the Operating Budget Policy, One-time Revenues Policy, Expenditures Policy, Capital Policy, and Long-Term Forecasting and Planning Policy as presented.

HISTORY:

GFOA (Government Finance Officers Association) Best Practices identifies specific policies and procedures that contribute to improved government management. They aim to promote and facilitate positive change or recognize excellence rather than merely to codify the current accepted practice. GFOA has emphasized that these practices be proactive steps that a government should be taking. Best practices are applicable to all governments (both large and small). Over the coming months, the finance department will present for consideration approval of financial policies and guidelines to ensure the City of Flowery Branch is following sound and highly recommended procedures.

These policies are key to the budget planning process and long term financial planning for any organization. Also, last year, the Council requested a more detailed budget document, which entails formalizing our budget process and key financial policies for this presentation. This budget document will explain all our key financial policies and budget planning process and show the detail of the approved budget. From this detailed budget document, we plan to create a shorter summary of the budget for the public and for the Council to share. Both the detailed document and summary document will be available on our website as well. We are working towards producing a more detailed budget document for the FY2021 year, and it should be complete by the end of June. These key policies will also flow into a more detailed audit document called the Comprehensive Annual Financial Report (CAFR). The CAFR will provide more information than our regular audit report, including 10-year statistical information along with some reporting requirements for our new debt. The CAFR will be completed in December.

Descriptions of these policies and best practices can be located at the following link:

<https://www.gfoa.org/best-practices>

FACTS AND ISSUES:

Some of the presented policies may be already informally utilized under the Council's direction, while others may be new policies. This request for approval step will formalize the recommended best practices for financial budgeting and reporting for local municipalities. Once the policies are approved, they will be reviewed by management on an annual basis. If any changes need to be made, the changes will be presented annually to the Council for request of approval. The group of policies presented are:

Operating Budget Policy –

- Purpose: to guide a comprehensive plan to deliver efficient and effective services to residents and stakeholders of the City
- The City is currently informally following all steps in Section 4 of the policy.

One-time Revenues Policy –

- Purpose: to guide the City of Flowery Branch to spend within its means and stay financially healthy by specifying uses for one-time revenues.
- The City is currently informally following all steps in Section 4 of the policy.

Expenditures Policy –

- Purpose: to guide an efficient and effective expenditure system that guarantees the spending of public resources to match generated revenues to the greatest extent possible.
- The City is currently informally following all steps in Section 4 of the policy.

Capital Policy –

- Purpose: to provide guidelines to complete a comprehensive process that allocates limited resources into capital investment and management decisions.
- This policy is new for the City. The City does not have a formal evaluation plan for capital projects as projected in Section 4. Capital Asset Classification section of \$5,000, Funding Policy section, and Asset Condition Assessment section is informally followed by staff at this time. Staff is currently implementing the evaluation process for the FY2021 budget year. Finance staff will continue to work with the departments to implement these processes for evaluation with each budget cycle. This process may evolve as we implement each step for our City.

Long-Term Planning and Forecasting Policy –

- Purpose: to give the City the best chance of a thriving community now and for future generations.
 - This policy is new for the City. The City currently contracts services to assist with financial forecasting. Our goal with this policy is to continue with long-term forecasting and planning either internally or by contracted services. This policy is vital for the capital improvements process as well.
-
-

RECOMMENDED SAMPLE MOTION:

I make a motion to approve the following policies as presented: Operating Budget Policy, One-Time Revenues Policy, Expenditures Policy, Capital Policy, and Long-Term Forecasting and Planning Policy

DEPARTMENT: Finance

Prepared by: Alisha Gamble



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Discussion - Request from Red Oak Sanitation – Renewal of Contract

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Red Oak Sanitation has been servicing the City of Flowery Branch citizens with garbage and recycling services for about 20 years without a rate increase. The last contract signed with Red Oak Sanitation is dated May 7, 2015 and is set to expire on May 7, 2020. City staff reached out to Red Oak Sanitation to notify them the City will be placing these services out for bid this year. Staff explained to Red Oak that the Requests for Proposals (RFP) process is to ensure the City is doing its due diligence in providing the best services to our citizens at the least cost and the City does not have any complaints about the service provided by Red Oak Sanitation.

FACTS AND ISSUES:

Per Red Oak Sanitation's attached request:

"To follow up here are some of the points we would like to discuss with the Mayor and or council.

1. Red Oak has been providing service to the city of Flowery Branch for 20 years without a rate increase. Over the years we have continued to find solutions and create efficiency's so that we could maintain our monthly rate.
2. Over that same period of time our cost to drop off recycling at the recycling center has been a roller coaster, going from actually being paid \$ 5 per ton (of which we donated to American Cancer society) to now where we are paying\$ 57 per ton to drop off.
3. As you can see with the increase letter's that we gave you that the landfill rate for msw at\$ 40 per ton is much cheaper for dumping than recycling.
4. With our subscription customers (excluding the city of Flowery Branch customers) we are now billing those that choose to recycle an additional fee as it's an additional service.
5. We would like to extend or renew our contract with the city at a rate of\$ 12 per month for household trash and for only those that recycle an additional \$ 4 per month.

OPTIONS:

DISCUSSION ONLY.

Staff would like direction on whether or not the Council would like the City to proceed with a bid process or pursue renewing the Red Oak Contract. Red Oak argues they have given us good service at a good price and going out for bids MIGHT get us a lower price, but we MIGHT also receive poor service from a company we don't know.

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:

Finance

DEPARTMENT: Administration

Prepared by: Melissa McCain

ATTACHMENTS

- [EXECUTIVE SUMMARY - Red Oak Sanitation Contract.pdf](#)
- [RED OAK CONTRACT Flowery Branch Ga 2015.pdf](#)
- [Red Oak Sanitation Request 3-10-2020.pdf](#)

FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY

SUBJECT: Request from Red Oak Sanitation – Renewal of Contract

DATE: March 11, 2020

(X) RECOMMENDATION

() POLICY DISCUSSION

BUDGET INFORMATION:

() STATUS REPORT

ANNUAL-

() OTHER

CAPITAL-

COMMISSION ACTION REQUESTED ON: March 19, 2020

PURPOSE: Discuss request from Red Oak Sanitation renewal of contract.

HISTORY:

Red Oak Sanitation has been servicing the City of Flowery Branch citizens with garbage and recycling services for about 20 years without a rate increase. The last contract signed with Red Oak Sanitation is dated May 7, 2015 and is set to expire on May 7, 2020. City staff reached out to Red Oak Sanitation to notify them the City will be placing these services out for bid this year. Staff explained to Red Oak that the Requests for Proposals (RFP) process is to ensure the City is doing its due diligence in providing the best services to our citizens at the least cost and the City does not have any complaints about the service provided by Red Oak Sanitation.

FACTS AND ISSUES:

Per Red Oak Sanitation's attached request:

"To follow up here are some of the points we would like to discuss with the Mayor and or council.

1. Red Oak has been providing service to the city of Flowery Branch for 20 years without a rate increase. Over the years we have continued to find solutions and create efficiency's so that we could maintain our monthly rate.
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-
-

at\$ 40 per ton is much cheaper for dumping than recycling.

4. With our subscription customers (excluding the city of Flowery Branch customers) we are now billing those that choose to recycle an additional fee as it's an additional service.
5. We would like to extend or renew our contract with the city at a rate of\$ 12 per month for household trash and for only those that recycle an additional \$ 4 per month.

OPTIONS: Discussion with Council

RECOMMENDED SAMPLE MOTION:

N/A

DEPARTMENT: Administration and Finance

Prepared by: Alisha Gamble

Residential Waste Removal Agreement

This agreement made and entered into on the 7th day of May, 2015, by and between the City of Flowery Branch, hereinafter referred to as "City", and Red Oak Sanitation, hereinafter referred to as "Contractor".

Section 1: Commencement of Work

The Contractor agrees to provide service to residents of the City under the current sanitation services requirements which are listed below. Service will begin no later than May 7th, 2015.

Section 2: Term of Agreement

The term of the Agreement shall be for a period of one (1) year, beginning May 7, 2015. The Agreement shall automatically renew for one (1) year at the end of the first one (1) year term, the second one (1) year term, the third one (1) year term and fourth (1) year term unless either party provides the other party with written notice at least thirty (30) days prior to the termination of the then-current term.

Section 3: Categories of Service and Acceptable Items

- 3.1) Garbage. The Contractor will provide once-per-week residential waste removal service to residents of the City. Residents will be provided with one 95-gallon waste container, customized with the official City logo, for storage of garbage. Residents will place their garbage container at their curb on collection days. Disposal of all garbage will occur at Hall County Transfer Station, 1 Ruby St., Gainesville, GA, 30501 or any other State licensed facility
- 3.2) Recycling. The Contractor will provide once-per-week recycling removal service to residents of the City. Residents will be provided with one 95 or 65-gallon recycling container for storage of recyclables. Residents will place their recycling containers at their curb on collection days. Recycling materials will be processed at SP Recycling in Lawrenceville, GA and Olde Atlanta Recycling in Cumming, GA, or any other State licensed facility.
- 3.3) Yard Waste. The Contractor will provide once-per-week yard trimmings collection to residents of the City. Residents will contain all grass clippings, leaves, twigs and shrubbery in paper yard waste bags. The Contractor will not collect branches and limbs. The Contractor will remove up to 1.5 cubic yards (7 bags) of yard trimmings, per home, per week. Additional bags of yard trimmings must be scheduled with Contractor's customer service representatives and paid for prior to removal. Residents will place all yard trimmings at their curb on collection days."

- 3.4) Refuse. The Contractor will provide once-per-week refuse removal service to residents of the City. Residents will place all refuse at their curb on collection days. For the purposes of this Agreement, refuse is classified as items which are either too big or too heavy to be disposed of in a household garbage bag. Exceptions include construction and demolition debris and other items, as designated by the Contractor, which cannot be efficiently removed. Items containing liquids must be properly tagged before removal.

Section 4: Residential Waste Removal Service

- 4.1) Duties. The Contractor shall remove and dispose of garbage, recyclable items, yard waste, and refuse outlined in this Agreement.
- 4.2) Equipment. The Contractor will provide residents of the City with one 95-gallon garbage container. Each additional garbage container requested by a resident will incur an additional charge. The official City logo will be printed on the side of each garbage container.
- 4.3) Amounts allowed for Removal. The amounts of garbage, recyclable items, yard waste, and bulk items allowed per pickup are as follows: one 95-gallon waste cart full of garbage (unless additional waste carts are requested and paid for); one 95 or 65-gallon recycling container full of recyclable items; 1 cubic yard of yard waste (additional cubic yards must be requested and paid for); one refuse item.
- 4.4) Location of Pickup. Removal of garbage, recyclable items, yard waste, and refuse shall occur beside the curb at the end of the driveway of each resident of the City.
- 4.5) Time Requirements. All garbage, yard waste, recycling and refuse to be removed must be set out by 7:00 a.m. on the day of pickup.
- 4.6) Refusal of Removal. The Contractor may refuse to remove any garbage, recyclable items, yard waste, or refuse not placed in their respective waste cart, recycling container, yard waste bags and rolls, or proper point of pickup, unless a special arrangement is made by calling the office of the Contractor. The Contractor may also refuse to remove construction and demolition debris and other items, as designated by the contractor, which cannot be efficiently removed.

Section 5: Holidays

The Contractor will not provide service on the following holidays: New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day. During a holiday week will occur one day after the normal pickup day.

Section 6: Rates

Residents of the City will pay \$11.⁶⁵ per month, per home. Residents will pay \$6.⁰⁰ per month, per home for each additional garbage container. Residents will pay \$8.⁰⁰ per cubic yard of yard waste, exceeding 1.5 cubic yard (7 bags or rolls) per week.

Section 7: Payment and Billing

- 7.1) Payment. Payment is due by the first day of each service quarter. Payment in full for three months of service is required before service can begin. Additional cubic yards of yard waste must be paid for prior to removal via phone, online, or in-person transaction with Contractor's customer service representatives.
- 7.2) Billing. The Contractor will bill residents of the City individually and on a quarterly basis.

Section 8: Presentations and Warranties of Red Oak Sanitation

- 8.1) Organization, Power and Authority. The Contractor is a corporation duly organized and validly existing under the laws of the State of Georgia, with full corporate power and authority to enter into this Agreement and perform its obligations hereunder.
- 8.2) Due Authorization; Binding Obligation. The execution, delivery and performance of this Agreement and all other agreements contemplated hereby and the consummation of the transactions contemplated hereby has been duly authorized by all necessary corporate action on the part of the Contractor. This Agreement has been duly executed and delivered by the Contractor and is a valued and binding obligation of the Contractor enforceable in accordance with its terms.

Section 9: Insurance

The Contractor shall procure and keep in force and effect throughout the term of the Agreement such liability insurance with at least \$1 million in coverage to protect the City and the Contractor, as their interest may appear, against claims of any and all persons for personal injury, death or property damage occurring during the Contractor's provision of sanitation services. The Contractor shall produce a certificate of insurance upon request by the City.

Section 10: Indemnity

Except for the City negligence and/or intentional misconduct, the Contract shall indemnify and save harmless the City from and against any and all liability, penalties, damages, losses, expenses and judgments by reason of any injury or claim of injury to person or property, of any nature and howsoever caused, arising out of the Contractor's provision of sanitation services.

Section 11: Miscellaneous

11.1) In the event that any provision or portion thereof of this Agreement shall be found to be invalid or unenforceable, then such provision or portion thereof shall be reformed in accordance with the applicable laws. The invalidity or unenforceability of any provision or portion of the Agreement shall not affect the validity or enforceability of any other provision or portion of the Agreement.

11.2) All provisions of this Agreement shall be strictly complied with and conformed to by the Contractor, and no modifications or amendments to this Agreement shall be made except upon the written consent of the parties. No modification or amendment shall be construed to release either party from any obligation of the Agreement except as specifically provided for in such modification or amendment.

11.3) This Agreement shall be interpreted under the laws of the State of Georgia.

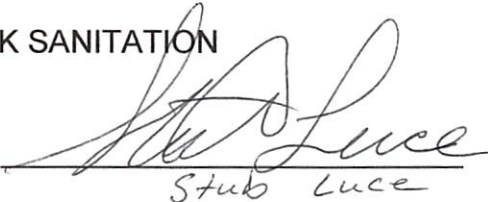
IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year above first written.

CITY OF FLOWERY BRANCH

Signed:  Date: 5/7/15
Mayor Mike Miller

Attest:  Date: 5/7/15
City Clerk Melissa McCain

RED OAK SANITATION

Signed:  Date: 4/27/15
Stub Luce

Title: Pres.

Contractor Affidavit under O.C.G.A. § 13-10-91(b) (1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of The City of Flowery Branch has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

58269048 / 522590
Federal Work Authorization User Identification Number/E-Verify #

5/19/12
Date of Authorization

Red Oak Sanitation, Inc
Name of Contractor

City of Flowery Branch
Name of Project

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 2015 in Gaines (city), GA (state).

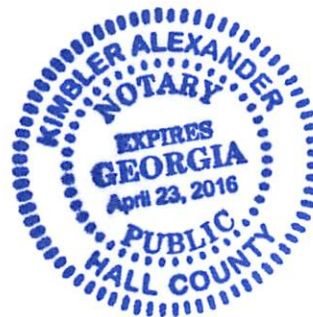
[Signature]
Signature of Authorized Officer or Agent

Stub Luce Pres
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 27th DAY OF April, 2015.

[Signature]
NOTARY PUBLIC

My Commission Expires: April 23, 2016

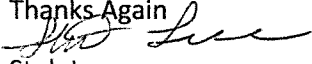


Good Afternoon Bill,

We would like to thank you and Alisha for meeting with us last week. To follow up here are some of the points we would like to discuss with the Mayor and or council.

1. Red Oak has been providing service to the city of Flowery Branch for 20 years without a rate increase. Over the years we have continued to find solutions and create efficiency's so that we could maintain our monthly rate.
2. Over that same period of time our cost to drop off recycling at the recycling center has been a roller coaster, going from actually being paid \$ 5 per ton (of which we donated to American Cancer society) to now where we are paying \$ 57 per ton to drop off.
3. As you can see with the increase letter's that we gave you that the landfill rate for msw at \$ 40 per ton is much cheaper for dumping than recycling.
4. With our subscription customers (excluding the city of Flowery Branch customers) we are now billing those that choose to recycle an additional fee as it's an additional sevice.
5. We would like to extend or renew our contract with the city at a rate of \$ 12 per month for household trash and for only those that recycle an additional \$ 4 per month.

Thanks Again



Stub Luce



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider preliminary plat for a project known as "The Farm" located at Gaines Ferry and McEver Road.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

FACTS AND ISSUES:

Sec. 502. - Preliminary Plat Approval Required.

Any subdivision involving the dedication of a public street or public land, and any subdivision involving a new private street, shall require the submission of a preliminary plat.

The Governing Body of the City of Flowery Branch must first approve a preliminary plat for a subdivision prior to the issuance of a development permit or initiation of any land disturbing or construction activities within the proposed subdivision.

https://library.municode.com/ga/flowery_branch/codes/code_of_ordinances?nodeId=APXBSUOR_ART5PRPL_S502PRPLAPRE

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve the preliminary plat as submitted.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Preliminary Plat.PNG](#)





FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 20-006 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Public roadways, upon request of the applicant, are inspected by staff for compliance. A list of required repairs is sent to the applicant. Upon completion of the required repairs staff performs a follow up inspection. Once the roadways are deemed acceptable the applicant requests staff to submit to City Council for formal adoption. Accepting new public roadways is done by resolution and therefore only requires one vote.

FACTS AND ISSUES:

Resolution 20-006 is for .25 miles of street in Pod U 1A.

OPTIONS:

Approve, deny, or table.

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve resolution 20-006.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined 20-006 attachment.pdf](#)

RESOLUTION NO. 20-006

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE STERLING ON THE LAKE DEVELOPMENT, FROM NNP LOOPER LAKE, LLC., FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 1.616 ACRES (.25 MILES OF ROADWAY) WITHIN POD U 1A. SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications, as required by Condition No. 27 of Ordinance No. 239/240 relating to the Sterling on the Lake Development, and all other related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of March 19, 2020.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being 1.16 acres within Pod U 1A and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 19th day of March 2020.

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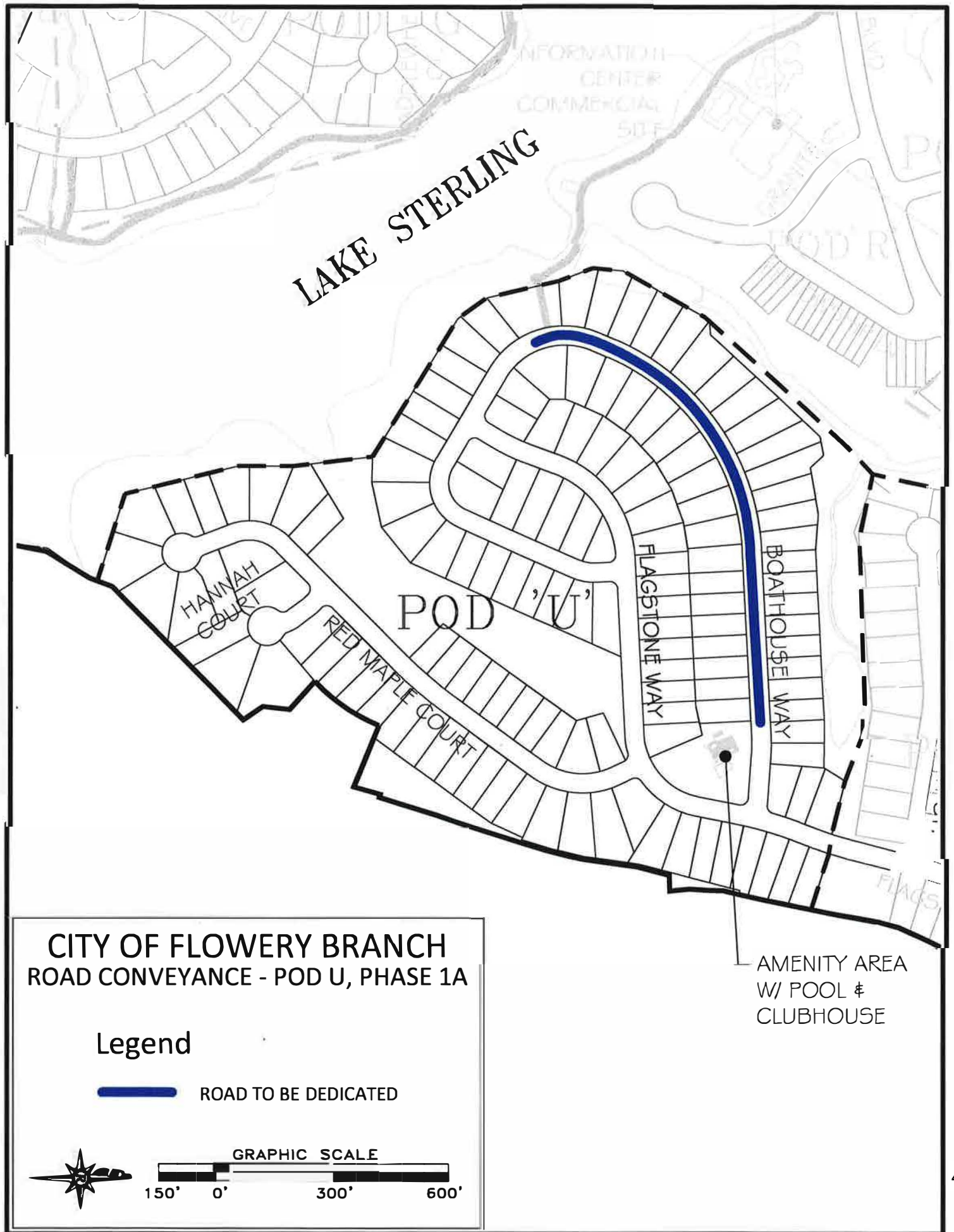
James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney

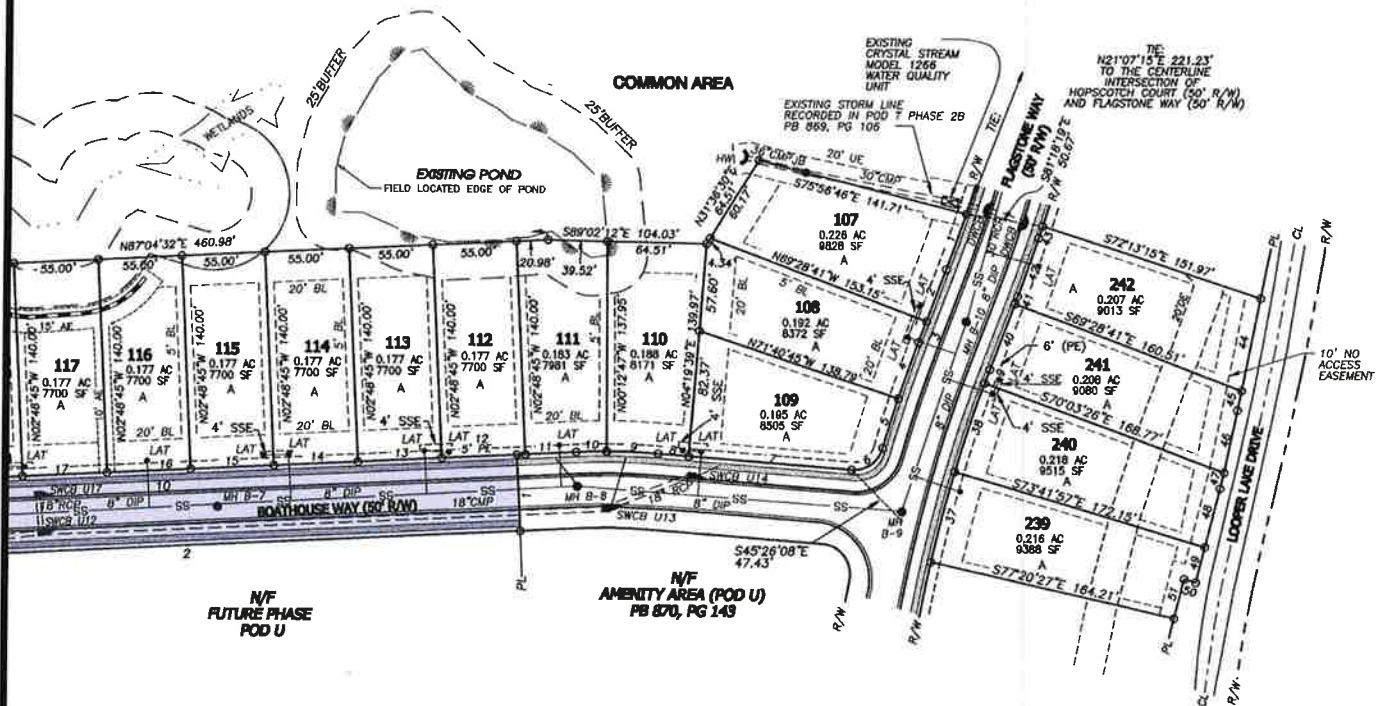




RIGHT OF WAY CALL TABLE

	CHORD BEARING	CHORD	ARC	RADIUS
1	S02°55'28"E	50.00'		
2	S87°04'32"W	441.12'		
3	S54°58'59"W	610.98'	644.14'	575.00'
4	S22°53'26"W	46.64'		
5	S10°33'09"W	74.79'	75.37'	175.00'
6	N23°13'56"W	114.34'	115.61'	225.00'
7	N10°33'09"E	96.16'	96.90'	225.00'
8	N22°53'26"E	46.64'		
9	N54°58'59"E	664.11'	700.15'	625.00'
10	N87°04'32"E	441.12'		

N/F
EXISTING PHASE 2B
POD T
PB 869, PG 106



N/F
FUTURE PHASE
POD U

Hall County, Georgia, Clerk Superior Court
Filed in office this 30 day of Sept
2016 at 3:00 PM. Recorded in Plat
Book 873 Page 156
Charles Baker, Superior Court Clerk



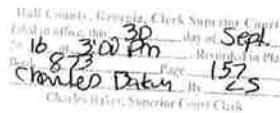
SHEET 4 OF 7
DATE: 9/16/16
SCALE: 1" = 60'
FILE: FNLPT-1-A
JOB: G200033.PDU
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
FOR:
STERLING ON THE LAKE
POD U - PHASE 1-A
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770) 718-0800 (770) 718-9090 Fax • www.rochester-assoc.com



Rochester
& Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30601
(770) 718.0600 (770) 718.9090 Fax • www.rochester-assoc.com



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 20-007 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Public roadways, upon request of the applicant, are inspected by staff for compliance. A list of required repairs is sent to the applicant. Upon completion of the required repairs staff performs a follow up inspection. Once the roadways are deemed acceptable the applicant requests staff to submit to City Council for formal adoption. Accepting new public roadways is done by resolution and therefore only requires one vote.

FACTS AND ISSUES:

Resolution 20-007 is for .12 miles of street in Pod Y1.

OPTIONS:

Approve, deny, or table. .

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve resolution 20-007.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined 2.pdf](#)

RESOLUTION NO. 20-007

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE STERLING ON THE LAKE DEVELOPMENT, FROM NNP LOOPER LAKE, LLC., FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING .74 ACRES (.12 MILES OF ROADWAY) WITHIN POD Y1. SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications, as required by Condition No. 27 of Ordinance No. 239/240 relating to the Sterling on the Lake Development, and all other related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of March 19, 2020.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being .74 acres within Pod Y1 and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 19th day of March 2020.

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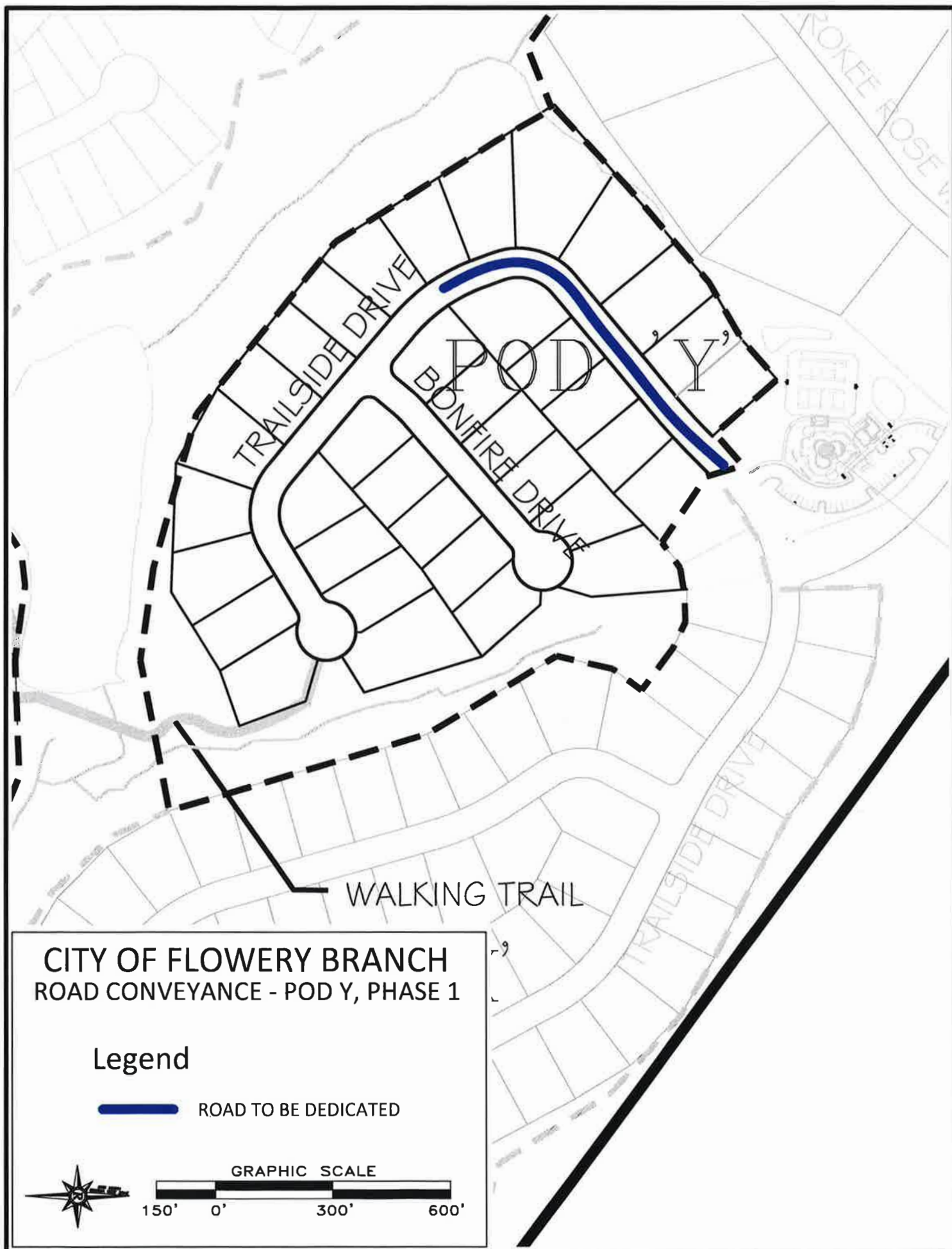
James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney



GENERAL NOTES:

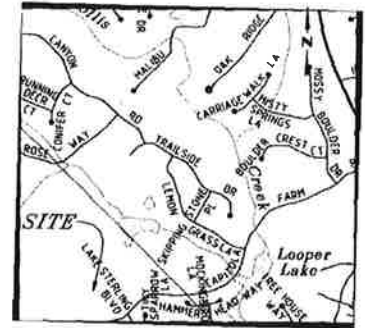
- OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600
- MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 2396 AND 2406 OF CITY OF FLOWERY BRANCH AS AMENDED.
- TOTAL AREA = 5.199 AC
NUMBER OF LOTS = 10
DENSITY = 1.92 LOTS/ACRE.
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GDWR.
- NNP-LOOPER LAKE, LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.
- ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS OF THE SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.
- THE LOT SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.
- STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.
- BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.
- THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA, COMMUNITY PANEL NO. 131 3900293 & 0294 F, EFFECTIVE SEPTEMBER 29, 2006.
- ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REDBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES SHOWN ON PLAT ARE "GROUND" DISTANCES AND WERE MEASURED IN "U.S. SURVEY FEET".
- THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.
- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.
- ALL STRUCTURES LOCATED IN OR ADJACENT TO A FLOOD HAZARD AREA SHALL BE CONSTRUCTED SO THAT THE LOWEST FLOOR ELEVATION INCLUDING THE BASEMENT, IS LOCATED A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION.
- ON STRUCTURES ELEVATED ABOVE THE BASE FLOOD ELEVATION, THE LOWEST HORIZONTAL STRUCTURAL MEMBER OR PART THEREOF, SHALL BE POSITIONED NOT LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION.

**FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD Y, PHASE 1**

**LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA**

**ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30501
GAINESVILLE: (770) 718-0600
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: ERIC CHINI, P.E.**

**OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS**



VICINITY MAP - NOT TO SCALE

AREA SUMMARY	
ROADS =	0.740 AC
LOTS =	3.723 AC
OPEN SPACE =	0.736 AC
TOTAL AREA =	5.199 AC

0.12 MILES OF ROADWAY

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

CITY OF FLOWERY BRANCH
DATE: 10-14-16

CITY OF GAINESVILLE
PUBLIC UTILITIES DEPT
OCT 14 2016

BY: *[Signature]*

CERTIFICATE OF RECORDING

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK
PAGE _____ IN THE RECORDS OF THE CLERK OF
SUPERIOR COURT, HALL COUNTY, GEORGIA.

CLERK, HALL COUNTY
SUPERIOR COURT
DATE



ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239 AND 240 OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 2396 AND 2406 AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER: *[Signature]* 10/14/16

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist, the field data upon which this plat is based has a closure of one foot in 17,249 feet, and an angular error of 03 seconds per angle point, and was adjusted using Least Square. The equipment used was a Trimble 56 Robotic Total Station. This plat has been calculated for closure and is found to be accurate within one foot in 81,993 feet.

Date of fieldwork: MARCH 11, 2016
By Richard E. Millard:
Registered Georgia Land Surveyor No. 3044
425 Oak Street, NW Gainesville, Georgia 30501
Telephone Number: (770) 718-0600
Date: 8/2/16

OWNER'S CERTIFICATE

State of Georgia
County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP - LOOPER LAKE, LLC
Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542
Date: 10/13/16
Owner's signature: *[Signature]*

**CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)**

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER: *[Signature]* 10/13/16
DATE

**CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)**

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER: *[Signature]* 10/13/16
DATE

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Richard E. Millard, License #3044
Rochester & Associates, Inc.
Certificate of Authorization No. LSF-000484
Date: 8/2/16



SHEET 1 OF 6
DATE: 8/2/16
SCALE: N/A
FILED: PDY.FILP01
JOB# GZ08033.P0Y
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

**FINAL SUBDIVISION PLAT
FOR:
STERLING ON THE LAKE
POD Y, PHASE 1**
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

**Rochester
& Associates, Inc.**
425 Oak Street N.W., Gainesville, Georgia 30501
(770) 718.0600 (770) 718.9090 Fax: www.rochester-assoc.com

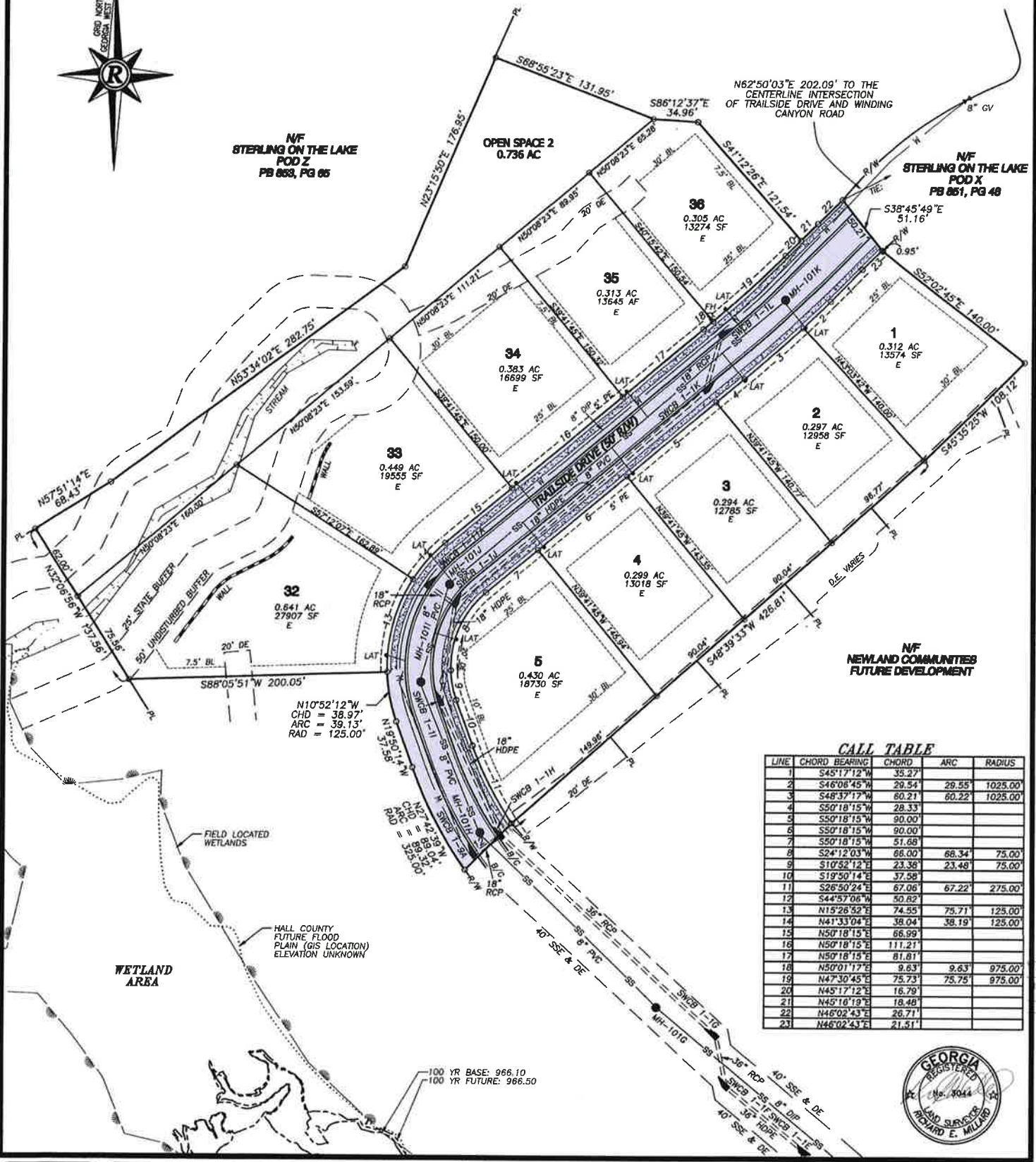


N/F
STERLING ON THE LAKE
POD Z
PB 883, PG 85

OPEN SPACE 2
0.736 AC

N62°50'03"E 202.09' TO THE
CENTERLINE INTERSECTION
OF TRAILSIDE DRIVE AND WINDING
CANYON ROAD

N/F
STERLING ON THE LAKE
POD X
PB 881, PG 48



N/F
NEWLAND COMMUNITIES
FUTURE DEVELOPMENT

CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S43°17'12"W	35.27		
2	S46°06'45"W	29.54	29.55	1025.00
3	S48°37'17"W	60.21	60.22	1025.00
4	S50°18'15"W	28.33		
5	S50°18'15"W	90.00		
6	S50°18'15"W	90.00		
7	S50°18'15"W	51.68		
8	S24°12'03"W	66.00	68.34	75.00
9	S10°52'12"E	23.38	23.48	75.00
10	S19°50'14"E	37.58		
11	S26°50'24"E	67.06	67.22	275.00
12	S44°57'06"E	50.82		
13	N15°26'52"E	74.55	75.71	125.00
14	N41°33'04"E	38.04	38.19	125.00
15	N50°18'15"E	66.99		
16	N50°18'15"E	111.21		
17	N50°18'15"E	81.81		
18	N50°01'17"E	9.63	9.63	975.00
19	N47°30'45"E	75.73	75.75	975.00
20	N45°17'12"E	16.79		
21	N45°16'19"E	18.46		
22	N46°02'43"E	26.71		
23	N46°02'43"E	21.51		



SHEET 4 OF 6
DATE: 8/2/16
SCALE: 1" = 50'
FILE: POY.FIN.P01
JOB: G208033.P01
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
GRAPHIC SCALE
0' 25' 50' 100'

NO.	DATE	DESCRIPTION

FINAL SUBMISSION PLAT
FOR:
**STERLING ON THE LAKE
POD Y, PHASE 1**
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
435 Oak Street N.W. • Gainesville, Georgia 30601
(770)718.0600 (770)718.9090 Fax • www.rochester-associates.com



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 20-008 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Public roadways, upon request of the applicant, are inspected by staff for compliance. A list of required repairs is sent to the applicant. Upon completion of the required repairs staff performs a follow up inspection. Once the roadways are deemed acceptable the applicant requests staff to submit to City Council for formal adoption. Accepting new public roadways is done by resolution and therefore only requires one vote.

FACTS AND ISSUES:

Resolution 20-008 is for .23 miles of street in Pod Y 2.

OPTIONS:

Approve, deny, or table.

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve resolution 20-008.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined 20-008.pdf](#)

RESOLUTION NO. 20-008

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE STERLING ON THE LAKE DEVELOPMENT, FROM NNP LOOPER LAKE, LLC., FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 1.552 ACRES (.23 MILES OF ROADWAY) WITHIN POD Y2. SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications, as required by Condition No. 27 of Ordinance No. 239/240 relating to the Sterling on the Lake Development, and all other related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of March 19, 2020.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being 1.552 acres within Pod Y2 and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 19th day of March 2020.

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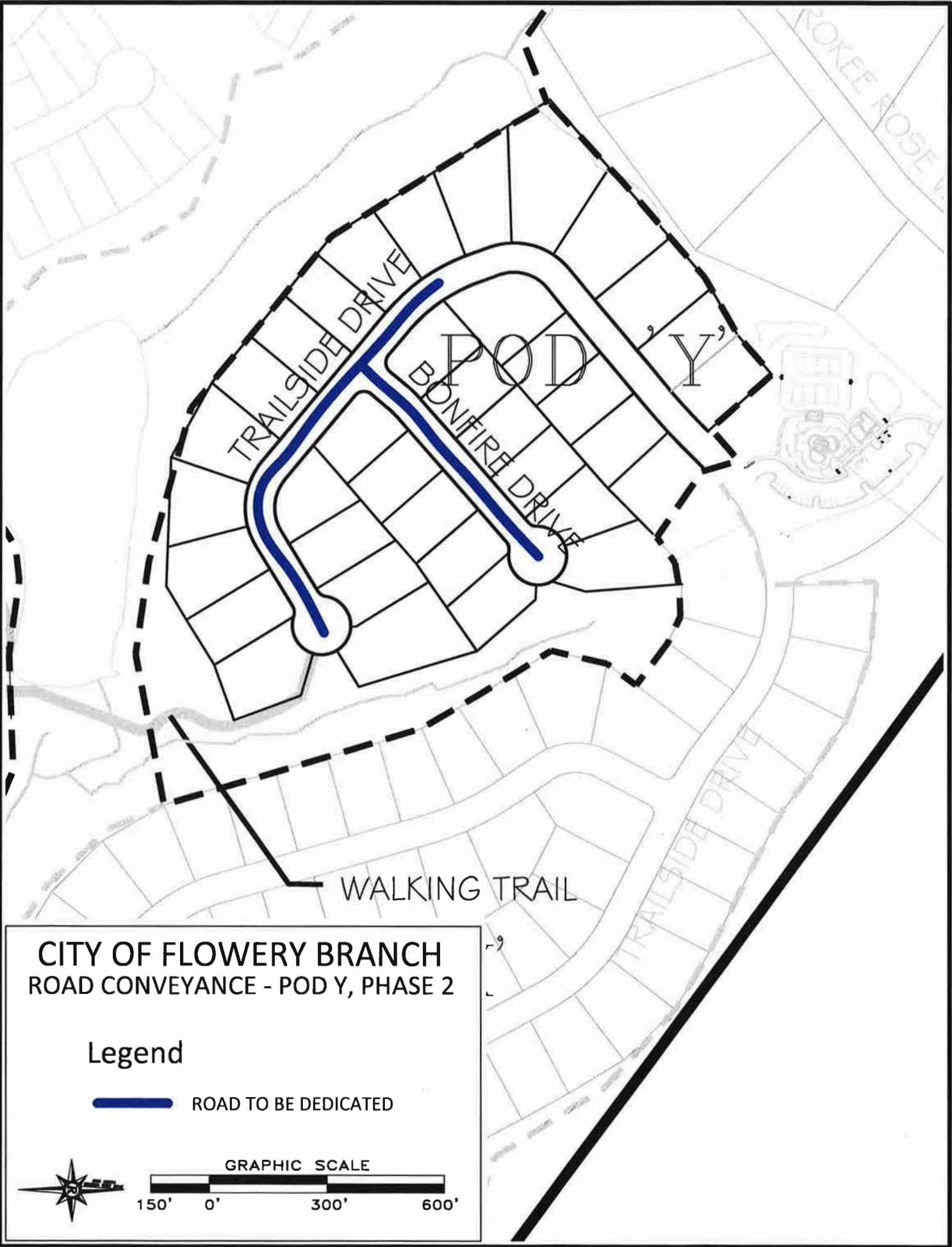
James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney



GENERAL NOTES:

- OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600
- MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A"
ORDINANCE NOS. 239G AND 240G OF CITY OF FLOWERY BRANCH AS AMENDED.
- TOTAL AREA = 13.237 AC.
NUMBER OF LOT = 25
DENSITY = 1.96 LOTS/ACRE.
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE
AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GDWR.
- NNP-LOOPER LAKE LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE
AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED
ALONG THE RIGHT OF WAY FRONTING ALL LOTS.
- ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS OF THE
SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.
- THE LOT SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT
COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED
IN DEED BOOK 4926, PAGE 136 HALL COUNTY, GEORGIA RECORDS.
- STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL
MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.
- BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE "A" OR "AE"
AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA,
COMMUNITY PANEL NO. 13139C0291F, 293F, EFFECTIVE SEPTEMBER 29, 2006.
FUTURE FLOODPLAIN NOTE:
THE FUTURE 100 YEAR FLOOD ELEVATION FOR THE ADJACENT LAKE IS CURRENTLY
ESTABLISHED AT 965.52 BUT THE FLOODPLAIN IS NOT CURRENTLY MAPPED. A
CLOMR HAS BEEN SUBMITTED AND THE FINAL FLOOD ELEVATIONS WILL BE
ESTABLISHED AFTER THE CLOMR AND LOHR HAVE BEEN ACCEPTED BY F.E.M.A.
- ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REBAR PLACED
WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS
OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE
BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES SHOWN ON PLAT ARE "GROUND" DISTANCES AND WERE MEASURED IN
"U.S. SURVEY FEET".
- THE HORIZONTAL DATUM IS REFERENCED TO NAD 83.
THE VERTICAL DATUM IS REFERENCED TO NAVD 88.
- ALL STRUCTURES LOCATED IN OR ADJACENT TO A FLOOD HAZARD AREA SHALL
BE CONSTRUCTED SO THAT THE LOWEST FLOOR ELEVATION INCLUDING THE
BASEMENT, IS LOCATED A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION.
- ON STRUCTURES ELEVATED ABOVE THE BASE FLOOD ELEVATION, THE LOWEST
HORIZONTAL STRUCTURAL MEMBER, OR PART THEREOF, SHALL BE POSITIONED
NOT LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION.

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT
COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE,
CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT
REGULATIONS OF THE CITY OF FLOWERY BRANCH. APPROVAL OF THIS PLAT
IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

R.P.A. 11/14/16
CITY OF FLOWERY BRANCH DATE

CERTIFICATE OF RECORDING

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____
PAGE _____ IN THE RECORDS OF THE CLERK OF
SUPERIOR COURT, HALL COUNTY, GEORGIA.

CLERK, HALL COUNTY DATE
SUPERIOR COURT

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF
IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED
ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239 AND 240 OF
THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON
FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT)
AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS
OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING
APPROVAL SET FORTH IN ORDINANCES NOS. 239G AND 240G AS AMENDED
BY THE CITY OF FLOWERY BRANCH.

Richard E. Millard 11/11/16
ENGINEER

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from
an actual survey of the property by the or under my supervision; that all
monuments shown hereon actually exist, the field data upon which this plat
is based has a closure of one foot in 17,249 feet, and an angular error of
0.3 seconds per angle point, and was adjusted using Least Square. The
equipment used was a Trimble 56 Robotic Total Station. This plat has
been calculated for closure and is found to be accurate within one foot in
81,993 feet.

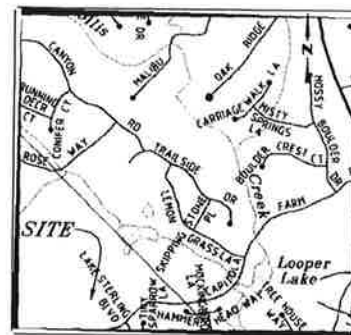
Date of fieldwork: OCTOBER 5, 2016
By Richard E. Millard:
Registered Georgia Land Surveyor No. 3044
425 Oak Street, NW Gainesville, Georgia 30501
Telephone Number: (770) 718-0600
Date: 10/14/16

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD Y, PHASE 2

LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30601
GAINESVILLE: (770) 718-0600
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: ERIC CHINI, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS



VICINITY MAP - NOT TO SCALE

AREA SUMMARY
ROADS = 1.552 AC
LOTS = 6.733 AC
OPEN SPACE = 2.952 AC
TOTAL AREA = 13.237 AC

0.23 MILES OF ROADWAY

OWNER'S CERTIFICATE

State of Georgia
County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP - LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

Jennifer Landers Date 11/11/16
(Owner's signature)

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN
ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER
ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES
THEREON SHOWN.

Jennifer Landers 11/11/16
OWNER DATE

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN
ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS,
EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

Jennifer Landers 11/11/16
OWNER DATE

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY
SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.
15-6-67.

Richard E. Millard 10/14/16
Richard E. Millard, License #3044
Rochester & Associates, Inc.
Certificate of Authorization No. LSF-000484 Date



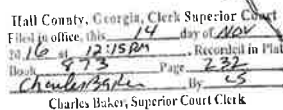
SHEET 1 OF 7
DATE: 10/14/16
SCALE: N/A
FILED: PDY.FIN.P02
JOB: 0208033.PDY
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS
THE ORIGINAL SIGNATURE, IN BLUE INK, OF THE
REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT
FOR:
STERLING ON THE LAKE
POD Y, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770) 718.0600 (770) 718.9090 Fax • www.rochester-assoc.com



Rochester
& Associates, Inc.

425 Oak Street N.W. • Gainesville, Georgia 30601
(770) 771-8060, (770) 771-8990 Fax • www.rockwell-rochester.com



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider February 20, 2020 Meeting Minutes

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

FACTS AND ISSUES:

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve with the consent agenda

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Melissa McCain

ATTACHMENTS

- [020220 Draft Minutes.pdf](#)



**City of Flowery Branch
Council Meeting Minutes
February 20, 2020 6:00 pm.
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch GA, 30542**



CALL WORK SESSION TO ORDER:

PRESENT: Mayor James Miller and Council Members Chris Mundy, Leslie Jarchow, Ed Asbridge, Joe Anglin and Amy Farah

Also present were City Manager Bill Andrew, City Clerk Melissa McCain, City Planner Rich Atkinson, Finance Director Alisha Gamble, Police Chief David Spillers, and Attorney Ron Bennett.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

PRESENTATION

Mayor Miller presented a plaque to Officer Jake Xayavong for 10 years of service.

Mayor Miller presented a retirement shadow box to Officer Phil Davis in recognition of his 9 years of service and retirement.

UNFINISHED BUSINESS - WORK SESSION:

No unfinished business.

NEW BUSINESS -WORK SESSION:

Formal Financial Policies: Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy

Director Gamble reviewed the following proposed policies.

1. Balanced Budget Policy

- Focus on application of recurring and non-recurring revenues and expenses throughout the annual budget process
- Recurring revenues fund recurring expenditures
 - Example: property taxes vs. salaries, benefits, materials and maintenance
- Non-recurring revenues fund non-recurring expenditures
 - Example: Grants (1yr term) and capital improvements/asset acquisitions
- The importance of a balanced budget
- The importance of reserves

2. General Fund Reserves Policy

- The importance of a reserve policy – coverage of operating expenses
- Number of months of budgeted expenditures
 - o City of Flowery Branch – 4.5 months
- Reserve limit is assigned by Council
- Any use of reserves voted by Council
- Replenish as soon as possible

3. Enterprise Fund Reserves Policy

- Water and Wastewater Operating Fund
- The importance of a reserve policy – coverage of operating expenses & debt requirement
- Number of months of budgeted expenditures
 - o City of Flowery Branch – 6 months
- Reserve limit is assigned by Council & dictated by debt coverage limits
- Any use of reserves voted by Council
- Replenish as soon as possible

4. Investment Policy

- Covers all City Funds
- The importance of an investment policy – WHY?
- Covers Types of Investments – per State Law
 - o Including pooled cash and debt investments
- Insurance Coverage Requirement
- Investment options voted by Council

Resolution 20-005: Installment Agreement, as modified, for Series 2020 Bonds with Gainesville and Hall County Development Authority for Old Town Redevelopment Project, and Bond Purchase

Director Gamble reviewed the resolution and introduced Bill Camp, Underwriter with Raymond James who reviewed the bond and rating process.

February 6, 2020 Meeting Minutes

Clerk McCain had no changes.

Sewer Capacity Request - Capstone Acquisition, LLC

Manager Andrew reviewed the request and the time lime for the requested sewer as found below:

- July 2021+/-: 22,437.50 gpd serving 1st phase of the proposed multi-family and commercial developments;
- December 2021+/-: 22,437.50 gpd serving 2nd phase of the proposed multi-family and commercial developments (or 44,875 gallons per day in total as of December 2021)

- March 2022+/-: 15,750 gpd serving the proposed senior facility development (or 60,625 gallons per day in total as of March 2022).
- Capacity calculated as follows: 2.25 persons/unit at 50 gpd/person = 112.5 gpd/unit.

Manager Andrew continued by noting the following:

1. Would granting sewer now warrant an annexation agreement?
 - a. Capstone has zoning for apartments from Hall County, but we might have a higher standard
 - b. Capstone's plans show inter-parcel access from apartments tract to Hog Mtn Rd traffic signal
2. If no annexation, we would get the sewer revenue but not property taxes, nor the water revenue
3. They would have a sewer capacity charge of \$857,808 +/-
4. If the apartments are annexed, the water capacity charge would be \$343,212 +/-
5. If the city does not grant the sewer now, Capstone says they may go to the County and the city would lose both sewer revenue & the property taxes along with our ability to regulate land use, design standards, & traffic mitigation. However, Hall County officials indicate they cannot entertain a sewer line in the Spout Springs corridor until after construction is finished in 2 years.

Councilman Anglin inquired if the City could have stipulations on the building design if the property was not annexed into the City limits.

Attorney Bennett advised that he would research the possibility but noted he felt annexation was the best way to control the design standards that are already set in the City's Code.

Mr. Chris Riley, representing Capstone, advised that they would consider an agreement on design standards as the owners want a quality development.

Mr. Riley further advised that they would like to have inter-parcel access but that the developer was open to suggestions.

Continuing Mr. Riley advised that they would develop and upgrade Hog Mountain and Spout Springs in conjunction with the GDOT and Hall County improvements.

Mayor Miller advised that the Goddard School would need to be contacted about annexing as they would be forced to annex so as not to create an unincorporated island.

Mayor Miller inquired on the availability of water and future capacity.

Manager Andrew advised that the tank expansion would allow the City to service this development.

Mayor Miller noted that currently Hall County has approved 400 units for this property, if the property was annexed into the City, they are proposing 306 units.

Councilman Asbridge requested that the traffic study be revisited considering the school and the newly approved developments in the area.

DEPARTMENT REPORTS:

Police Department

Chief Spillers advised that the local Romeo Group has raised funds and donated funding for a portable AED machine for the police department to use in the field to assist with lifesaving efforts.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:17 pm.

VOTING SESSION MINUTES

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:17 pm.

PUBLIC COMMENTS:

Aubrey Duke – 7061 Tree House Way, Flowery Branch, Ga. 30542

Mr. Duke thanked the City for updating the street signs for Tree House Way.

CONSENT AGENDA:

1. February 6, 2020 Meeting Minutes
2. Per Diem - Mike Miller

There was a motion made to approve the Consent Agenda as presented.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

GMEBS Restated Defined Benefit Retirement Plan Adoption Agreement

There was a motion made to approve the restated GMEBS Adoption Agreement and authorize the Mayor to execute any necessary documents.

MOTION: Amy Farah

SECOND: Leslie Jarchow

Discussion:

Councilman Anglin inquired if there were additional costs or any benefit changes.

Director Gamble advised that there would not be any additional cost or benefit changes.

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

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Resolution 20-005: Installment Agreement, as modified, for Series 2020 Bonds with Gainesville and Hall County Development Authority for Old Town Redevelopment Project, and Bond Purchase

Attorney Bennett read the caption to Resolution 20-005.

There was a motion made to approve resolution number 20-005, the revised TAD financing documents and authorize the Mayor to execute any necessary documents.

MOTION: Ed Asbridge

SECOND: Chris Mundy

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

NAYS: None

Motion carried

EXECUTIVE SESSION:

There was a motion made to enter executive session at 7:21 pm.

MOTION: Leslie Jarchow

SECOND: Ed Asbridge

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

NAYS: None

Motion carried

There was a motion made to reconvene open session at 7:29 pm.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 7:29 pm.

MOTION: Leslie Jarchow

SECOND: Amy Farah

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

NAYS: None

Motion carried



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider March 5, 2020 Meeting Minutes

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

FACTS AND ISSUES:

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve

SAMPLE MOTION:

No motion necessary, approved on consent agenda.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Melissa McCain

ATTACHMENTS

- [03052020 draft.pdf](#)



**City of Flowery Branch
City Council Meeting Minutes
March 5, 2020 6:00 pm
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch GA, 30542**



CALL WORK SESSION TO ORDER:

PRESENT: Mayor James Miller and Council Members Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin and Amy Farah

Also present were City Manager Bill Andrew, Deputy City Clerk Vickie Short, City Planner Rich Atkinson, Finance Director Alisha Gamble, Police Chief David Spillers, Attorney Ron Bennett

PLEDGE OF ALLEGIANCE: Mayor Miller led the Pledge of Allegiance.

EXECUTIVE SESSION:

There was a motion made to enter executive session at 6:02 pm for pending/potential litigation.

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

There was a motion made to reconvene open session at 6:55 pm.

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

PUBLIC HEARING:

There was no public hearing.

UNFINISHED BUSINESS - WORK SESSION:

*1st Reading of Ordinance 575a and 576a Request to Amend Approved Conditions of Zoning.
(Applicant Gee Harvey)*

Planner Atkinson reviewed the request and asked Mayor and Council if they would like to review the slides regarding request. Mayor and Council stated a review would not be necessary.

There were no public comments.

Consider a request from Bill Stark MB Regional Enterprises, Inc. to rezone 17.43 +/- acres of land identified as 0 McEver Road, tax parcel number 08099 000011, from M1 (Light Industrial) to PUD (Planned Unit Development) with the intent to develop a 93 unit attached townhome subdivision.

Planner Atkinson gave a summary of the request. A bike pedestrian trail was mentioned as a possibility to connect to McEver Road/Gainesville Street.

City Manager Bill Andrew mentioned that City is working on the connectivity of the trail with this development.

Councilman Anglin asked the accessibility of the outparcels.

Planner Atkinson stated the intent was pedestrian access between homes and the outparcels.

Councilman Anglin asked about the buffer with the subdivision behind the proposed development.

Planner Atkinson explained there will be a 75' foot buffer from the center of the creek on each side.

Councilman Anglin asked staff the status on the percentage requirements in the City's Comprehensive plan in relation to Townhomes/Apartments.

Planner Atkinson will do some research on these numbers.

Councilman Ed Asbridge expressed concern regarding the alignment of road on the self storage.

Staff recommends approval of this rezoning.

Annexation of three (3) parcels of land totaling 44.36 +/- acres of land for 102 single family detached subdivision.

Planner Atkinson reviewed the request.

There was a lengthy discussion among staff and applicant regarding the proposed lift station and its size. The consensus was that the size will need to accommodate future homes and more commercial properties with the cost to be discussed between the applicant and the City.

Councilman Asbridge asked the applicant about the home price ranges. The applicant shared that these homes will be fulfilling a future need for larger homes once citizens grow out of the Townhouse/Apartment size.

Consider elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.

Planner Atkinson review elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.

Councilman Joe Anglin inquired about the lot size differences between 40' and 50'. Mr. Anglin also asked about the renderings not each having a water table.

The applicant, Mr. Gee Harvey, advised the renderings presented were just recommendations.

The applicant also explained that he would with the City's requests regarding carriage garage doors front doors, brick water tables and any other requirements.

There were no public comments.

NEW BUSINESS -WORK SESSION:

There was no new business.

DEPARTMENT REPORTS:

Finance Report:

Director Gamble advised that the draft budget was delivered to the council for review.

Council Report:

Mayor Miller shared that he visited Flowery Branch Elementary School in celebration of Read Across America.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:33pm.

VOTING SESSION MEETING MINUTES

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:33pm.

PUBLIC COMMENTS:

Teresa Cantrell - 2743 Merritt Drive, Buford, GA 30518-Opposed

Ms. Cantrell spoke in opposition of the annexation of 44.36 acres of land for 102 single family homes. She expressed that there is a need for buffers and fences in that area.

Susan Barge - 6593 McEver Road, Flowery Branch, GA /Lightway Recovery-Opposed

Ms. Barge spoke again regarding the pump station on the boundary and the effects it would have on their business.

CONSENT AGENDA:

There were no items to consider.

UNFINISHED BUSINESS - VOTING SESSION:

1st Reading of Ordinance 575a Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)

Attorney Bennett read the caption to Ordinance 575a.

There was a motion made to approve ordinance 575a and the amendments to the approved conditions.

MOTION: Joe Anglin

SECOND: Chris Mundy

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

NAYS: None

Motion carried

1st Reading of Ordinance 576b Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)

Attorney Bennett read the caption to Ordinance 575b.

There was a motion made to approve ordinance 576b approving the amendment to the approved conditions of zoning.

MOTION: Amy Farah

SECOND: Ed Asbridge

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

NAYS: None

Motion carried

Formal Financial Policies: Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy

There was a motion made to approve the Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy as presented.

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

NEW BUSINESS - VOTING SESSION:

There was no new business.

EXECUTIVE SESSION:

There was no additional executive session.

ADJOURNMENT:

There was a motion made to adjourn at 7:38 pm.

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



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider February 20, 2020 Meeting Minutes

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

FACTS AND ISSUES:

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve with the consent agenda

SAMPLE MOTION:

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Melissa McCain

ATTACHMENTS

- [020220 Draft Minutes.pdf](#)



**City of Flowery Branch
Council Meeting Minutes
February 20, 2020 6:00 pm.
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch GA, 30542**



CALL WORK SESSION TO ORDER:

PRESENT: Mayor James Miller and Council Members Chris Mundy, Leslie Jarchow, Ed Asbridge, Joe Anglin and Amy Farah

Also present were City Manager Bill Andrew, City Clerk Melissa McCain, City Planner Rich Atkinson, Finance Director Alisha Gamble, Police Chief David Spillers, and Attorney Ron Bennett.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

PRESENTATION

Mayor Miller presented a plaque to Officer Jake Xayavong for 10 years of service.

Mayor Miller presented a retirement shadow box to Officer Phil Davis in recognition of his 9 years of service and retirement.

UNFINISHED BUSINESS - WORK SESSION:

No unfinished business.

NEW BUSINESS -WORK SESSION:

Formal Financial Policies: Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy

Director Gamble reviewed the following proposed policies.

1. Balanced Budget Policy

- Focus on application of recurring and non-recurring revenues and expenses throughout the annual budget process
- Recurring revenues fund recurring expenditures
 - Example: property taxes vs. salaries, benefits, materials and maintenance
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 - Example: Grants (1yr term) and capital improvements/asset acquisitions
- The importance of a balanced budget
- The importance of reserves

2. General Fund Reserves Policy

- The importance of a reserve policy – coverage of operating expenses
- Number of months of budgeted expenditures
 - o City of Flowery Branch – 4.5 months
- Reserve limit is assigned by Council
- Any use of reserves voted by Council
- Replenish as soon as possible

3. Enterprise Fund Reserves Policy

- Water and Wastewater Operating Fund
- The importance of a reserve policy – coverage of operating expenses & debt requirement
- Number of months of budgeted expenditures
 - o City of Flowery Branch – 6 months
- Reserve limit is assigned by Council & dictated by debt coverage limits
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4. Investment Policy

- Covers all City Funds
- The importance of an investment policy – WHY?
- Covers Types of Investments – per State Law
 - o Including pooled cash and debt investments
- Insurance Coverage Requirement
- Investment options voted by Council

Resolution 20-005: Installment Agreement, as modified, for Series 2020 Bonds with Gainesville and Hall County Development Authority for Old Town Redevelopment Project, and Bond Purchase

Director Gamble reviewed the resolution and introduced Bill Camp, Underwriter with Raymond James who reviewed the bond and rating process.

February 6, 2020 Meeting Minutes

Clerk McCain had no changes.

Sewer Capacity Request - Capstone Acquisition, LLC

Manager Andrew reviewed the request and the time lime for the requested sewer as found below:

- July 2021+/-: 22,437.50 gpd serving 1st phase of the proposed multi-family and commercial developments;
- December 2021+/-: 22,437.50 gpd serving 2nd phase of the proposed multi-family and commercial developments (or 44,875 gallons per day in total as of December 2021)

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- Capacity calculated as follows: 2.25 persons/unit at 50 gpd/person = 112.5 gpd/unit.

Manager Andrew continued by noting the following:

1. Would granting sewer now warrant an annexation agreement?
 - a. Capstone has zoning for apartments from Hall County, but we might have a higher standard
 - b. Capstone's plans show inter-parcel access from apartments tract to Hog Mtn Rd traffic signal
2. If no annexation, we would get the sewer revenue but not property taxes, nor the water revenue
3. They would have a sewer capacity charge of \$857,808 +/-
4. If the apartments are annexed, the water capacity charge would be \$343,212 +/-
5. If the city does not grant the sewer now, Capstone says they may to go to the County and the city would lose both sewer revenue & the property taxes along with our ability to regulate land use, design standards, & traffic mitigation. However, Hall County officials indicate they cannot entertain a sewer line in the Spout Springs corridor until after construction is finished in 2 years.

Councilman Anglin inquired if the City could have stipulations on the building design if the property was not annexed into the City limits.

Attorney Bennett advised that he would research the possibility but noted he felt annexation was the best way to control the design standards that are already set in the City's Code.

Mr. Chris Riley, representing Capstone, advised that they would consider an agreement on design standards as the owners want a quality development.

Mr. Riley further advised that they would like to have inter-parcel access but that the developer was open to suggestions.

Continuing Mr. Riley advised that they would develop and upgrade Hog Mountain and Spout Springs in conjunction with the GDOT and Hall County improvements.

Mayor Miller advised that the Goddard School would need to be contacted about annexing as they would be forced to annex so as not to create an unincorporated island.

Mayor Miller inquired on the availability of water and future capacity.

Manager Andrew advised that the tank expansion would allow the City to service this development.

Mayor miller noted that currently Hall County has approved 400 units for this property, if the property was annexed into the City, they are proposing 306 units.

Councilman Asbridge requested that the traffic study be revisited considering the school and the newly approved developments in the area.

DEPARTMENT REPORTS:

Police Department

Chief Spillers advised that the local Romeo Group has raised funds and donated funding for a portable AED machine for the police department to use in the field to assist with lifesaving efforts.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:17 pm.

VOTING SESSION MINUTES

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:17 pm.

PUBLIC COMMENTS:

Aubrey Duke – 7061 Tree House Way, Flowery Branch, Ga. 30542

Mr. Duke thanked the City for updating the street signs for Tree House Way.

CONSENT AGENDA:

1. February 6, 2020 Meeting Minutes
2. Per Diem - Mike Miller

There was a motion made to approve the Consent Agenda as presented.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

GMEBS Restated Defined Benefit Retirement Plan Adoption Agreement

There was a motion made to approve the restated GMEBS Adoption Agreement and authorize the Mayor to execute any necessary documents.

MOTION: Amy Farah

SECOND: Leslie Jarchow

Discussion:

Councilman Anglin inquired if there were additional costs or any benefit changes.

Director Gamble advised that there would not be any additional cost or benefit changes.

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

NAYS: None

Motion carried

NEW BUSINESS - VOTING SESSION:

Resolution 20-005: Installment Agreement, as modified, for Series 2020 Bonds with Gainesville and Hall County Development Authority for Old Town Redevelopment Project, and Bond Purchase

Attorney Bennett read the caption to Resolution 20-005.

There was a motion made to approve resolution number 20-005, the revised TAD financing documents and authorize the Mayor to execute any necessary documents.

MOTION: Ed Asbridge

SECOND: Chris Mundy

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

NAYS: None

Motion carried

EXECUTIVE SESSION:

There was a motion made to enter executive session at 7:21 pm.

MOTION: Leslie Jarchow

SECOND: Ed Asbridge

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

NAYS: None

Motion carried

There was a motion made to reconvene open session at 7:29 pm.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 7:29 pm.

MOTION: Leslie Jarchow

SECOND: Amy Farah

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

NAYS: None

Motion carried



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider March 5, 2020 Meeting Minutes

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

FACTS AND ISSUES:

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve

SAMPLE MOTION:

No motion necessary, approved on consent agenda.

COLLABORATING DEPARTMENT:

DEPARTMENT: Administration

Prepared by: Melissa McCain

ATTACHMENTS

- [03052020 draft.pdf](#)



**City of Flowery Branch
City Council Meeting Minutes
March 5, 2020 6:00 pm
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch GA, 30542**



CALL WORK SESSION TO ORDER:

PRESENT: Mayor James Miller and Council Members Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin and Amy Farah

Also present were City Manager Bill Andrew, Deputy City Clerk Vickie Short, City Planner Rich Atkinson, Finance Director Alisha Gamble, Police Chief David Spillers, Attorney Ron Bennett

PLEDGE OF ALLEGIANCE: Mayor Miller led the Pledge of Allegiance.

EXECUTIVE SESSION:

There was a motion made to enter executive session at 6:02 pm for pending/potential litigation.

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

There was a motion made to reconvene open session at 6:55 pm.

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

PUBLIC HEARING:

There was no public hearing.

UNFINISHED BUSINESS - WORK SESSION:

*1st Reading of Ordinance 575a and 576a Request to Amend Approved Conditions of Zoning.
(Applicant Gee Harvey)*

Planner Atkinson reviewed the request and asked Mayor and Council if they would like to review the slides regarding request. Mayor and Council stated a review would not be necessary.

There were no public comments.

Consider a request from Bill Stark MB Regional Enterprises, Inc. to rezone 17.43 +/- acres of land identified as 0 McEver Road, tax parcel number 08099 000011, from M1 (Light Industrial) to PUD (Planned Unit Development) with the intent to develop a 93 unit attached townhome subdivision.

Planner Atkinson gave a summary of the request. A bike pedestrian trail was mentioned as a possibility to connect to McEver Road/Gainesville Street.

City Manager Bill Andrew mentioned that City is working on the connectivity of the trail with this development.

Councilman Anglin asked the accessibility of the outparcels.

Planner Atkinson stated the intent was pedestrian access between homes and the outparcels.

Councilman Anglin asked about the buffer with the subdivision behind the proposed development.

Planner Atkinson explained there will be a 75' foot buffer from the center of the creek on each side.

Councilman Anglin asked staff the status on the percentage requirements in the City's Comprehensive plan in relation to Townhomes/Apartments.

Planner Atkinson will do some research on these numbers.

Councilman Ed Asbridge expressed concern regarding the alignment of road on the self storage.

Staff recommends approval of this rezoning.

Annexation of three (3) parcels of land totaling 44.36 +/- acres of land for 102 single family detached subdivision.

Planner Atkinson reviewed the request.

There was a lengthy discussion among staff and applicant regarding the proposed lift station and its size. The consensus was that the size will need to accommodate future homes and more commercial properties with the cost to be discussed between the applicant and the City.

Councilman Asbridge asked the applicant about the home price ranges. The applicant shared that these homes will be fulfilling a future need for larger homes once citizens grow out of the Townhouse/Apartment size.

Consider elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.

Planner Atkinson review elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.

Councilman Joe Anglin inquired about the lot size differences between 40' and 50'. Mr. Anglin also asked about the renderings not each having a water table.

The applicant, Mr. Gee Harvey, advised the renderings presented were just recommendations.

The applicant also explained that he would with the City's requests regarding carriage garage doors front doors, brick water tables and any other requirements.

There were no public comments.

NEW BUSINESS -WORK SESSION:

There was no new business.

DEPARTMENT REPORTS:

Finance Report:

Director Gamble advised that the draft budget was delivered to the council for review.

Council Report:

Mayor Miller shared that he visited Flowery Branch Elementary School in celebration of Read Across America.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:33pm.

VOTING SESSION MEETING MINUTES

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:33pm.

PUBLIC COMMENTS:

Teresa Cantrell - 2743 Merritt Drive, Buford, GA 30518-Opposed

Ms. Cantrell spoke in opposition of the annexation of 44.36 acres of land for 102 single family homes. She expressed that there is a need for buffers and fences in that area.

Susan Barge - 6593 McEver Road, Flowery Branch, GA /Lightway Recovery-Opposed

Ms. Barge spoke again regarding the pump station on the boundary and the effects it would have on their business.

CONSENT AGENDA:

There were no items to consider.

UNFINISHED BUSINESS - VOTING SESSION:

1st Reading of Ordinance 575a Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)

Attorney Bennett read the caption to Ordinance 575a.

There was a motion made to approve ordinance 575a and the amendments to the approved conditions.

MOTION: Joe Anglin

SECOND: Chris Mundy

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

NAYS: None

Motion carried

1st Reading of Ordinance 576b Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey)

Attorney Bennett read the caption to Ordinance 575b.

There was a motion made to approve ordinance 576b approving the amendment to the approved conditions of zoning.

MOTION: Amy Farah

SECOND: Ed Asbridge

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

NAYS: None

Motion carried

Formal Financial Policies: Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy

There was a motion made to approve the Balanced Budget Policy, General Fund Reserves Policy, Enterprise Fund Reserves Policy, and Investment Policy as presented.

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

NEW BUSINESS - VOTING SESSION:

There was no new business.

EXECUTIVE SESSION:

There was no additional executive session.

ADJOURNMENT:

There was a motion made to adjourn at 7:38 pm.

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



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider the 2nd Reading of Ordinance 575A. Request to Amend Approved Conditions of Zoning. (Applicant Gee Harvey).

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

On July 18, 2019, City Council adopted Ordinance Nos. 575 & 576 amending the official zoning map of the City by rezoning 51.08 +/- acres of land from M-1 to PUD giving the applicant (Gee Harvey) the ability to construct a 199 single family detached subdivision. As usual there were conditions of zoning attached to this ordinance. Condition 1.I states that water and sewer shall be provided by the City of Flowery Branch. The applicant would like to amend the condition of zoning. The applicant wishes to serve the site with the City of Gainesville water rather than Flowery Branch. This case was tabled at the public hearing on February 6th, 2020 to the March 5th meeting. On March 5, 2020 City Council approved ordinances 575A and 576A.

FACTS AND ISSUES:

OPTIONS:

Approve and change the condition of zoning removing Flowery Branch as the water service provider or deny and make Flowery Branch the water service provider.

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve ordinance 576A. .

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined Signed Ordinances.pdf](#)
- [575 A.pdf](#)

Public Hearing Published 5/30/19
Public Hearing 6/27/19

First Reading 6/27/19
Adopted 7/18/19

ORDINANCE NO. 575

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 20 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6401 MCEVER ROAD, IDENTIFIED AS TAX PARCELS 08140 000092, AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", BY REZONING A PORTION OF SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 21 +/- acres identified as Parcel Tax Identification No. 08140 000092, as shown on Exhibit "A", and as described on Exhibit "B"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of May 16, 2019, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned M1.
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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from M1 (Light Industrial) to PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be July 18, 2019.

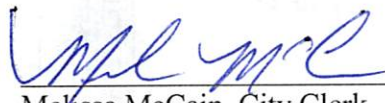
SECTION 6. REPEALER

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

Approved this 18th day of July 2019.


James M. Miller, Mayor

ATTEST


Melissa McCain, City Clerk

APPROVED AS TO FORM


E. Ronald Bennett, Jr., City Attorney



Exhibit "A"

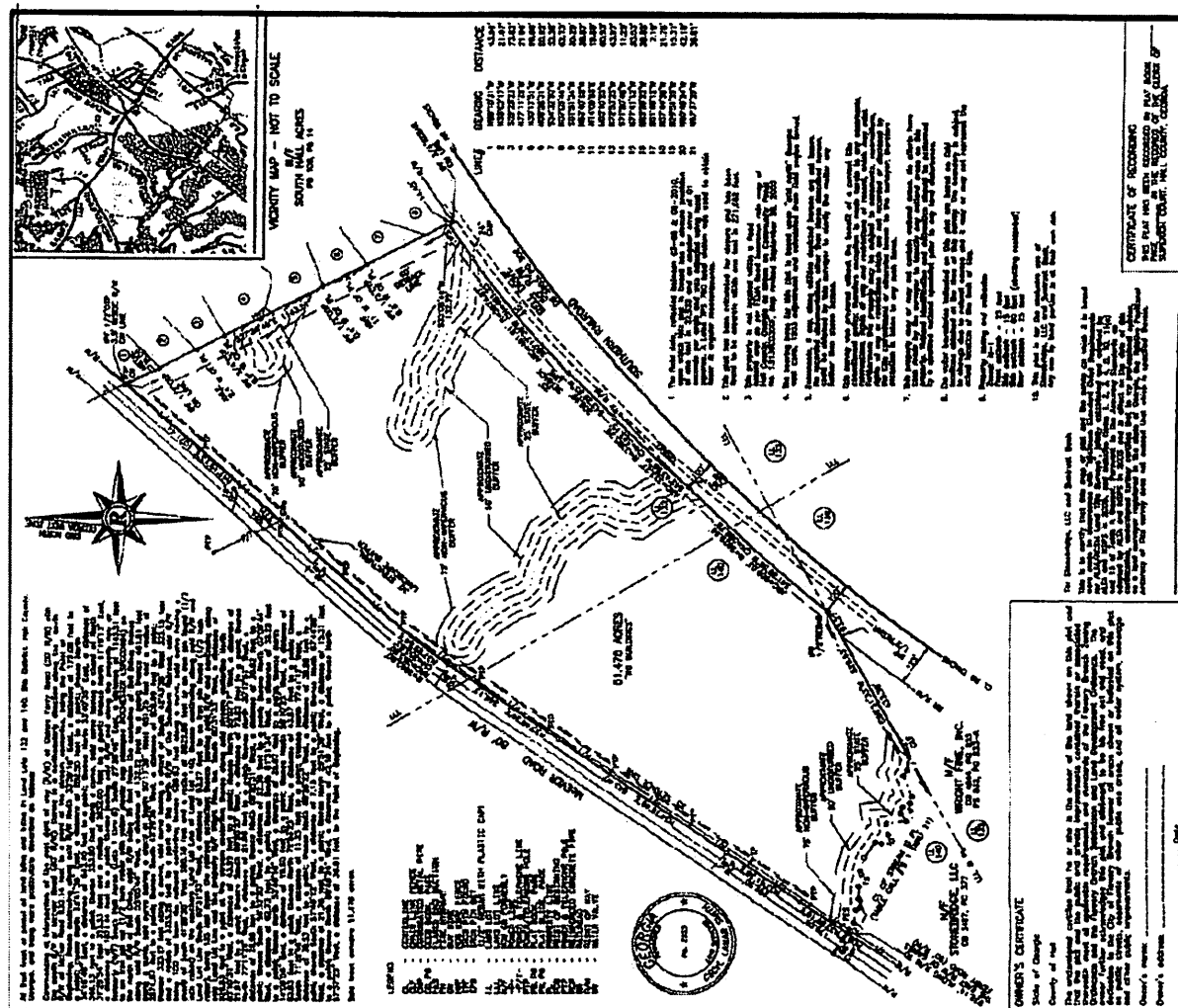


Exhibit "B"

ALL THAT TRACT or parcel of land lying and being in Land Lots 132 and 140 of the 8th District,
in the City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:
Commencing at the right of way intersection of McEver Road (80' R/W) and Gaines Ferry Road (50' R/W):
running thence along the northeasterly right of way of McEver Road 932.14 feet to the intersection of
the right of way of McEver Road and the centerline of a creek. Said point is the POINT OF BEGINNING.
thence NORTH 33 DEGREES 59 MINUTES 09 SECONDS EAST a distance of 179.53 feet to a point;
thence NORTH 33 DEGREES 41 MINUTES 30 SECONDS EAST a distance of 282.50 feet to a point;
thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance of 982.30 feet to a point;
thence SOUTH 30 DEGREES 08 MINUTES 21 SECONDS EAST a distance of 954.25 feet to a point;
thence with a curve turning to the left with an arc length of 367.69 feet and a radius of
5829.66 feet with a chord bearing of SOUTH 40 DEGREES 44 MINUTES 42 SECONDS WEST and a
length of 367.63 feet to a point;
thence NORTH 45 DEGREES 59 MINUTES 13 SECONDS WEST a distance of 154.46 feet to a point;
thence SOUTH 44 DEGREES 00 MINUTES 47 SECONDS WEST a distance of 125.00 feet to a point;
thence SOUTH 45 DEGREES 59 MINUTES 13 SECONDS EAST a distance of 131.25 feet to a point;
thence SOUTH 60 DEGREES 31 MINUTES 25 SECONDS WEST a distance of 432.75 feet to a point;
thence NORTH 79 DEGREES 35 MINUTES 18 SECONDS WEST a distance of 18.89 feet to a point;
thence NORTH 88 DEGREES 56 MINUTES 11 SECONDS WEST a distance of 20.65 feet to a point;
thence NORTH 83 DEGREES 51 MINUTES 45 SECONDS WEST a distance of 10.75 feet to a point;
thence NORTH 37 DEGREES 22 MINUTES 52 SECONDS WEST a distance of 12.80 feet to a point;
thence SOUTH 88 DEGREES 23 MINUTES 09 SECONDS WEST a distance of 14.75 feet to a point;
thence SOUTH 74 DEGREES 27 MINUTES 42 SECONDS WEST a distance of 30.38 feet to a point;
thence SOUTH 61 DEGREES 29 MINUTES 58 SECONDS WEST a distance of 40.48 feet to a point;

thence NORTH 66 DEGREES 37 MINUTES 23 SECONDS WEST a distance of 14.65 feet to a point;
thence NORTH 29 DEGREES 49 MINUTES 56 SECONDS WEST a distance of 21.86 feet to a point;
thence NORTH 50 DEGREES 44 MINUTES 22 SECONDS WEST a distance of 23.15 feet to a point;
thence SOUTH 63 DEGREES 51 MINUTES 50 SECONDS WEST a distance of 22.08 feet to a point;
thence SOUTH 45 DEGREES 28 MINUTES 56 SECONDS WEST a distance of 15.97 feet to a point;
thence NORTH 31 DEGREES 01 MINUTES 09 SECONDS WEST a distance of 8.50 feet to a point;
thence NORTH 01 DEGREES 24 MINUTES 33 SECONDS EAST a distance of 21.47 feet to a point;
thence NORTH 05 DEGREES 59 MINUTES 17 SECONDS WEST a distance of 34.29 feet to a point;
thence NORTH 75 DEGREES 19 MINUTES 12 SECONDS WEST a distance of 8.36 feet to a point;
thence SOUTH 61 DEGREES 54 MINUTES 47 SECONDS WEST a distance of 24.79 feet to a point;
thence NORTH 49 DEGREES 14 MINUTES 26 SECONDS WEST a distance of 22.51 feet to a point;
thence NORTH 57 DEGREES 26 MINUTES 47 SECONDS WEST a distance of 25.46 feet to a point;
thence NORTH 32 DEGREES 56 MINUTES 46 SECONDS EAST a distance of 14.79 feet to a point;
thence NORTH 55 DEGREES 55 MINUTES 27 SECONDS WEST a distance of 37.56 feet to a point;
thence NORTH 44 DEGREES 20 MINUTES 40 SECONDS WEST a distance of 25.81 feet to a point;
thence NORTH 86 DEGREES 13 MINUTES 48 SECONDS WEST a distance of 11.26 feet to a point;
thence NORTH 68 DEGREES 15 MINUTES 04 SECONDS WEST a distance of 15.48 feet to a point;
thence NORTH 66 DEGREES 31 MINUTES 24 SECONDS WEST a distance of 16.57 feet to a point;
thence SOUTH 69 DEGREES 33 MINUTES 58 SECONDS WEST a distance of 12.96 feet to a point;
thence NORTH 66 DEGREES 29 MINUTES 07 SECONDS WEST a distance of 14.41 feet to a point;
thence NORTH 82 DEGREES 08 MINUTES 57 SECONDS WEST a distance of 21.68 feet to a point;
thence SOUTH 79 DEGREES 25 MINUTES 30 SECONDS WEST a distance of 16.32 feet to a point;
thence NORTH 80 DEGREES 19 MINUTES 21 SECONDS WEST a distance of 20.39 feet to a point;
thence SOUTH 63 DEGREES 53 MINUTES 00 SECONDS WEST a distance of 17.47 feet to a point;

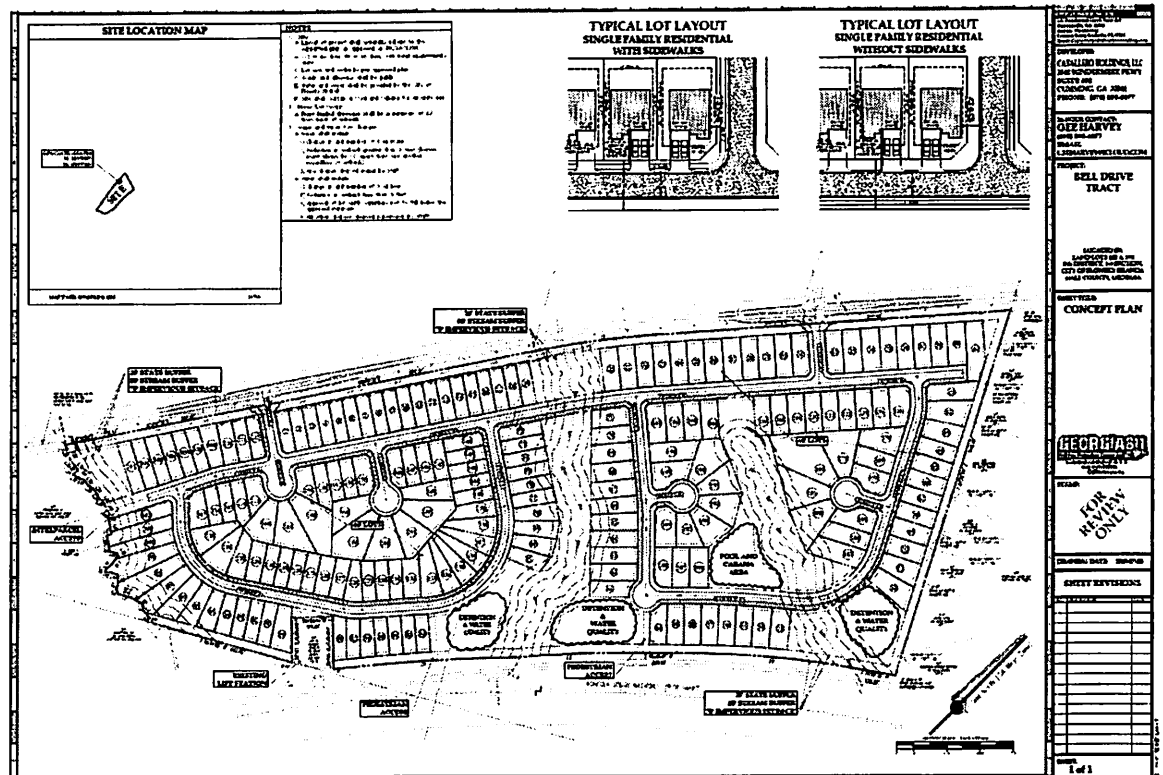
thence SOUTH 77 DEGREES 38 MINUTES 15 SECONDS WEST a distance of 20.54 feet to a point;
thence NORTH 05 DEGREES 46 MINUTES 23 SECONDS EAST a distance of 19.17 feet to a point;
thence NORTH 79 DEGREES 11 MINUTES 05 SECONDS WEST a distance of 17.54 feet to a point;
thence NORTH 79 DEGREES 36 MINUTES 31 SECONDS WEST a distance of 19.50 feet to a point;
thence NORTH 74 DEGREES 24 MINUTES 55 SECONDS WEST a distance of 20.76 feet to a point;
thence NORTH 54 DEGREES 31 MINUTES 52 SECONDS WEST a distance of 13.75 feet to a point;
thence NORTH 57 DEGREES 31 MINUTES 08 SECONDS WEST a distance of 15.72 feet to a point
and the POINT OF BEGINNING.
Said tract contains 20.028 acres.

Exhibit "C"

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on June 20, 2019
And as seen below



- B. Maximum 200 single family units
- C. Lot size and setbacks per approved plan
- D. Landscape plan shall be submitted prior to final plat
- E. Street trees shall be planted with root barriers
- F. Roads and alleyways shall be public
- G. Streets and alleyways will be turned over to the City through an official resolution approved by City Council; not at the time of final plat
- H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
- I. Water and sewer shall be provided by the City of Flowery Branch
- J. A detailed recreational area plan must be submitted and approved by the City prior to the issuance of a land disturbance permit
- K. Proposed relocation of the current lift station must be approved by the City
- L. 5' sidewalk shall be provided on at least one side of the street throughout the development
- M. Detailed entrance plans shall be submitted and approved by the City
- N. Street lights must be dedicated to the home owner's association or to the City of Flowery Branch at the time of final plat

2. Home/Lot Design
 - A. Homes shall have unique designs throughout the project
 - B. All homes are required to have a two-car garage
 - C. Homes shall be designed to have side accessed or recessed garages
 - D. A detailed plan book showing all home elevations shall be approved by City Council prior to the recording of the final plat
 - E. Driveways shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
 - F. Individual lots shall show landscaping at time of permit
 - G. All lots must be sodded prior to certificate of occupancy
 - H. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
 - I. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
 - A. Major shall include
 - 1) Change in unit number of 4 or more
 - 2) Reduction in setback greater than 5 feet (homes must always be 10' apart from one another regardless of setback)
 - 3) Any change deemed major by staff
 - B. Minor shall include
 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff

Public Hearing Published 5/30/19
Public Hearing 6/27/19

First Reading 6/27/19
Adopted 7/18/19

ORDINANCE NO. 576

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 31.052 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6353 MCEVER ROAD, AND ALSO IDENTIFIED AS TAX PARCEL 08140 000118, AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", BY REZONING SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 31.49+/- acres identified as Parcel Tax Identification No. 08140 000118, as shown on Exhibit "A", and as described on Exhibit "B"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of June 27, 2019, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned M1.
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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from M1 (Light Industrial) to PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be July 19, 2019.

SECTION 6. REPEALER.

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

Approved this 18th day of July 2019.

ATTEST


James M. Miller, Mayor


Melissa McCain, City Clerk

APPROVED AS TO FORM

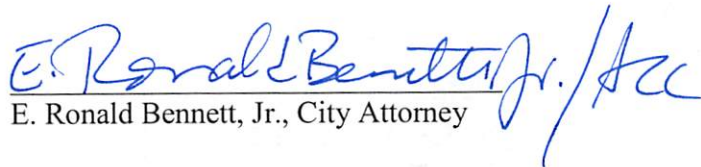

E. Ronald Bennett, Jr., City Attorney



Exhibit “B”

ALL THAT TRACT or parcel of land lying and being in Land Lots 132 and 140 of the 8th District,
in the City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:
Commencing at the right of way intersection of McEver Road (80' R/W) and Gaines Ferry Road (50' R/W):
running thence along the northeasterly right of way of McEver Road 932.14 feet to the intersection of
the right of way of McEver Road and the centerline of a creek. thence
NORTH 33 DEGREES 59 MINUTES 09
SECONDS EAST a distance of 179.53 feet to a point; thence NORTH 33
DEGREES 41 MINUTES 30 SECONDS EAST
a distance of 282.50 feet to a point; thence NORTH 34 DEGREES 04
MINUTES 01 SECONDS EAST a distance
of 982.30 feet to a point. Said point is the POINT OF BEGINNING.
thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance of 7.22
feet to a point;
thence with a curve turning to the right with an arc length of 353.79
feet and a radius of
2652.00 feet with a chord bearing of NORTH 37 DEGREES 29 MINUTES 46
SECONDS EAST and a
length of 353.53 feet to a point;
thence NORTH 41 DEGREES 19 MINUTES 05 SECONDS EAST a distance of
1071.44 feet to a point;
thence SOUTH 27 DEGREES 26 MINUTES 54 SECONDS EAST a distance of
1143.48 feet to a point;
thence SOUTH 55 DEGREES 05 MINUTES 36 SECONDS WEST a distance of
132.22 feet to a point;
thence with a curve turning to the left with an arc length of 481.81
feet and a radius of
2874.87 feet with a chord bearing of SOUTH 50 DEGREES 17 MINUTES 32
SECONDS WEST and a
length of 481.25 feet to a point;
thence SOUTH 45 DEGREES 29 MINUTES 26 SECONDS WEST a distance of
208.99 feet to a point;
thence with a curve turning to the left with an arc length of 323.27
feet and a radius of
3355.26 feet with a chord bearing of SOUTH 42 DEGREES 43 MINUTES 49
SECONDS WEST and a
length of 323.15 feet to a point;
thence with a curve turning to the left with an arc length of 185.55
feet and a radius of
5829.66 feet with a chord bearing of SOUTH 43 DEGREES 27 MINUTES 49
SECONDS WEST and a
length of 185.54 feet to a point;

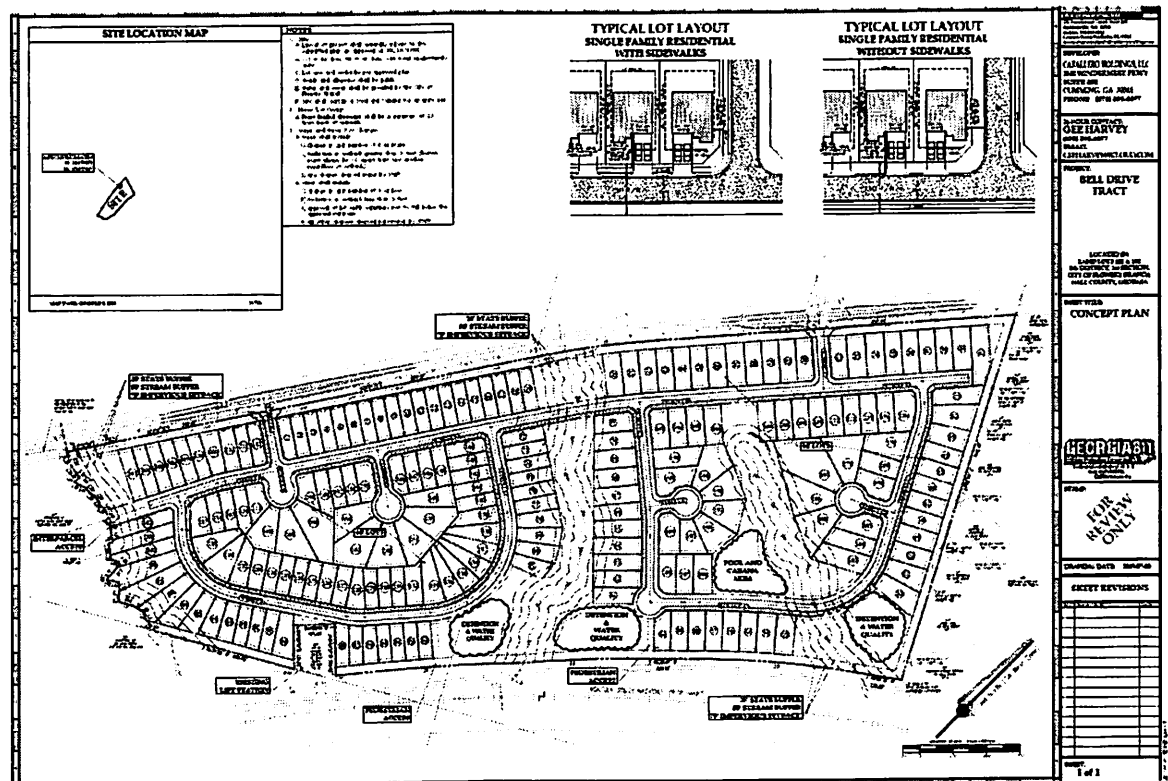
thence NORTH 30 DEGREES 08 MINUTES 21 SECONDS WEST a distance of
954.25 feet to a point
and the POINT OF BEGINNING.
Said tract contains 31.052 acres.

Exhibit "C"

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on July 18, 2019 and as seen below



- B. Maximum 200 single family units
C. Lot size and setbacks per approved plan
D. Landscape plan shall be submitted prior to final plat
E. Street trees shall be planted with root barriers
F. Roads shall be public
G. Roads will be turned over to the City through an official resolution approved by City Council; not at the time of final plat
H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
I. Water and sewer shall be provided by the City of Flowery Branch
J. A detailed recreational area plan must be submitted and approved by the City prior to the issuance of a land disturbance permit
K. Proposed relocation of the current lift station must be approved by the City
L. 5' sidewalk shall be provided on at least one side of the road throughout the development
M. Detailed entrance plans shall be submitted and approved by the City
N. Streetlights must be dedicated to the homeowner's association or to the City of Flowery Branch at the time of final plat

2. Home/Lot Design
 - A. Homes shall have unique designs throughout the project
 - B. All homes are required to have a two-car garage
 - C. Homes shall be designed to have side accessed or recessed garages
 - D. A detailed plan book showing all home elevations shall be approved by City Council prior to the recording of the final plat
 - E. Driveways shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
 - F. Individual lots shall show landscaping at time of permit
 - G. All lots must be sodded prior to certificate of occupancy
 - H. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
 - I. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
 - A. Major shall include
 - 1) Change in unit number of 4 or more
 - 2) Reduction in setback greater than 5 feet (homes must always be 10' apart from one another regardless of setback)
 - 3) Any change deemed major by staff
 - B. Minor shall include
 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff

Public Hearing Published 1/23/20
Public Hearing 2/06/20

First Reading 3/05/20
Adopted 3/19/20

ORDINANCE NO. 575 A

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 20 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6401 MCEVER ROAD, IDENTIFIED AS TAX PARCELS 08140 000092, AS SHOWN ON ATTACHED EXHIBIT “A”, AS DESCRIBED ON EXHIBIT “B”, BY REZONING A PORTION OF SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 21 +/- acres identified as Parcel Tax Identification No. 08140 000092, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned M1.
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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from M1 (Light Industrial) to PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be February 20th, 2020.

SECTION 6. REPEALER

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

Approved this 19th day of March 2020.

James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

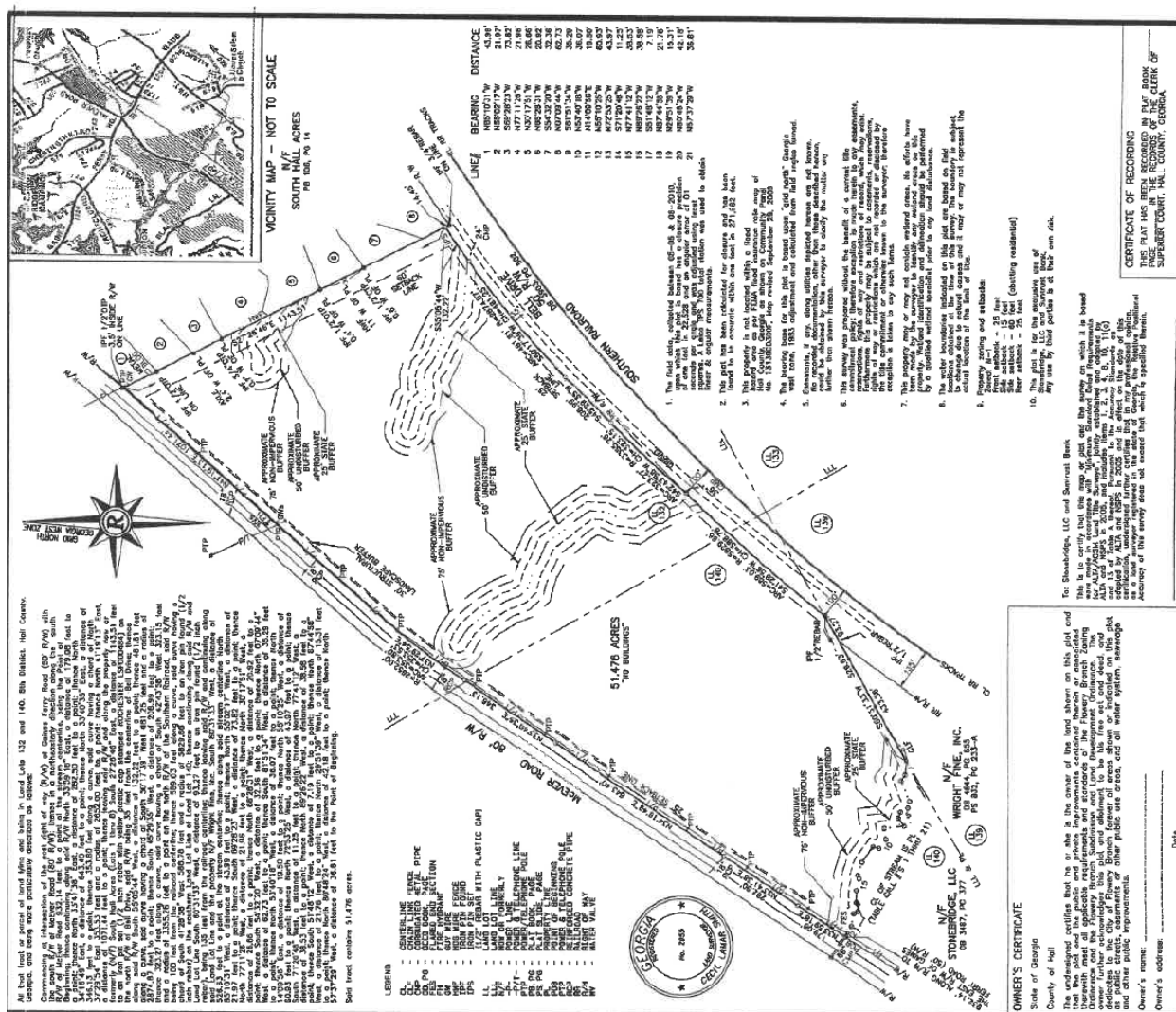


Exhibit "B"

ALL THAT TRACT or parcel of land lying and being in Land Lots 132 and 140 of the 8th District,
in the City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:
Commencing at the right of way intersection of McEver Road (80' R/W) and Gaines Ferry Road (50' R/W):
running thence along the northeasterly right of way of McEver Road 932.14 feet to the intersection of
the right of way of McEver Road and the centerline of a creek. Said point is the POINT OF BEGINNING.
thence NORTH 33 DEGREES 59 MINUTES 09 SECONDS EAST a distance of 179.53 feet to a point;
thence NORTH 33 DEGREES 41 MINUTES 30 SECONDS EAST a distance of 282.50 feet to a point;
thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance of 982.30 feet to a point;
thence SOUTH 30 DEGREES 08 MINUTES 21 SECONDS EAST a distance of 954.25 feet to a point;
thence with a curve turning to the left with an arc length of 367.69 feet and a radius of
5829.66 feet with a chord bearing of SOUTH 40 DEGREES 44 MINUTES 42 SECONDS WEST and a
length of 367.63 feet to a point;
thence NORTH 45 DEGREES 59 MINUTES 13 SECONDS WEST a distance of 154.46 feet to a point;
thence SOUTH 44 DEGREES 00 MINUTES 47 SECONDS WEST a distance of 125.00 feet to a point;
thence SOUTH 45 DEGREES 59 MINUTES 13 SECONDS EAST a distance of 131.25 feet to a point;
thence SOUTH 60 DEGREES 31 MINUTES 25 SECONDS WEST a distance of 432.75 feet to a point;
thence NORTH 79 DEGREES 35 MINUTES 18 SECONDS WEST a distance of 18.89 feet to a point;
thence NORTH 88 DEGREES 56 MINUTES 11 SECONDS WEST a distance of 20.65 feet to a point;
thence NORTH 83 DEGREES 51 MINUTES 45 SECONDS WEST a distance of 10.75 feet to a point;
thence NORTH 37 DEGREES 22 MINUTES 52 SECONDS WEST a distance of 12.80 feet to a point;
thence SOUTH 88 DEGREES 23 MINUTES 09 SECONDS WEST a distance of 14.75 feet to a point;
thence SOUTH 74 DEGREES 27 MINUTES 42 SECONDS WEST a distance of 30.38 feet to a point;
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thence NORTH 66 DEGREES 37 MINUTES 23 SECONDS WEST a distance of 14.65 feet to a point;
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thence SOUTH 63 DEGREES 51 MINUTES 50 SECONDS WEST a distance of 22.08 feet to a point;
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thence NORTH 05 DEGREES 59 MINUTES 17 SECONDS WEST a distance of 34.29 feet to a point;
thence NORTH 75 DEGREES 19 MINUTES 12 SECONDS WEST a distance of 8.36 feet to a point;
thence SOUTH 61 DEGREES 54 MINUTES 47 SECONDS WEST a distance of 24.79 feet to a point;
thence NORTH 49 DEGREES 14 MINUTES 26 SECONDS WEST a distance of 22.51 feet to a point;
thence NORTH 57 DEGREES 26 MINUTES 47 SECONDS WEST a distance of 25.46 feet to a point;
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thence NORTH 55 DEGREES 55 MINUTES 27 SECONDS WEST a distance of 37.56 feet to a point;
thence NORTH 44 DEGREES 20 MINUTES 40 SECONDS WEST a distance of 25.81 feet to a point;
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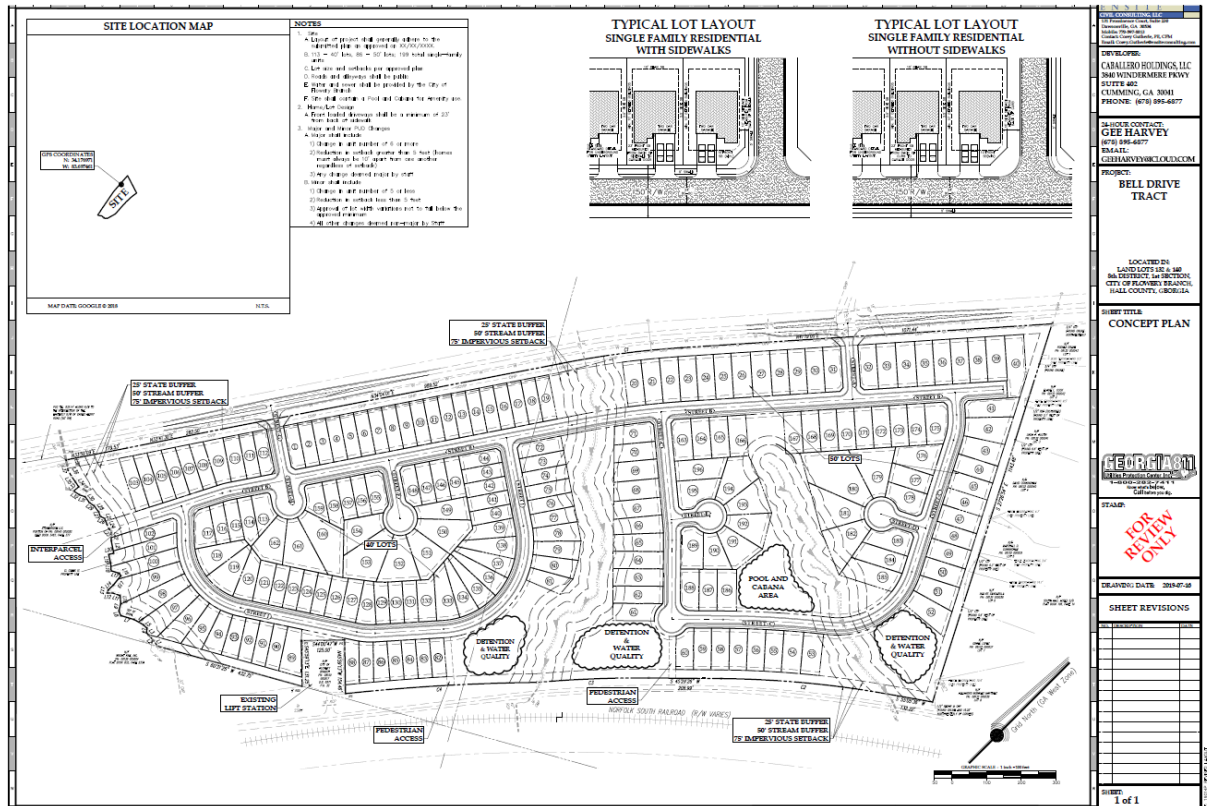
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thence NORTH 74 DEGREES 24 MINUTES 55 SECONDS WEST a distance of 20.76 feet to a point;
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thence NORTH 57 DEGREES 31 MINUTES 08 SECONDS WEST a distance of 15.72 feet to a point
and the POINT OF BEGINNING.
Said tract contains 20.028 acres.

Exhibit “C”

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on June 20, 2019
And as seen below



- B. Maximum 200 single family units
C. Lot size and setbacks per approved plan
D. Landscape plan shall be submitted prior to final plat
E. Street trees shall be planted with root barriers
F. Roads and alleyways shall be public
G. Streets and alleyways will be turned over to the City through an official resolution approved by City Council; not at the time of final plat
H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
I. Sewer shall be provided by the City of Flowery Branch
J. A detailed recreational area plan must be submitted and approved by the City prior to the issuance of a land disturbance permit
K. Proposed relocation of the current lift station must be approved by the City
L. 5' sidewalk shall be provided on at least one side of the street throughout the development
M. Detailed entrance plans shall be submitted and approved by the City
N. Streetlights must be dedicated to the homeowner's association or to the City of Flowery Branch at the time of final plat

2. Home/Lot Design
 - A. Homes shall have unique designs throughout the project
 - B. All homes are required to have a two-car garage
 - C. Homes shall be designed to have side accessed or recessed garages
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 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider the 2nd Reading of Ordinance 576A Request to Amend Approved Conditions of Zoning.
(Applicant Gee Harvey)

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

On July 18, 2019, City Council adopted Ordinance Nos. 575 & 576 amending the official zoning map of the City by rezoning 51.08 +/- acres of land from M-1 to PUD giving the applicant (Gee Harvey) the ability to construct a 199 single family detached subdivision. As usual there were conditions of zoning attached to this ordinance. Condition 1.I states that water and sewer shall be provided by the City of Flowery Branch. The applicant would like to amend the condition of zoning. The applicant wishes to serve the site with the City of Gainesville water rather than Flowery Branch. This case was tabled at the public hearing on February 6th, 2020 to the March 5th meeting. On March 5, 2020 City Council approved ordinances 575A and 576A.

FACTS AND ISSUES:

.

OPTIONS:

Approve and change the condition of zoning removing Flowery Branch as the water service provider or deny and make Flowery Branch the water service provider.

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

No

AMOUNT AND SOURCE OF FUNDS:

.

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve ordinance 576A..

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined Signed Ordinances.pdf](#)
- [576 A.pdf](#)

Public Hearing Published 5/30/19
Public Hearing 6/27/19

First Reading 6/27/19
Adopted 7/18/19

ORDINANCE NO. 575

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 20 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6401 MCEVER ROAD, IDENTIFIED AS TAX PARCELS 08140 000092, AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", BY REZONING A PORTION OF SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 21 +/- acres identified as Parcel Tax Identification No. 08140 000092, as shown on Exhibit "A", and as described on Exhibit "B"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of May 16, 2019, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

**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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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.

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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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from M1 (Light Industrial) to PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be July 18, 2019.

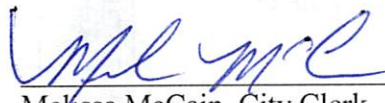
SECTION 6. REPEALER

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

Approved this 18th day of July 2019.


James M. Miller, Mayor

ATTEST


Melissa McCain, City Clerk

APPROVED AS TO FORM


E. Ronald Bennett, Jr., City Attorney



Exhibit “A”

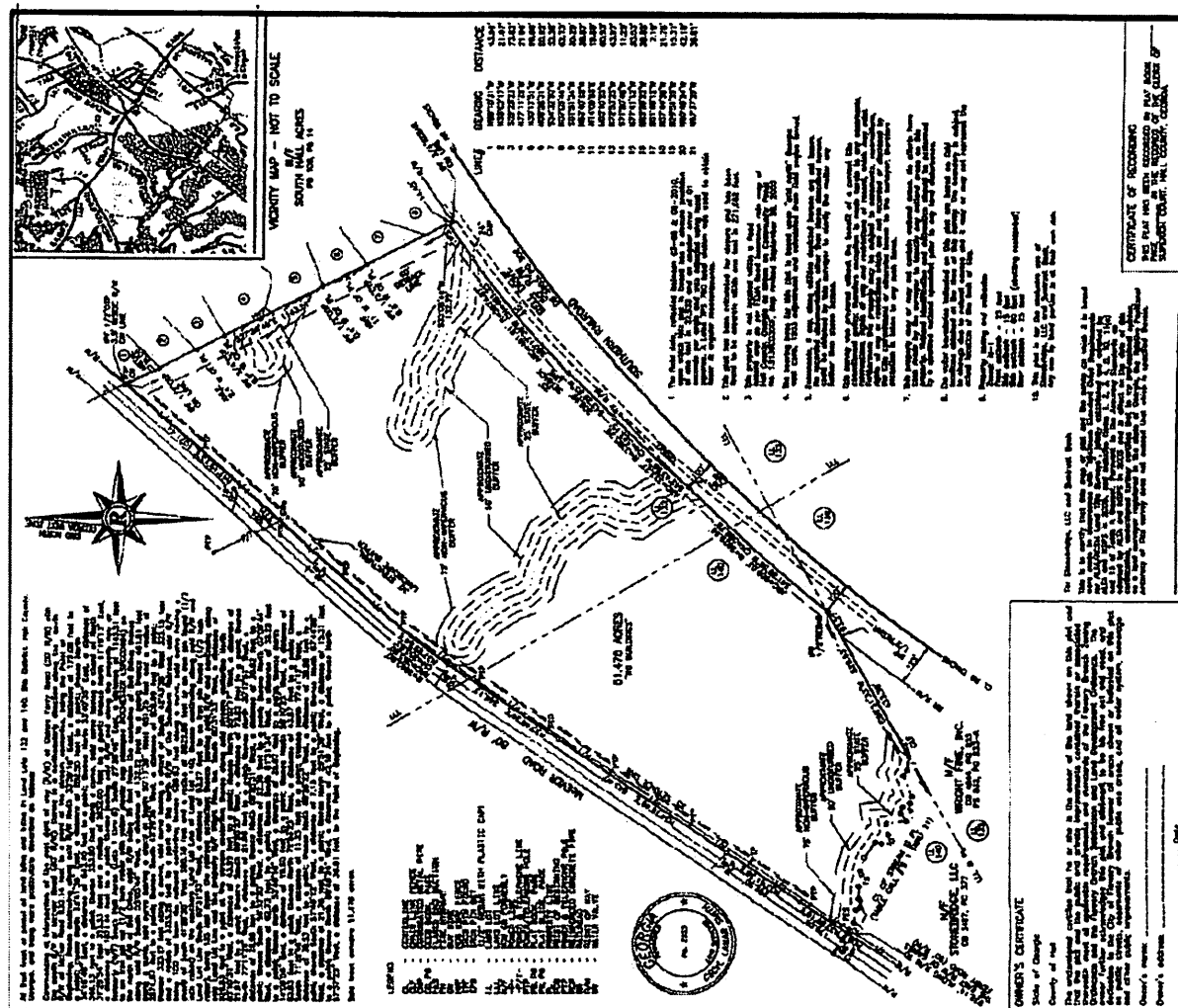


Exhibit "B"

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thence SOUTH 30 DEGREES 08 MINUTES 21 SECONDS EAST a distance of 954.25 feet to a point;
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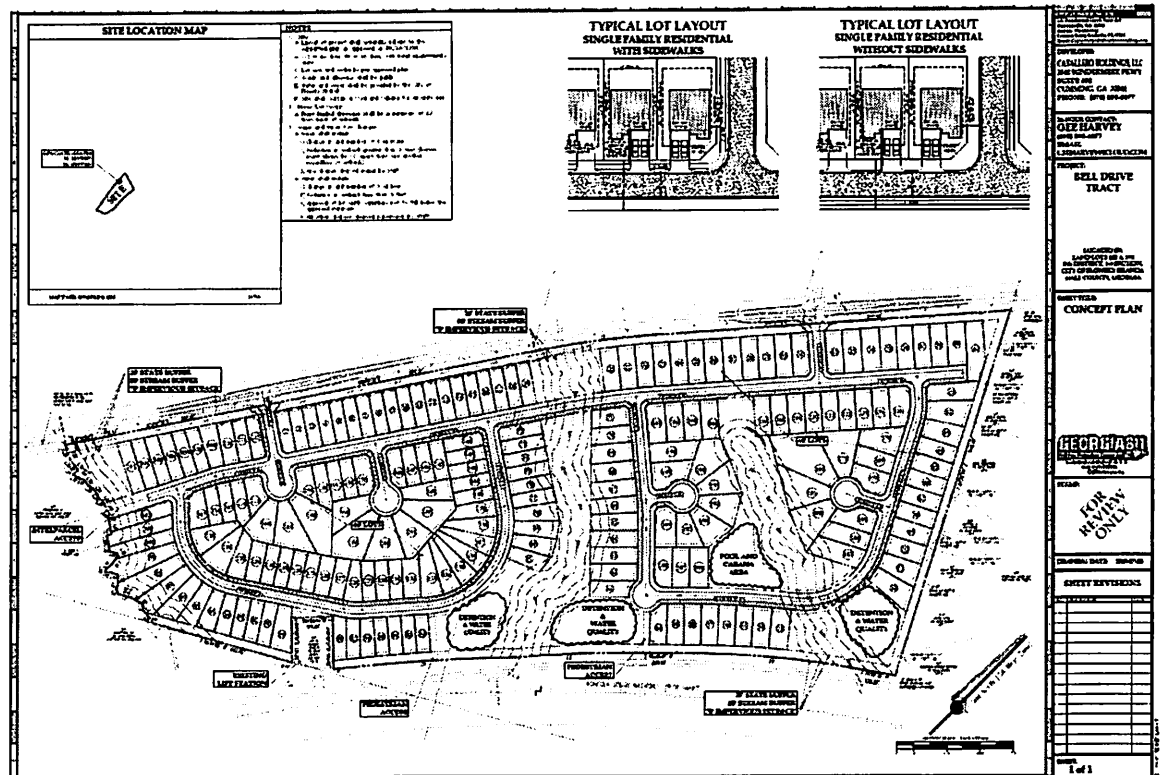
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feet to a point
and the POINT OF BEGINNING.
Said tract contains 20.028 acres.

Exhibit "C"

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on June 20, 2019
And as seen below



- B. Maximum 200 single family units
- C. Lot size and setbacks per approved plan
- D. Landscape plan shall be submitted prior to final plat
- E. Street trees shall be planted with root barriers
- F. Roads and alleyways shall be public
- G. Streets and alleyways will be turned over to the City through an official resolution approved by City Council; not at the time of final plat
- H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
- I. Water and sewer shall be provided by the City of Flowery Branch
- J. A detailed recreational area plan must be submitted and approved by the City prior to the issuance of a land disturbance permit
- K. Proposed relocation of the current lift station must be approved by the City
- L. 5' sidewalk shall be provided on at least one side of the street throughout the development
- M. Detailed entrance plans shall be submitted and approved by the City
- N. Street lights must be dedicated to the home owner's association or to the City of Flowery Branch at the time of final plat

2. Home/Lot Design
 - A. Homes shall have unique designs throughout the project
 - B. All homes are required to have a two-car garage
 - C. Homes shall be designed to have side accessed or recessed garages
 - D. A detailed plan book showing all home elevations shall be approved by City Council prior to the recording of the final plat
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 - H. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
 - I. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
 - A. Major shall include
 - 1) Change in unit number of 4 or more
 - 2) Reduction in setback greater than 5 feet (homes must always be 10' apart from one another regardless of setback)
 - 3) Any change deemed major by staff
 - B. Minor shall include
 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff

Public Hearing Published 5/30/19
Public Hearing 6/27/19

First Reading 6/27/19
Adopted 7/18/19

ORDINANCE NO. 576

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 31.052 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6353 MCEVER ROAD, AND ALSO IDENTIFIED AS TAX PARCEL 08140 000118, AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", BY REZONING SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 31.49+/- acres identified as Parcel Tax Identification No. 08140 000118, as shown on Exhibit "A", and as described on Exhibit "B"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of June 27, 2019, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned M1.
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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from M1 (Light Industrial) to PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be July 19, 2019.

SECTION 6. REPEALER.

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

Approved this 18th day of July 2019.

ATTEST


James M. Miller, Mayor


Melissa McCain, City Clerk

APPROVED AS TO FORM

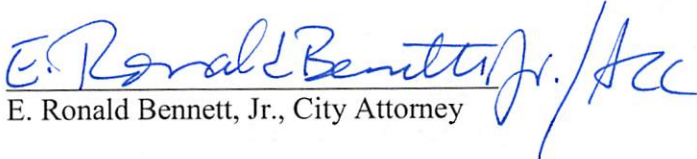

E. Ronald Bennett, Jr., City Attorney



Exhibit "B"

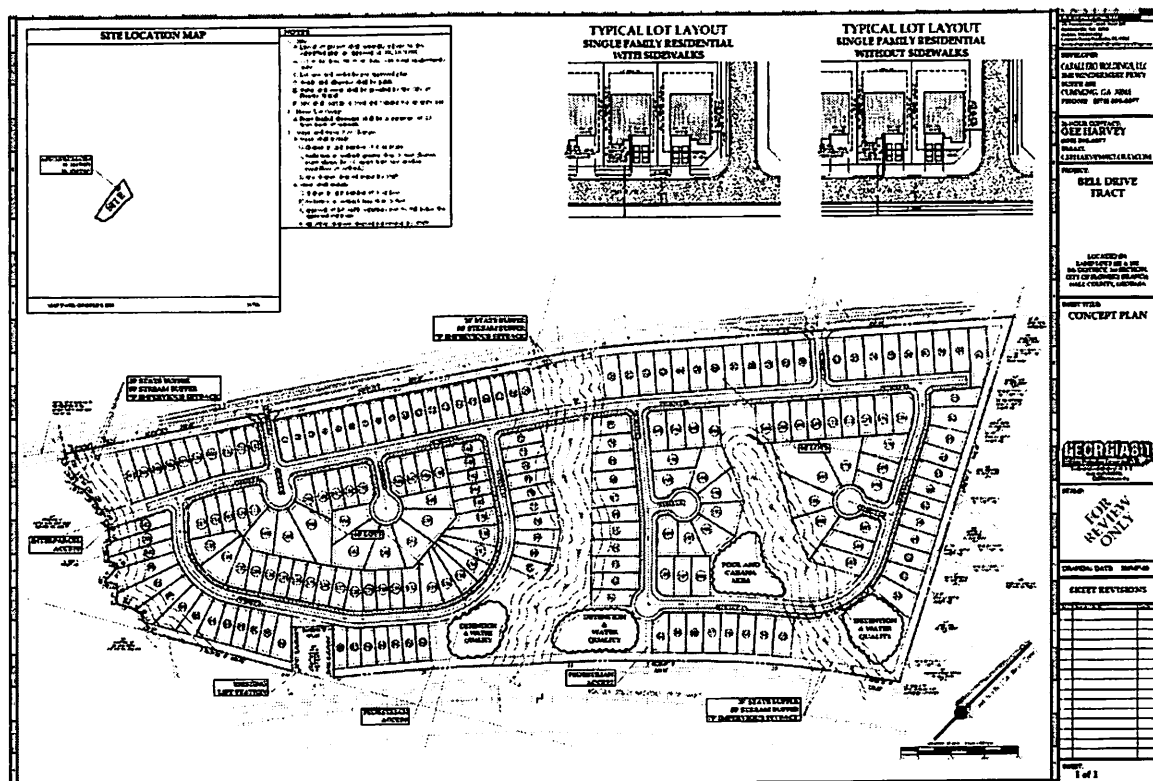
ALL THAT TRACT or parcel of land lying and being in Land Lots 132 and 140 of the 8th District,
in the City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:
Commencing at the right of way intersection of McEver Road (80' R/W) and Gaines Ferry Road (50' R/W):
running thence along the northeasterly right of way of McEver Road 932.14 feet to the intersection of
the right of way of McEver Road and the centerline of a creek. thence NORTH 33 DEGREES 59 MINUTES 09
SECONDS EAST a distance of 179.53 feet to a point; thence NORTH 33 DEGREES 41 MINUTES 30 SECONDS EAST
a distance of 282.50 feet to a point; thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance
of 982.30 feet to a point. Said point is the POINT OF BEGINNING.
thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance of 7.22 feet to a point;
thence with a curve turning to the right with an arc length of 353.79 feet and a radius of
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length of 353.53 feet to a point;
thence NORTH 41 DEGREES 19 MINUTES 05 SECONDS EAST a distance of 1071.44 feet to a point;
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length of 481.25 feet to a point;
thence SOUTH 45 DEGREES 29 MINUTES 26 SECONDS WEST a distance of 208.99 feet to a point;
thence with a curve turning to the left with an arc length of 323.27 feet and a radius of
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length of 185.54 feet to a point;

thence NORTH 30 DEGREES 08 MINUTES 21 SECONDS WEST a distance of
954.25 feet to a point
and the POINT OF BEGINNING.
Said tract contains 31.052 acres.

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on July 18, 2019 and as seen below



- B. Maximum 200 single family units
- C. Lot size and setbacks per approved plan
- D. Landscape plan shall be submitted prior to final plat
- E. Street trees shall be planted with root barriers
- F. Roads shall be public
- G. Roads will be turned over to the City through an official resolution approved by City Council;
not at the time of final plat
- H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
- I. Water and sewer shall be provided by the City of Flowery Branch
- J. A detailed recreational area plan must be submitted and approved by the City prior to the
issuance of a land disturbance permit
- K. Proposed relocation of the current lift station must be approved by the City
- L. 5' sidewalk shall be provided on at least one side of the road throughout the development
- M. Detailed entrance plans shall be submitted and approved by the City
- N. Streetlights must be dedicated to the homeowner's association or to the City of Flowery
Branch at the time of final plat

2. Home/Lot Design
 - A. Homes shall have unique designs throughout the project
 - B. All homes are required to have a two-car garage
 - C. Homes shall be designed to have side accessed or recessed garages
 - D. A detailed plan book showing all home elevations shall be approved by City Council prior to the recording of the final plat
 - E. Driveways shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
 - F. Individual lots shall show landscaping at time of permit
 - G. All lots must be sodded prior to certificate of occupancy
 - H. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
 - I. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
 - A. Major shall include
 - 1) Change in unit number of 4 or more
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 - B. Minor shall include
 - 1) Change in unit number of 3 or less
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Public Hearing Published 1/23/20
Public Hearing 2/06/20

First Reading 3/04/20
Adopted 3/19/20

ORDINANCE NO. 576 A

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 31.052 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6353 MCEVER ROAD, AND ALSO IDENTIFIED AS TAX PARCEL 08140 000118, AS SHOWN ON ATTACHED EXHIBIT “A”, AS DESCRIBED ON EXHIBIT “B”, BY REZONING SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 31.49+/- acres identified as Parcel Tax Identification No. 08140 000118, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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.

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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.

The effective date of this Ordinance shall be February 20th, 2020.

SECTION 6. REPEALER.

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

Approved this 19th day of March 2020.

ATTEST

James M. Miller, Mayor

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Exhibit "A"

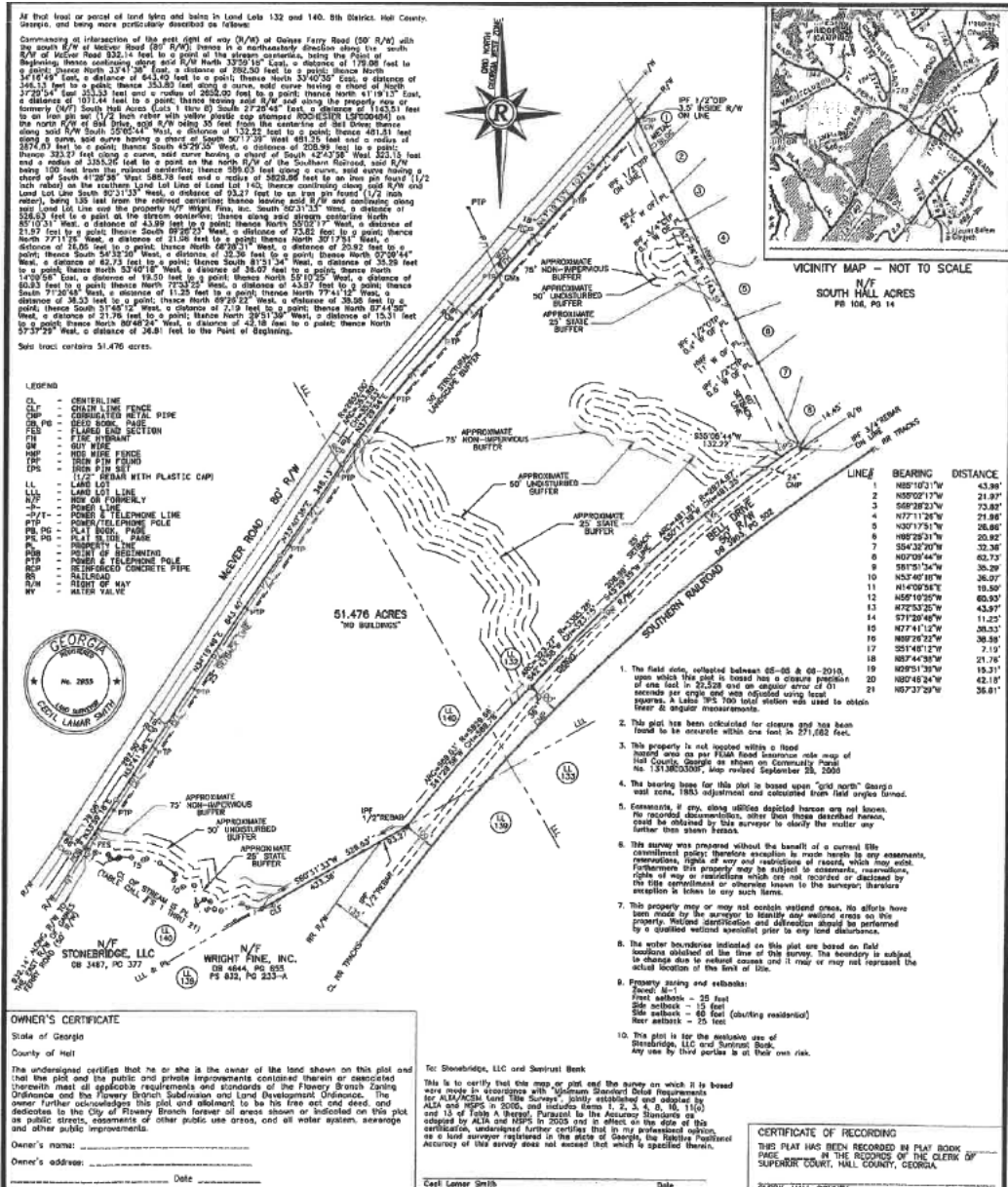


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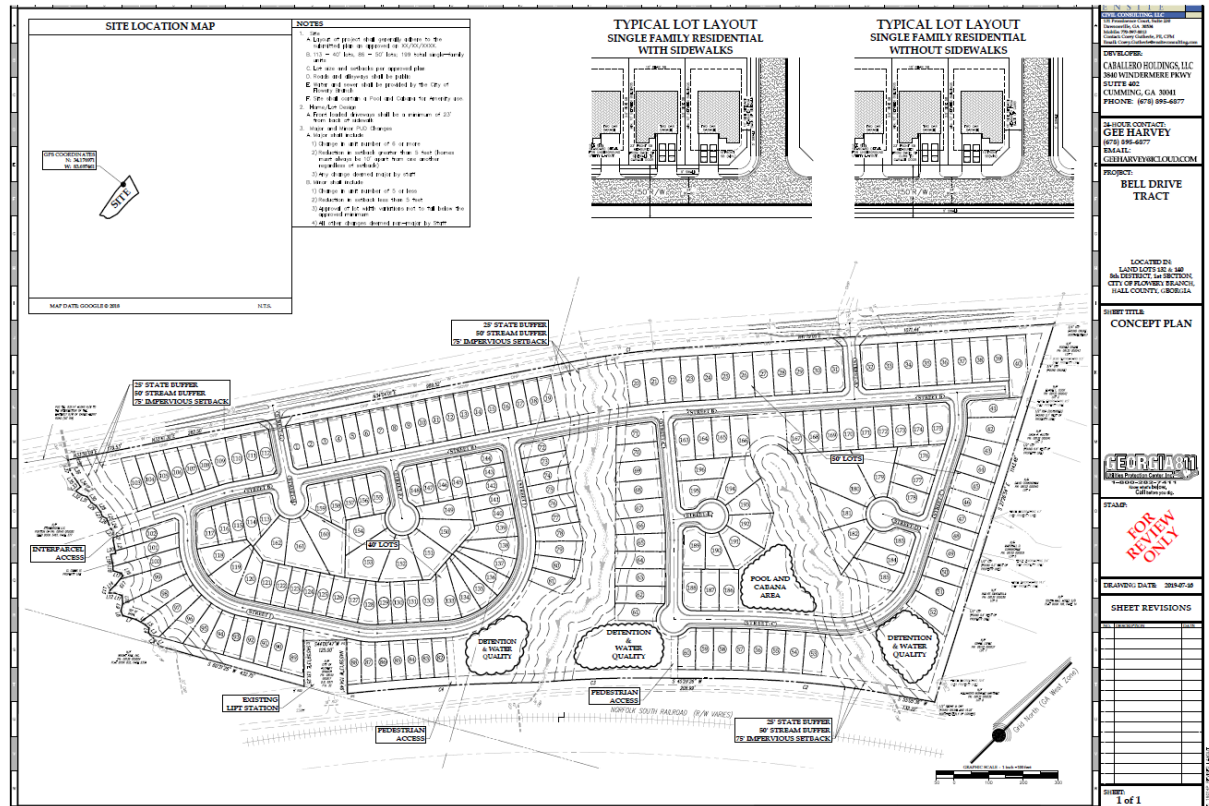
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Said tract contains 31.052 acres.

Exhibit "C"

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on July 18, 2019 and as seen below



- B. Maximum 200 single family units
- C. Lot size and setbacks per approved plan
- D. Landscape plan shall be submitted prior to final plat
- E. Street trees shall be planted with root barriers
- F. Roads shall be public
- G. Roads will be turned over to the City through an official resolution approved by City Council; not at the time of final plat
- H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
- I. Sewer shall be provided by the City of Flowery Branch
- J. A detailed recreational area plan must be submitted and approved by the City prior to the issuance of a land disturbance permit
- K. Proposed relocation of the current lift station must be approved by the City
- L. 5' sidewalk shall be provided on at least one side of the road throughout the development
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2. Home/Lot Design
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FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider 1st Reading of Ordinance 585 - Rezone of 0 McEver Road from M1 (Light Industrial) to PUD (Planned Unit Development)

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

This is part of the McEver Road Corridor (please see attached powerpoint). Staff feels the development of this corridor is imperative to the overall success of the City. As plans for the downtown progress, the City must ensure all annexation and rezoning decisions throughout the city are made with the utmost care and thoughtfulness. The McEver Road Corridor is an important part of the City as it is a well-traveled stretch with many undeveloped or underdeveloped parcels. The City has three approved subdivisions (199, 324 and 67 homes) currently under design or construction on McEver Road. Additionally, there is a 129-home subdivision on Jim Crow Road being built that feeds into McEver Road. The large influx of residential feeds the need for local services to be provided. The proposed site, if approved for residential use, would put the burden of services on other currently vacant parcels. In particular, the corner of McEver and Gainesville Street becomes almost definitively a mixed-use parcel or an N-S (Neighborhood Shopping) driven development. Staff is not opposed to the proposed project but encourages Council to look at the area as a whole and understand the need for services in this area.

FACTS AND ISSUES:

This site as zoned (M-1) could add much needed commercial uses on the McEver Road Corridor. Additionally, there are M-1 uses next door (McEver Road Self-Storage) and across the street (SKF). However, the applicant has stated the land lends itself more to a small residential development. There is support for this argument as it will add more residents to the area and would be served by the outparcels on the McEver Self-Storage development and the commercial component that is part of the Park Haven subdivision on Gainesville Street/McEver Road. Staff recommends approval with conditions (please see attached staff report). Additionally, staff has provided an ordinance for review but it is still a rough draft with a few outstanding questions that will need to be answered prior to the final read and potential adoption on April 16, 2020.

OPTIONS:

Staff is recommending bike/pedestrian connectivity to be added along McEver Road to this design. This could largely be accomplished by enlarging their current sidewalk along McEver from 5-feet in width to the recommended 12-feet. We would like to see a bike-pedestrian path tie in with the right-of-way of the neighboring McEver Self-Storage Development so a path could eventually run to Old Town along Gainesville Street and to Old Federal Park along Jim Crow Road.

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted

SAMPLE MOTION:

I make a motion to approve the first read of ordinance #585.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Application as submitted.pdf](#)
- [Staff Report for Bowen Stark.pdf](#)
- [McEver Road Corridor.pptx](#)
- [ORDINANCE.pdf](#)



Development Planning & Engineering, Inc.

Rezoning Application Jim Crow Road Partners Tract



REZONING APPLICATION

Date: 12/12/19

Address of Request: M³ Ever Road

Tax Map # 08099 000011 Current Zoning: M-1

Is this site located within the boundaries of the historic district? no

Currently a conforming use? M-1-Vacant

Any conditions of zoning, CUP's, etc.? N/A

Applicant Information

Name: MB Regional Enterprises LLC

Address: 3719 Winder Hwy S-100
Flowerly Branch, GA 30542

E-mail address: billstarkproperties@gmail.com

Phone number: 470-252-5265

Signature: William Barker

Notary: Meredith Pierce





Property owner information (if different than the applicant)

Property owner (please print): Jim Crop Road Partners LLC

Signature of property owner: [Signature]

Notary: Meredith Pierce



Property Information

Tax Map Number: 08099 000011

Current Zoning: M-2 Total Acres: 17.70 17.423

Is this property located within the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: PUD

Current Use: Vacant Land

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

N/A

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

N/A

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

N/A



Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
<u>none</u>	<u>none</u>
<u> </u>	<u> </u>

CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____



REZONING ADDITIONAL INFORMATION REQUIREMENT

Date: 12/13/2019

Address of Request:

McEver Road Parcel number (Parcel number 08099 000011)

Tax Map # (Parcel number 08099 000011) Current Zoning: M1

Please submit an analysis of the proposed project including:

1. Value of improvements upon complete build out. \$24,000,000
2. Property tax valuation based upon existing millage rate (indicate total tax expectation if project is phased). \$230,000
3. Schedule of the total build out (showing a timeline of construction in months/years if project is phased). All one phase/ approximately 2.5 years
4. Anticipated total square footage (heated) to be built in the requested number of units. 148,000
5. Total acreage developed with units. 17.423
6. Total acreage for right of way and roads. +/- 3.44 acres
7. Total acreage of open space/common area (include plan for maintenance of open space/common area). +/- 8.8 acres
8. Acreage required for buffer and watershed protection.
 - Does the buffer comply with the current City ordinance? Yes
 - Do individual property lines for lots extend into the buffer? Yes
 - Does the Developer intend to dedicate any of the site area to the City? If so, for what purpose? Not at this time



9. Does your proposal consider Multi Transportation alternatives? (Please describe in detail) Not at this time
10. Please identify all amenities and total number of acres they incorporate by complete description. Pocket Parks, Benches, Gazebo
11. Number of street lights and separation table as proposed on your site plan. approx 25
12. Will Technology Development be included in this development? Yes, if available
13. List the total linear feet and cubic yards for sidewalks. +/- 5,940 + trail
14. Are appropriate storm water controls provided in your proposal? Are these controls completely and accurately reflected on all drawings and plans?
15. Has a transportation/traffic study been done to predict the impact of anticipated traffic? Has the project been reviewed by all appropriate County and State agencies relating to transportation issues? Not at this time
16. Does the proposal provide for utilization of "reuse" water? Is this depicted on the plans? Do the plans provide for storage of "reuse" water? No
17. What is the total capacity for daily Wastewater Management? 270 GPD/unit, 25,110
18. What is the anticipated maximum daily water consumption? Are low flow fixtures required by the development? approximately 270 GPD
19. Has a slope and grade study been done on this development? Does the study reflect density placement? Preliminary evaluation
20. Please identify what public safety needs are being considered for the project? None at this time
21. Has the Hall County School System been notified of the proposed density for this project? Not at this time
22. Please provide a copy of all private covenants and/or architectural guidelines to be filed regarding this development. Will provide sample covenants



23. Information as required under Ordinance No. 349 for preliminary plat approval if rezoning involves subdivision. Ordinance No. 349 can be found at www.flowerybranchga.org

14. Stormwater management shown conceptually at this time

CITY STAFF ONLY

Received By: _____

Date: _____ Total Fee: _____



Development Planning & Engineering, Inc.

Property Inspection Authorization

I, Bill Stark
owner of parcel 08099 000011, hereby grant the City of Flowery Branch Staff and/or City Council to inspect the above subject property as necessary for the rezoning application process.

Tonya Woods (Development Planning and Engineering, Agent for Bill Stark MB Regional Enterprises, Inc)

Printed name:

A handwritten signature in blue ink, appearing to read 'Tonya Woods', is written over a horizontal line.

Signature, date



Development Planning & Engineering, Inc.

Letter of Intent Jim Crow Road Partners Tract



Development Planning & Engineering, Inc.

Letter of Intent

City of Flowery Branch
Community Development
PO Box 757
Flowery Branch, Georgia 30542

Rich Atkinson
Director of Planning and Community Development

RE: McEver Road Tract (Parcel number 08099 000011)

Dear Mr. Atkinson:

Please let this letter serve as our letter of intent to accompany our Rezoning Application for the project located in the 5600 block of McEver Road in the City of Flowery Branch, Hall County, Georgia. The proposed use for the property is a 93-lot single family attached townhome community. We are requesting the subject property be rezoned from the existing M-1 zoning to PUD (Planned Unit Development).

We request to have the following Development Standards for the proposed project. This illustrates Jim Crow Road Partners commitment to building a quality development for the City of Flowery Branch and surrounding neighbors.

Proposed Development Standards

Sidewalks	• Proposed 5-foot sidewalk along McEver to the western property line as shown on submitted site plan • Five feet in Width Internal Streets
Proposed Buffer	• 25 Foot Graded and Landscaped Buffer along western property line with double row of evergreen trees and/or shrubs
Setbacks	• Front: 25-foot landscape setback adjacent to McEver Road along with five-foot high decorative fence

Driveways	• Driveway width minimum 16 feet
House Square Footage	• 1,600 Square Feet Minimum
Architectural Treatments	• Front Facades minimum of 50% brick and/or stone • Remaining balance of facades to be Concrete Siding • Minimum 2-foot brick water table • Architectural Shingles
Garages	• Minimum of a Two Car Garage
Landscaping	• Landscaped Entrance • Front, Side and Rear Yards shall be sodded • All lawn maintenance provided by a Mandatory HOA

We appreciate your consideration of this rezoning request and please do not hesitate to give us a call if you have any questions.

Sincerely,

Tonya Woods
Development Planning and Engineering



Development Planning & Engineering, Inc.

Legal Description Jim Crow Road Partners Tract

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 91 and 99 of the 8th District of Hall County, City of Flowery Branch, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point on the northwesterly right-of-way of McEver Road having a 80' right-of-way, said point being 947.54 feet westerly as measured along said northwesterly right-of-way of McEver Road from the intersection of the Northeasterly right-of-way of Radford Road having a 30' right-of-way, said point being the TRUE POINT OF BEGINNING;

THENCE North 52 degrees 10 minutes 35 seconds West a distance of 731.17 feet leaving said right-of-way of McEver Road to a point located in the centerline of a creek;

THENCE along said creek following the meanderings thereof for the following 69 courses and distances:

THENCE North 42 degrees 01 minutes 09 seconds East a distance of 20.75 feet to a point;

THENCE North 23 degrees 13 minutes 42 seconds West a distance of 16.85 feet to a point;

THENCE North 49 degrees 40 minutes 26 seconds East a distance of 44.23 feet to a point;

THENCE North 07 degrees 37 minutes 24 seconds East a distance of 21.48 feet to a point;

THENCE North 37 degrees 15 minutes 33 seconds East a distance of 40.03 feet to a point;

THENCE South 70 degrees 29 minutes 35 seconds East a distance of 16.51 feet to a point;

THENCE North 68 degrees 34 minutes 33 seconds East a distance of 14.01 feet to a point;

THENCE North 15 degrees 24 minutes 28 seconds East a distance of 28.00 feet to a point;

THENCE North 72 degrees 58 minutes 51 seconds East a distance of 17.48 feet to a point;

THENCE South 43 degrees 05 minutes 01 seconds East a distance of 15.05 feet to a point;

THENCE South 89 degrees 05 minutes 06 seconds East a distance of 34.77 feet to a point;

THENCE South 63 degrees 08 minutes 17 seconds East a distance of 37.64 feet to a point;

THENCE South 72 degrees 22 minutes 40 seconds East a distance of 13.30 feet to a point;

THENCE South 86 degrees 16 minutes 27 seconds East a distance of 22.16 feet to a point;

THENCE South 57 degrees 38 minutes 31 seconds East a distance of 20.93 feet to a point;

THENCE North 23 degrees 19 minutes 46 seconds East a distance of 19.72 feet to a point;

THENCE North 53 degrees 11 minutes 45 seconds East a distance of 10.82 feet to a point;

THENCE North 20 degrees 29 minutes 10 seconds East a distance of 42.56 feet to a point;

THENCE North 74 degrees 40 minutes 04 seconds East a distance of 18.93 feet to a point;

THENCE North 27 degrees 51 minutes 17 seconds East a distance of 39.43 feet to a point;

northwester

THENCE North 17 degrees 48 minutes 02 seconds West a distance of 57.59 feet to a point;

THENCE North 04 degrees 10 minutes 30 seconds West a distance of 24.84 feet to a point;

THENCE North 52 degrees 07 minutes 12 seconds East a distance of 26.58 feet to a

point;
THENCE North 00 degrees 30 minutes 56 seconds West a distance of 20.18 feet to a
point;
THENCE North 77 degrees 44 minutes 50 seconds East a distance of 32.07 feet to a
point;
THENCE North 64 degrees 01 minutes 26 seconds East a distance of 42.83 feet to a
point;
THENCE North 00 degrees 38 minutes 25 seconds West a distance of 13.08 feet to a
point;
THENCE North 15 degrees 18 minutes 42 seconds East a distance of 45.27 feet to a
point;
THENCE South 69 degrees 37 minutes 49 seconds East a distance of 16.08 feet to a
point;
THENCE North 23 degrees 09 minutes 03 seconds East a distance of 18.81 feet to a
point;
THENCE South 75 degrees 45 minutes 10 seconds East a distance of 33.98 feet to a
point;
THENCE North 19 degrees 26 minutes 43 seconds East a distance of 5.04 feet to a point;
THENCE North 02 degrees 14 minutes 41 seconds West a distance of 21.21 feet to a
point;
THENCE North 05 degrees 42 minutes 03 seconds East a distance of 30.80 feet to a
point;
THENCE North 67 degrees 49 minutes 54 seconds East a distance of 32.61 feet to a
point;
THENCE South 49 degrees 55 minutes 16 seconds East a distance of 24.81 feet to a
point;
THENCE North 65 degrees 29 minutes 50 seconds East a distance of 24.96 feet to a
point;
THENCE South 71 degrees 45 minutes 43 seconds East a distance of 24.78 feet to a
point;
THENCE North 58 degrees 07 minutes 04 seconds East a distance of 48.13 feet to a
point;
THENCE North 74 degrees 18 minutes 43 seconds East a distance of 42.41 feet to a
point;
THENCE North 75 degrees 54 minutes 20 seconds East a distance of 29.66 feet to a
point;
THENCE North 81 degrees 55 minutes 28 seconds East a distance of 51.10 feet to a
point;
THENCE North 03 degrees 17 minutes 38 seconds West a distance of 80.16 feet to a
point;
THENCE North 25 degrees 04 minutes 11 seconds East a distance of 41.91 feet to a
point;
THENCE North 49 degrees 53 minutes 56 seconds East a distance of 17.52 feet to a
point;
THENCE North 18 degrees 43 minutes 22 seconds East a distance of 23.18 feet to a
point;
THENCE North 47 degrees 45 minutes 41 seconds East a distance of 60.71 feet to a
point;
THENCE South 82 degrees 28 minutes 05 seconds East a distance of 34.27 feet to a
point;
THENCE North 64 degrees 15 minutes 53 seconds East a distance of 35.15 feet to a
point;
THENCE North 25 degrees 16 minutes 55 seconds East a distance of 45.95 feet to a
point;
THENCE North 74 degrees 52 minutes 54 seconds East a distance of 33.64 feet to a
point;
THENCE North 05 degrees 46 minutes 15 seconds East a distance of 19.12 feet to a
point;
THENCE North 49 degrees 31 minutes 16 seconds East a distance of 20.16 feet to a
point;
THENCE North 17 degrees 25 minutes 30 seconds East a distance of 15.28 feet to a

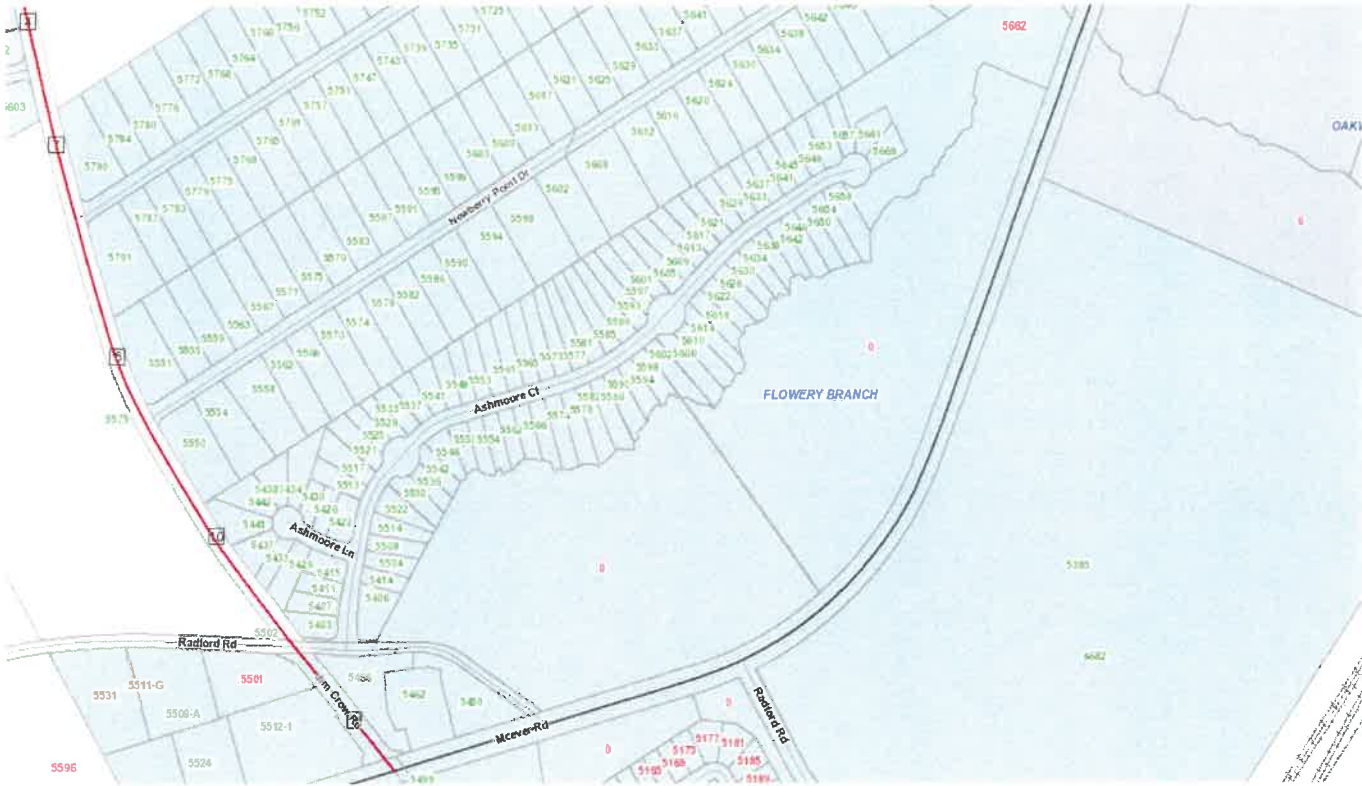
point;
 THENCE North 44 degrees 09 minutes 12 seconds East a distance of 23.55 feet to a
 point;
 THENCE North 07 degrees 19 minutes 07 seconds East a distance of 16.16 feet to a
 point;
 THENCE North 67 degrees 03 minutes 23 seconds East a distance of 22.02 feet to a
 point;
 THENCE North 37 degrees 47 minutes 19 seconds East a distance of 59.79 feet to a
 point;
 THENCE North 80 degrees 42 minutes 12 seconds East a distance of 20.38 feet to a
 point;
 THENCE North 26 degrees 33 minutes 35 seconds East a distance of 22.17 feet to a
 point;
 THENCE North 05 degrees 18 minutes 43 seconds West a distance of 36.01 feet to a
 point;
 THENCE North 30 degrees 08 minutes 56 seconds East a distance of 27.92 feet to a
 point;
 THENCE North 05 degrees 56 minutes 37 seconds West a distance of 9.79 feet to a point;
 THENCE North 33 degrees 29 minutes 15 seconds West a distance of 16.00 feet to a
 point;
 THENCE North 10 degrees 52 minutes 53 seconds East a distance of 48.85 feet to a
 point;
 THENCE North 13 degrees 16 minutes 07 seconds East a distance of 26.03 feet to a
 point;
 THENCE North 45 degrees 42 minutes 26 seconds East a distance of 25.42 feet to a
 point;
 THENCE South 69 degrees 13 minutes 03 seconds East a distance of 216.44 feet leaving
 said creek to a point on the to a point on the northwesterly right-of-way of McEver Road having a
 80' right-of-way;
 THENCE along said right-of-way of McEver road for the following 4 courses and distances:
 THENCE South 17 degrees 35 minutes 05 seconds West a distance of 217.18 feet to a
 point;
 THENCE South 21 degrees 29 minutes 50 seconds West a distance of 587.64 feet to a
 point;
 THENCE South 21 degrees 29 minutes 50 seconds West a distance of 296.36 feet to a
 point;
 THENCE along a curve to the right for an arc length of 583.47 feet, having a radius of
 1143.74 feet, being subtended by a chord bearing South 36 degrees 06 minutes 42 seconds West,
 for a distance of 577.16 feet to a point;

The above described property contains an area of 17.423 acres more or less.



Development Planning & Engineering, Inc.

Adjacent Parcels
McEver Road Rezoning
Jim Crow Partners Tract



Summary

Parcel Number08099A000115

Location Address5662 ASHMOORE CT

Legal DescriptionMADISON CREEK S/D
(Note: Not to be used on legal documents)

ClassR3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)

ZoningNote: Refer to map zoning layer for official zoning.

Tax DistrictFLOWERY BRANCH (District 03)

Millage Rate31.952

Acres4.97

Neighborhood08022 Madison Creek (08022)

Homestead ExemptionNo (50)

Landlot/DistrictN/A

[View Map](#)



Owner

MADISON CREEK HOMEOWNERS ASSOCIATION, IN
PO BOX 908
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	77,101	0	0	1.77	1
Residential	Acerage Power/Flood	Acres	139,392	0	0	3.2	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pavilion	2015	14x14 / 0	1	\$1

Permits

Permit Date	Permit Number	Type	Description
05/13/2015	00059	MISC	PAVILION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/18/2006	5768 62	835 147A	\$59,501	PURCHASER BLDR, CONTR. OR DEVLPR	JIM CROW ROAD PATRNRS, LLC	MADISON CREEK HOMEOWNERS ASSOCIATION, IN

Valuation

	2019	2018	2017
Previous Value	\$2	\$2	\$2
Land Value	\$1	\$1	\$1
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$1	\$1	\$1
= Current Value	\$2	\$2	\$2

Photos



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

Summary

Parcel Number	08099A000170
Location Address	5658 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 55 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.13
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	No (50)
Landlot/District	N/A
View Map	



Owner

DENNIS RECH
5658 ASHMOORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	5,818	0	0	0.13	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2172
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	6
Number Of Bedrooms	3
Number Of Full Bathrooms	3
Number Of Half Bathrooms	0
Number Of Plumbing Extras	6
Value	\$201,700
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2015	0x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/20/2018	8153 774	835 147A	\$242,000	VALID IMPROVED PROPERTY	CAFFEY, JOHN M & BONNIE D	RECH DENNIS
3/30/2006	5654 114	835 147A	\$191,900	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC.	CAFFEY, JOHN M & BONNIE D
11/3/2005	5513 373	835 147A	\$178,000	INVOLVES ADDTL. PARCELS	JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC.

Valuation

	2019	2018	2017
Previous Value	\$205,600	\$185,100	\$192,500
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$201,700	\$175,600	\$155,100
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$231,700	\$205,600	\$185,100

Photos

Summary

Parcel Number	08099A000171
Location Address	5654 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 56 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.25
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (51)
Landlot/District	N/A

[View Map](#)



Owner

MARIA E JARAMILLO
5654 ASHMOORE COURT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	11,074	0	0	0.25	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2172
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2006
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	6
Number Of Bedrooms	3
Number Of Full Bathrooms	3
Number Of Half Bathrooms	0
Number Of Plumbing Extras	6
Value	\$203,600
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2006	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/15/2006	5612 108	835 147A	\$189,400	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC.	JARAMILLO, MARIA E
11/3/2005	5513 373	835 147A	\$178,000	INVOLVES ADDTL. PARCELS	JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC.

Valuation

	2019	2018	2017
Previous Value	\$207,200	\$186,400	\$193,900
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$203,600	\$177,200	\$156,400
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$233,600	\$207,200	\$186,400

Photos

Summary

Parcel Number	08099A000172
Location Address	5650 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 57 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.28
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)



Owner

DENIS C CLAVETTE
CLAVETTE KAREN L
5650 ASHMOORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	12,274	0	0	0.28	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2087
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2006
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$201,100
Condition	Average
Fireplaces/Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2006	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/10/2014	7445 543	836 151	\$174,000	VALID IMPROVED PROPERTY	DWS VENTURES, LLC	CLAVETTE, DENIS C & KAREN L
1/31/2013	7146 580	844 186	\$0	Sale to be Reviewed	DILL, RANDALL B	DWS VENTURES, LLC
3/18/2011	6819 105	836 147A	\$117,000	REO IMP	GEORGIA HOUSING AUTHORITY	DILL RANDY B
11/2/2010	6780 74		\$135,000	DEED UNDER POWER/FORCLOSURE	SHORT NICHOLAS R	GEORGIA HOUSING AUTHORITY
4/28/2006	5689 96	835 147A	\$192,201	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC.	SHORT NICHOLAS R
11/3/2005	5513 373	835 147A	\$178,000	INVOLVES ADDTL PARCELS	JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC.

Valuation

	2019	2018	2017
Previous Value	\$204,500	\$182,400	\$189,700
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$201,100	\$174,500	\$152,400
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$231,100	\$204,500	\$182,400

Photos

Summary

Parcel Number	08099A000173
Location Address	5646 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 58 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.26
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)



Owner

VERONICA CHAVERS
5646 ASHMOORE COURT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	11,405	0	0	0.26	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	1621
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2006
Roof Type	Asphalt Shingle
Flooring Type	Not Itemized
Heating Type	Central Heat/AC
Number Of Rooms	7
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	5
Value	\$175,036
Condition	Average
Fireplaces/Appliances	METAL FP 1
House Address	5646 ASHMOORE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2006	1x1 / 1	1	\$4,796

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/29/2019	8243 164	836 151A	\$203,000	VALID IMPROVED PROPERTY	OFFERPAD (SPVBORROWER1), LLC	CHAVERS, VERONICA
7/6/2018	8121 740	836 151A	\$203,800	VALID IMPROVED PROPERTY	GOTTLIEB, SHARI	OFFERPAD (SPVBORROWER1), LLC
7/6/2018	8121 740	836 151A	\$203,800	VALID IMPROVED PROPERTY	GOTTLIEB, SHARI	OFFERPAD (SPVBORROWER1), LLC
2/24/2006	5612 45	835 147A	\$171,900	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC.	GOTTLIEB, SHARI
11/3/2005	5513 373	835 147A	\$178,000	INVOLVES ADDTL PARCELS	JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC.

Valuation

	2019	2018	2017
Previous Value	\$180,100	\$161,500	\$174,000
Land Value	\$23,968	\$25,000	\$25,000
+ Improvement Value	\$175,036	\$150,100	\$131,500
+ Accessory Value	\$4,796	\$5,000	\$5,000
= Current Value	\$203,800	\$180,100	\$161,500

Photos

Summary

Parcel Number	08099A000174
Location Address	5642 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 59 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.25
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (S1)
Landlot/District	N/A

[View Map](#)



Owner

CARLOS O MORENO
Moreno Maria C
5642 ASHMOORE COURT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	10,933	0	0	0.25	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2172
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	6
Number Of Bedrooms	3
Number Of Full Bathrooms	3
Number Of Half Bathrooms	0
Number Of Plumbing Extras	9
Value	\$205,400
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/29/2009	6539 655	836 151A	\$0	RELATED IND. OR CORP.	MORENO, CARLOS O	MORENO CARLOS O & Maria C
10/28/2005	5532 538	835 147A	\$186,250	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	MORENO, CARLOS O
6/23/2005	5375 111	835 147A	\$222,500		JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$209,100	\$188,800	\$196,400
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$205,400	\$179,100	\$158,800
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$235,400	\$209,100	\$188,800

Photos

Summary

Parcel Number	08099A000175
Location Address	5638 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 60 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.23
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (L3)
Landlot/District	N/A
View Map	



Owner

WILLIAM A PARKER
PARKER DIANNE T
5638 ASHMORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	10,201	0	0	0.23	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	1571
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	6
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	5
Value	\$176,900
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/15/2016	7738 365	835 147A	\$180,500	VALID IMPROVED PROPERTY	MARTIN, JR. JOHN E	PARKER, WILLIAM A & DIANNE
9/27/2005	5477 658	835 147A	\$167,125	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	MARTIN, JR. JOHN E
6/23/2005	5375 111	835 147A	\$222,500		JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$175,500	\$156,700	\$168,800
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$176,900	\$145,500	\$126,700
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$206,900	\$175,500	\$156,700

Photos

Summary

Parcel Number	08099A000176
Location Address	5634 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 61 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.2
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)



Owner

LORAIN HILLARD
PO BOX 1027
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	8,691	0	0	0.2	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2172
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	6
Number Of Bedrooms	3
Number Of Full Bathrooms	3
Number Of Half Bathrooms	0
Number Of Plumbing Extras	9
Value	\$205,400
Condition	Average
Fireplaces/Appliances	METAL FP 1
House Address	5634 ASHMOORE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type	Description
02/19/2008	2008-00007	SINGLE FAMILY	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/11/2019	8296 707	835 147A	\$249,700	VALID IMPROVED PROPERTY	YECKLEY DARRYL B	HILLARD, LORAIN
9/8/2005	5477 638	835 147A	\$179,883	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	YECKLEY DARRYL B
5/26/2005	5353 472	836 151A	\$89,000		JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$209,100	\$188,800	\$196,400
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$205,400	\$179,100	\$158,800
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$235,400	\$209,100	\$188,800

Photos

Summary

Parcel Number	08099A000177
Location Address	5630 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 62 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.22
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (\$1)
Landlot/District	N/A

[View Map](#)



Owner

ARLENEM COSTELLO
COSTELLO, DENNIS G
5630 ASHMOORE COURT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	9,714	0	0	0.22	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	1783
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2010
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$196,700
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2010	0x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/16/2015	7509 383	835 147A	\$185,000	VALID IMPROVED PROPERTY	HYSLOP NATALIE L	COSTELLO, ARLENE M & DENNIS G
4/13/2015	7509 382	835 147A	\$0	DEED OF GIFT/NO SALE PRICE	HYSLOP, ROBERT	HYSLOP, NATALIE L
7/23/2010	6727 75	835 147A	\$157,500	VALID IMPROVED PROPERTY	STARK LAND AND DEVELOPMENT,LLC	HYSLOP NATALIE L & ROBERT
1/15/2010	6676 244	835 147A	\$29,000	VALID VACANT PROPERTY	PATTERSON, SHELBY JEAN	STARK LAND AND DEVELOPMENT,LLC
7/5/2008	6384 603	836 151A	\$0	RELATED IND. OR CORP.	SHELBY JEAN PATTERSON AS EXC EST LARRY C	PATTERSON, SHELBY JEAN
11/4/2005	5513 353	835 147A	\$171,900	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	CLEVELAND LARRY
5/26/2005	5353 472	835 147A	\$89,000		JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC.

Valuation

	2019	2018	2017
Previous Value	\$194,400	\$173,000	\$185,000
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$196,700	\$164,400	\$143,000
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$226,700	\$194,400	\$173,000

Photos

Summary

Parcel Number	08099A000178
Location Address	5626 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 63 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.21
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	No (\$0)
Landlot/District	N/A

[View Map](#)



Owner

ANTHONY WAYNE MOODY
5626 ASHMOORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	9,313	0	0	0.21	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2172
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2009
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	3
Number Of Full Bathrooms	3
Number Of Half Bathrooms	0
Number Of Plumbing Extras	6
Value	\$210,900
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2009	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/30/2018	8138 489	835 147A	\$0	DEED OF GIFT/NO SALE PRICE	MOODY ANTHONY WAYNE	MOODY ANTHONY WAYNE
1/31/2018	8039 582	835 147A	\$254,000	VALID IMPROVED PROPERTY	CLARK ANTHONY J & JOYCE L	MOODY ANTHONY WAYNE
9/24/2009	6616 538	836 151A	\$205,000	VALID IMPROVED PROPERTY	HANSEN, THORVOLD	CLARK ANTHONY J & JOYCE L
8/4/2008	6400 15	836 151A	\$32,500	VALID VACANT PROPERTY	PAPE, JUSTIN H. & PIERCE, TARA N.	HANSEN, THORVOLD

Valuation

	2019	2018	2017
Previous Value	\$213,500	\$191,900	\$199,600
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$210,900	\$183,500	\$161,900
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$240,900	\$213,500	\$191,900

Photos

Summary

Parcel Number	08099A000179
Location Address	5622 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 64 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.23
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (54)
Landlot/District	N/A

[View Map](#)



Owner

DEBRA F BROWN
5622 ASHMOORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	9,991	0	0	0.23	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2205
Interior Walls	Sheetrock
Exterior Walls	Cement Fiber/Brick/Stone
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Architectural (310)
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	4
Value	\$200,000
Condition	Average
House Address	5622 ASHMOORE

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/19/2016	7790 41	835 147A	\$188,000	RELATED IND. OR CORP.	BROWN, ROBIN S	BROWN, DEBRA F
3/3/2006	5624 520	835 147A	\$181,900	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	BROWN, ROBIN S
5/11/2005	5317 420	835 147A	\$267,000	ADJOINING PROPERTY	JIM CROW ROAD PARTNERS, LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$203,700	\$182,800	\$197,300
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$200,000	\$173,700	\$152,800
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$230,000	\$203,700	\$182,800

Photos

Summary

Parcel Number	08099A000180
Location Address	5618 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 65 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.23
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (L3)
Landlot/District	N/A

[View Map](#)



Owner

BIRNA O FAWCETT
5618 ASHMOORE COURT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	9,830	0	0	0.23	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	1994
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	4
Value	\$197,100
Condition	Average
Fireplaces/Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/19/2018			\$0	Death Certificate	FAWCETT, PAUL R & BIRNA O	FAWCETT, BIRNA O
11/22/2005	5532 536	836 151A	\$184,750	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	FAWCETT, PAUL R & BIRNA O
5/11/2005	5317 420	835 147A	\$267,000	ADJOINING PROPERTY	JIM CROW ROAD PARTNERS, LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$198,500	\$177,600	\$191,700
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$197,100	\$168,500	\$147,600
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$227,100	\$198,500	\$177,600

Photos

Summary

Parcel Number	08099A000181
Location Address	5614 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 66 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.22
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (L3)
Landlot/District	N/A

[View Map](#)



Owner

JUDY L PARKER
5614 ASHMORE COURT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	9,393	0	0	0.22	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	1568
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	5
Value	\$176,200
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/6/2011	6891 41	836 351A	\$119,900	VALID IMPROVED PROPERTY	STALEY SHAWN M	PARKER JUDY L
12/16/2009	6651 301	836 151A	\$0	RELATED IND. OR CORP.	STALEY, SHAWN M. & AMY B.	STALEY SHAWN M
7/22/2008	6391 486	835 147A	\$0	RELATED IND. OR CORP.	RUNGER AMY	STALEY, SHAWN M. & AMY B.
8/5/2005	5404 192	835 147A	\$159,500	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	RUNGER AMY
5/11/2005	5317 420	835 147A	\$267,000	ADJOINING PROPERTY	JIM CROW ROAD PARTNERS, LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$174,900	\$156,200	\$162,200
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$176,200	\$144,900	\$126,200
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$206,200	\$174,900	\$156,200

Photos

Summary

Parcel Number	08099A000182
Location Address	5610 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 67 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.26
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (51)
Landlot/District	N/A

[View Map](#)



Owner

KELI L MANLEY
MANLEY, JAMES EDWARD
5610 ASHMOORE CT.
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	11,414	0	0	0.26	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2172
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	2
Value	\$196,800
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/8/2010	6869 766	836 151A	\$0	Sale to be Reviewed	MANLEY JAMES E	MANLEY KELI L
5/19/2009	6541 23	835 147A	\$165,000	VALID IMPROVED PROPERTY	LYNCH DAVID R	MANLEY JAMES E
7/29/2005	5404 116	836 151A	\$183,975	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	LYNCH DAVID R
5/11/2005	5317 420	835 147A	\$267,000	ADJOINING PROPERTY	JIM CROW ROAD PARTNERS, LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$200,800	\$180,200	\$194,600
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$196,800	\$170,800	\$150,200
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$226,800	\$200,800	\$180,200

Photos

Summary

Parcel Number	08099A000183
Location Address	5606 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 68 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.27
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	No (50)
Landlot/District	N/A

[View Map](#)



Owner

MARGARET MAHOMET
MAHOMET JOHN
5606 ASHMOORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	11,777	0	0	0.27	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	2476
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	5
Value	\$214,200
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/30/2016	7812 91	835 147A	\$197,400	VALID IMPROVED PROPERTY	ANGLIN RONNIE	MAHOMET, MARGARET & JOHN
11/30/2016	7812 91	835 147A	\$197,400	VALID IMPROVED PROPERTY	ANGLIN RONNIE	MAHOMET, MARGARET & JOHN
4/13/2006	5669 23	835 147A	\$185,700	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	ANGLIN RONNIE
1/25/2005	5217 65	735 147A	\$267,000	ADJOINING PROPERTY	JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$219,200	\$197,400	\$213,400
Land Value	\$25,000	\$25,000	\$24,017
+ Improvement Value	\$214,200	\$189,200	\$168,577
+ Accessory Value	\$5,000	\$5,000	\$4,806
= Current Value	\$244,200	\$219,200	\$197,400

Photos



Summary

Parcel Number	08099A000184
Location Address	5602 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 69 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.29
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (LC)
Landlot/District	N/A

[View Map](#)

Owner

BRENDA D PICKETT
5602 ASHMOORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	12,553	0	0	0.29	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	1568
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	5
Value	\$176,200
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/29/2014	7399 92	836 151A	\$160,000	VALID IMPROVED PROPERTY	DOPP, HAZEL	PICKETT, BRENDA D
7/25/2014	7399 70		\$0	DEED OF GIFT/NO SALE PRICE	DOPP MAURICE & HAZEL	DOPP, HAZEL
8/2/2005	5404 95	835 147A	\$162,900		MADISON CREEK BUILDERS, INC	DOPP MAURICE
1/25/2005	5217 65	835 147A	\$267,000	ADJOINING PROPERTY	JIM CROW ROAD PARTNERS LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$174,900	\$156,200	\$162,200
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$176,200	\$144,900	\$126,200
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$206,200	\$174,900	\$156,200

Sketches

Summary

Parcel Number	08099A000185
Location Address	5598 ASHMOORE CT
Legal Description	MADISON CREEK S/D LOT 70 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	0.34
Neighborhood	08022 Madison Creek (08022)
Homestead Exemption	Yes (L3)
Landlot/District	N/A

[View Map](#)



Owner

REUBEN GEGENHEIMER
GEGENHEIMER JOVONNA
5598 ASHMOORE CT
FLOWERY BRANCH, GA 30542

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	08022 Madison Creek	Lot	14,830	0	0	0.34	1

Residential Improvement Information

Style	1 Family (Single Family)
Heated Square Feet	1831
Interior Walls	Sheetrock
Exterior Walls	Masonry/Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2005
Roof Type	Asphalt Shingle
Flooring Type	Carpet/Hardwood
Heating Type	Central Heat/AC
Number Of Rooms	5
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	5
Value	\$186,000
Condition	Average
Fireplaces\Appliances	METAL FP 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite - Average	2005	1x1 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/26/2012	7041 361	836 151A	\$143,000	VALID IMPROVED PROPERTY	WILSON, BERTIE M	GEGENHEIMER REUBEN
3/17/2006	5636 285	835 147A	\$183,300	VALID IMPROVED PROPERTY	MADISON CREEK BUILDERS, INC	WILSON, BERTIE M
5/11/2005	5317 420	835 147A	\$267,000	ADJOINING PROPERTY	JIM CROW ROAD PARTNERS, LLC	MADISON CREEK BUILDERS, INC

Valuation

	2019	2018	2017
Previous Value	\$185,600	\$166,600	\$173,100
Land Value	\$25,000	\$25,000	\$25,000
+ Improvement Value	\$186,000	\$155,600	\$136,600
+ Accessory Value	\$5,000	\$5,000	\$5,000
= Current Value	\$216,000	\$185,600	\$166,600

Photos



Summary

Parcel Number	08099 000004
Location Address	MCEVER RD
Legal Description	MCEVER ROAD (Note: Not to be used on legal documents)
Class	C4-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	HB Note: Refer to map zoning layer for official zoning.
Tax District	FLOWERY BRANCH (District 03)
Millage Rate	31.952
Acres	15
Neighborhood	Commercial - General (40000)
Homestead Exemption	No (\$0)
Landlot/District	99 / 8

[View Map](#)

Owner

JANE WOOD R/A BANKS
ET AL
C/O REGIONS BANK TRUST DEPT
P O BOX 937
GAINESVILLE, GA 30503

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Flowery Branch-McEver	Square Feet	653,400	0	0	15	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	1420 299-		\$0			

Valuation

	2019	2018	2017
Previous Value	\$750,000	\$750,000	\$750,000
Land Value	\$1,238,700	\$750,000	\$750,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$1,238,700	\$750,000	\$750,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

NOTICE TO PROPERTY OWNERS AND OCCUPANTS In accordance with Georgia law (OCGA 48-5-264.1) please be advised that the properties located in Hall County may be visited by our appraisal staff concerning an appeal filed, return filed, construction of new improvements or additions and for conservation use applications or during the course of the normal property appraisal process. The Appraiser/Data Collector will have a photo identification badge and will be driving an appropriately marked vehicle. If
User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 12/12/2019, 12:59:09 AM

Version 2.3.27





Development Planning & Engineering, Inc.

Elevations Jim Crow Road Partners PUD







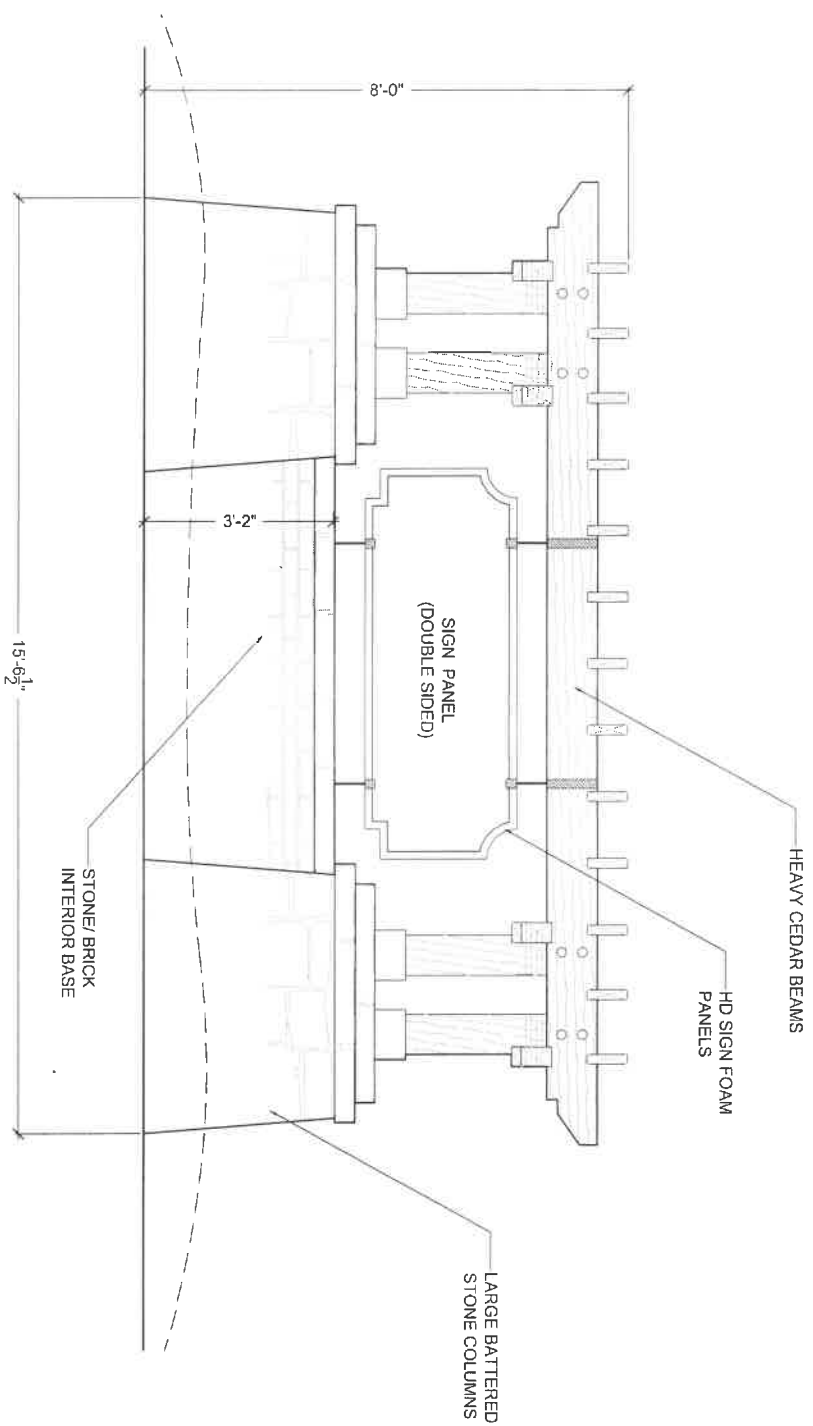
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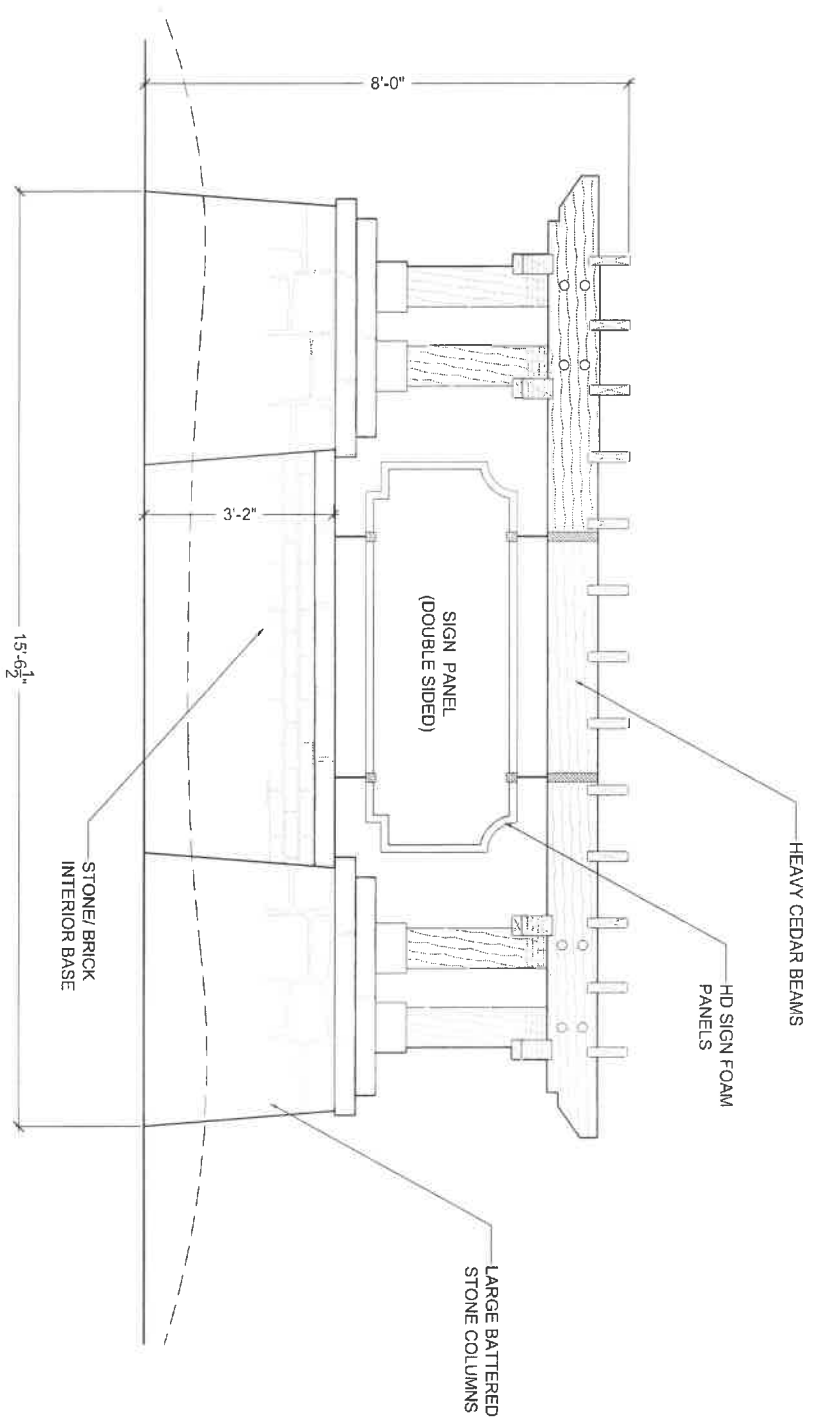


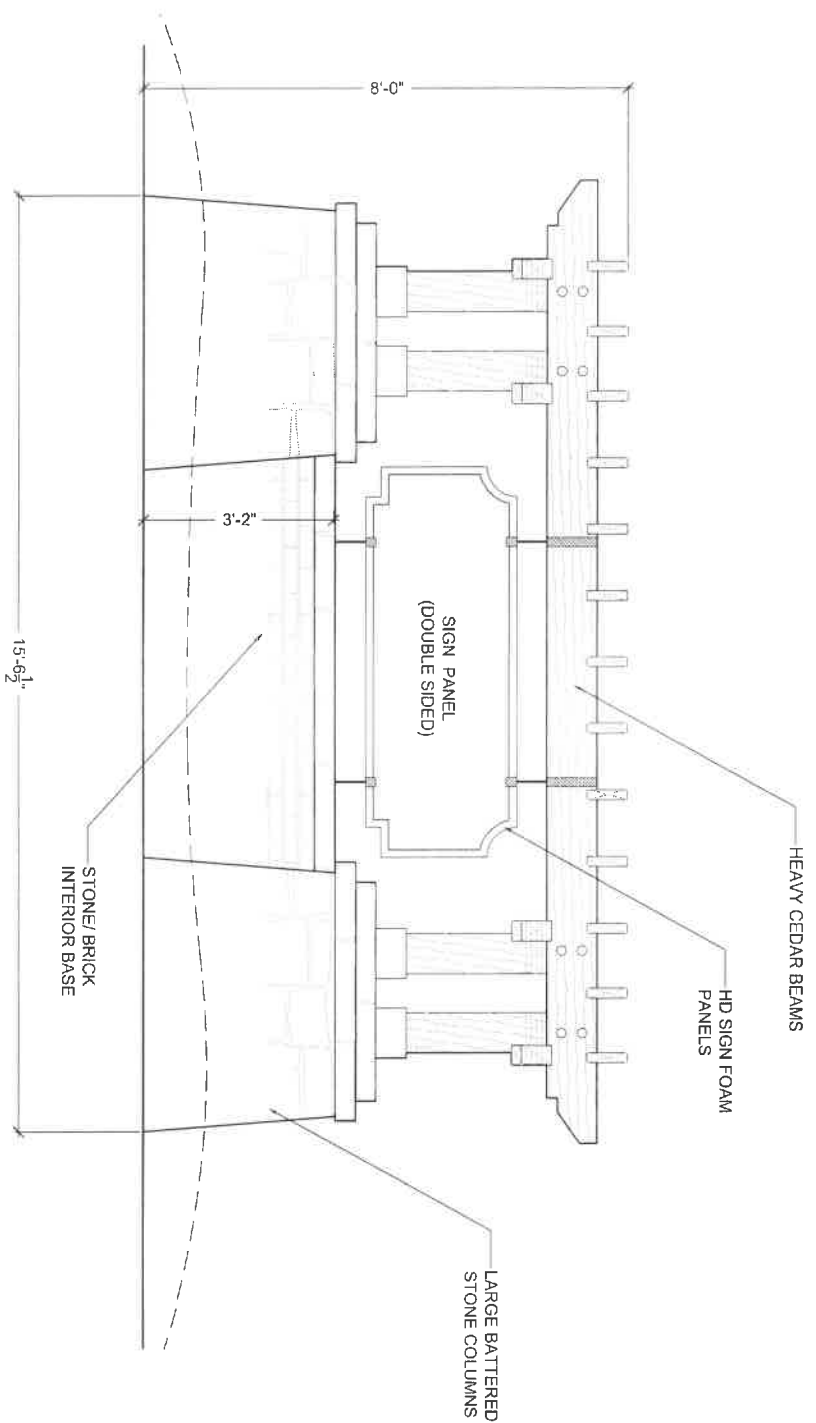


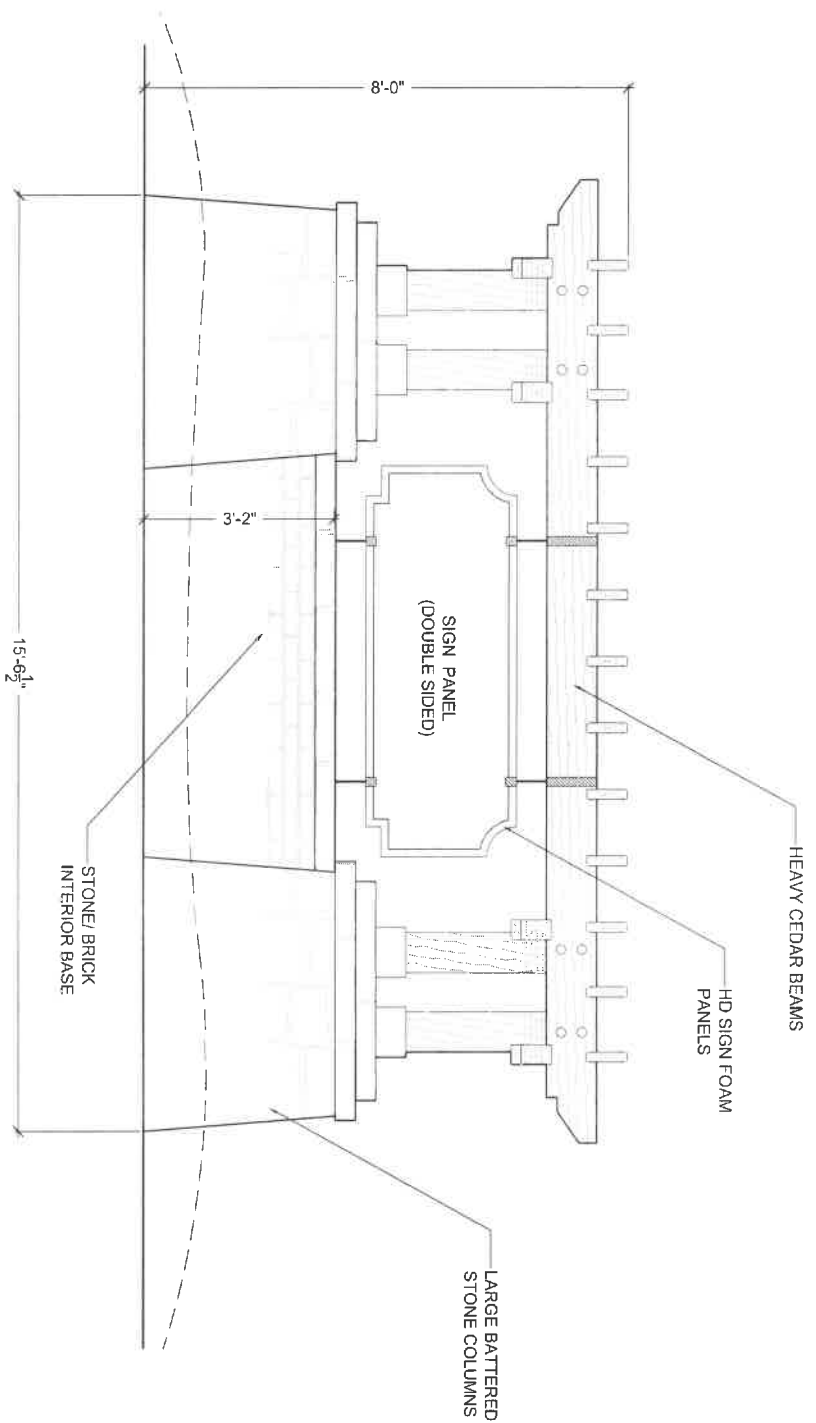
Development Planning & Engineering, Inc.

Monument Sign Details Jim Crow Road Partners PUD











Development Planning & Engineering, Inc.

Color Rendering of Site Plan Jim Crow Road Partners PUD

SITE SUMMARY

GROSS SITE AREA:	1.15.83 ACRES
CURRENT ZONING:	M1
PROPOSED ZONING:	PUD
PROPOSED TENHOUSE UNITS:	82
GROSS UNIT DENSITY FOR PROPERTY:	52.9 UNITS/ACRE



A
NOT TO SCALE
PROPOSED ENTRANCE MONUMENT - SITE PERSPECTIVE

PARK BRIDGE SUBDIVISION
FLOWERY BRANCH, GEORGIA

12/11/2019

1.0.4.3

SITE PLAN
CONCEPT

SHEET 1 OF 1

MB REGIONAL ENTERPRISES, LLC
5972 BARNETT INDUSTRIAL WAY, SUITE A
FLOWERY BRANCH, GA 30538

PREPARED BY:



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SITE SUMMARY

GROSSNET ACREAGE:	1.1583 ACRES
CURRENT ZONING:	M1
PROPOSED ZONING:	PUD
PROPOSED TOWNHOUSE UNITS:	83
GROSSNET DENSITY FOR PROPERTY:	535 UNITS/ACRE



A NOT TO SCALE
PROPOSED ENTRANCE MONUMENT - SITE PERSPECTIVE

PARK BRIDGE SUBDIVISION

FLOWERY BRANCH, GEORGIA

12/11/2019

19.043

SITE PLAN CONCEPT

SHEET 1 OF 1

MR REGIONAL ENTERPRISES, LLC
5972 HESTER INDUSTRIAL WAY SUITE A
PERDUE HORN, GA 30083

PERDUE HORN, GA 30083



SITE SUMMARY

GROSSNET ACREAGE	1.1583 ACRES
CURRENT ZONING	M1
PROPOSED ZONING	R4D
PROPOSED TOWNHOUSE UNITS	88
GROSSNET DENSITY FOR PROPERTY	326 UNITS/ACRE



A
NOT TO SCALE
PROPOSED ENTRANCE MONUMENT - SITE PERSPECTIVE

PARK BRIDGE SUBDIVISION

FLOWERY BRANCH, GEORGIA

12/11/2019

19-013

SITE PLAN
CONCEPT

SHEET 1 OF 1

MB REGIONAL ENTERPRISES, LLC
8020 BERTHOLOMISTOWN WAY, SUITE A
BIRMINGHAM, AL 35218
PREPARED FOR:



© 2019 MB REGIONAL ENTERPRISES, LLC. All Rights Reserved. This drawing is a preliminary design and is not to be used for construction without the approval of the design professional.

SITE SUMMARY

GROSSNET ACREAGE:	4.15 SQ. ACRES
CURRENT ZONING:	M1
PROPOSED ZONING:	RUD
PROPOSED TOWNHOUSE UNITS:	82
GROSSNET DENSITY FOR PROPERTY:	5.55 UNITS/ACRE



A PROPOSED ENTRANCE MONUMENT - SITE PERSPECTIVE
NOT TO SCALE

PARK BRIDGE SUBDIVISION
FLOWERY BRANCH, GEORGIA
12/11/2019

19-043

SITE PLAN
CONCEPT
SHEET 1 OF 1

MB REGIONAL ENTERPRISES, LLC
5073 BURNS INDUSTRIAL WAY, SUITE A
BREVARD, FL 32915
PREPARED FOR



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE DESIGNER.



Development Planning & Engineering, Inc.

Reduced Site Plan Jim Crow Road Partners Tract

PREPARED FOR:
MB REGIONAL
ENTERPRISES, LLC.
5072 BRISTOL IND. WAY
SUITE A
BUFORD, GA. 30518

JIM CROW ROAD
PARTNERS
TRACT

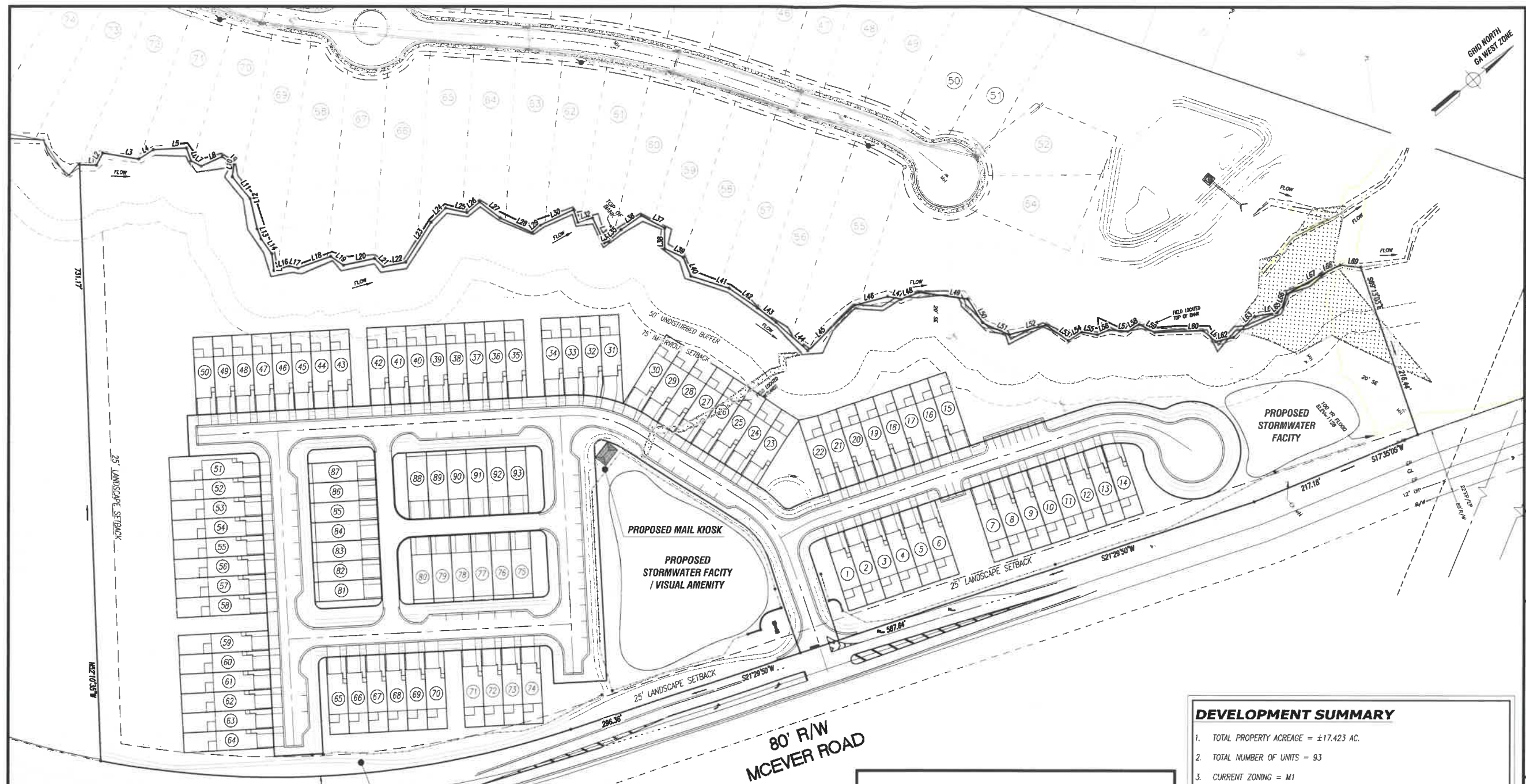
CONCEPTUAL
REZONING
EXHIBIT

JIM CROW RD PARTNERS TRACT

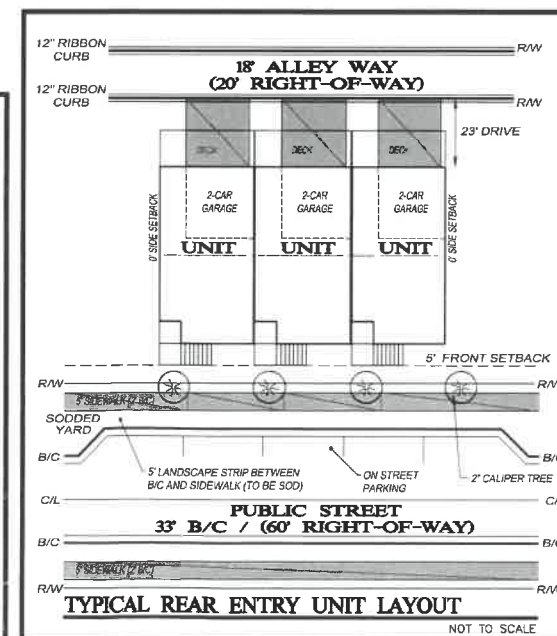
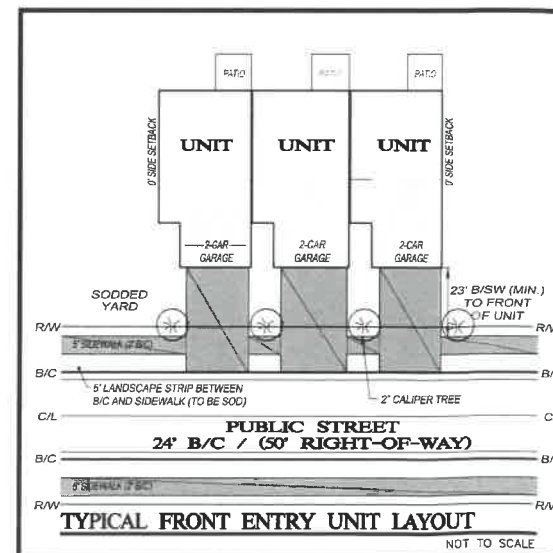
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19-078	
Project Number	
McEVER ROAD	
Project Address	
99	
Land Lot No.(s)	
8th	
District	
FLOWERY BRANCH	
HALL COUNTY, GA.	
County, State	

No.	REVISION	DATE
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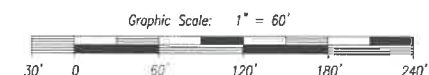
DESIGN	AS SHOWN SCALE
KWB DRAWN	1 of 2
CHECKED	
12/12/19 DATE	19-078 PROJECT No.



VICINITY MAP - N.T.S.



1. TOTAL PROPERTY ACREAGE = ± 17.423 AC.
2. TOTAL NUMBER OF UNITS = 93
3. CURRENT ZONING = M1
4. PROPOSED REZONING PARCEL #: 08099 000011
5. PROPOSED ZONING: PUD PROPOSED USE: SINGLE-FAMILY ATTACHED RESIDENTIAL
6. GROSS/NET DENSITY FOR PROPERTY = 5.34 UNITS/AC.
OPEN SPACE PROVIDED = ± 8.8 AC. (OPEN SPACE PROVIDED INCLUDING STORM
WATER MANAGEMENT FACILITY & EASEMENTS)
7. PROPOSED FRONT & REAR ENTRY SETBACKS: (SEE TYPICAL LOT DETAILS)
8. ALL LOTS TO BE SERVED BY SANITARY SEWER.
9. WATER SERVICE PROVIDED BY THE CITY OF FLOWERY BRANCH. SEWER SERVICE
PROVIDED BY THE CITY OF GAINESVILLE.
10. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS
AND CREEKS WILL BE LEFT AND MAINTAINED.
11. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA
AS PER HALL COUNTY F.I.R.M. COMMUNITY PANEL NO. 13139C0283F, DATED APRIL 4,
2019.
12. BOUNDARY INFORMATION FROM DEED RESEARCH.
13. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS.
14. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON
ACTUAL FIELD CONDITIONS.





5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
(770) 271-2868
www.dpengr.com

PREPARED FOR:
**MB REGIONAL
ENTERPRISES, LLC.**
5072 BRISTOL IND. WAY
SUITE A
BUFORD, GA. 30518

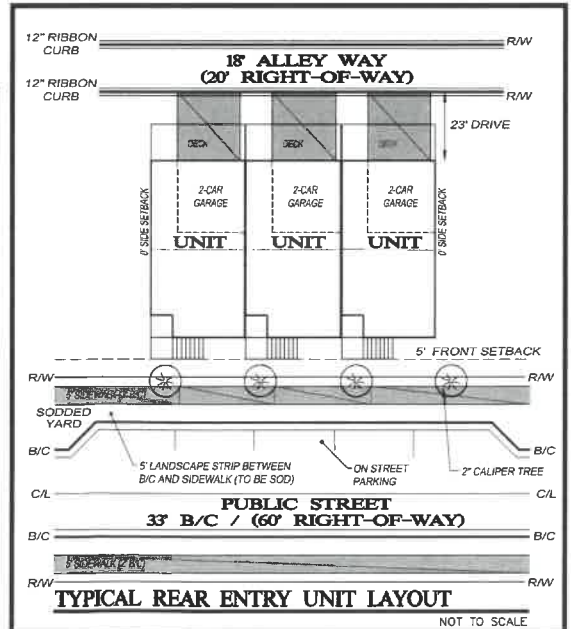
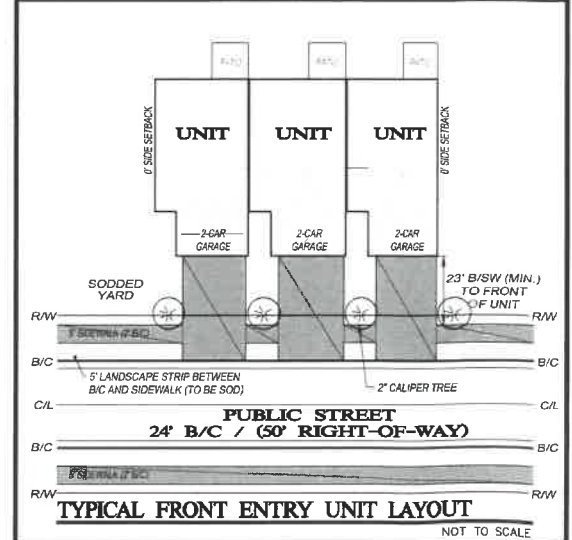
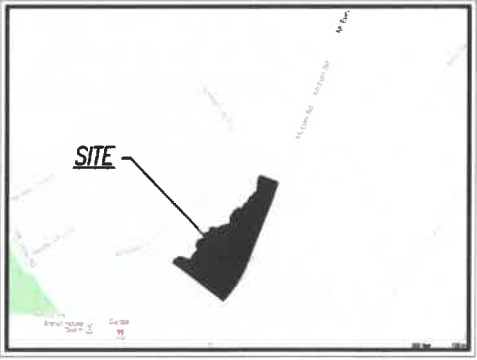
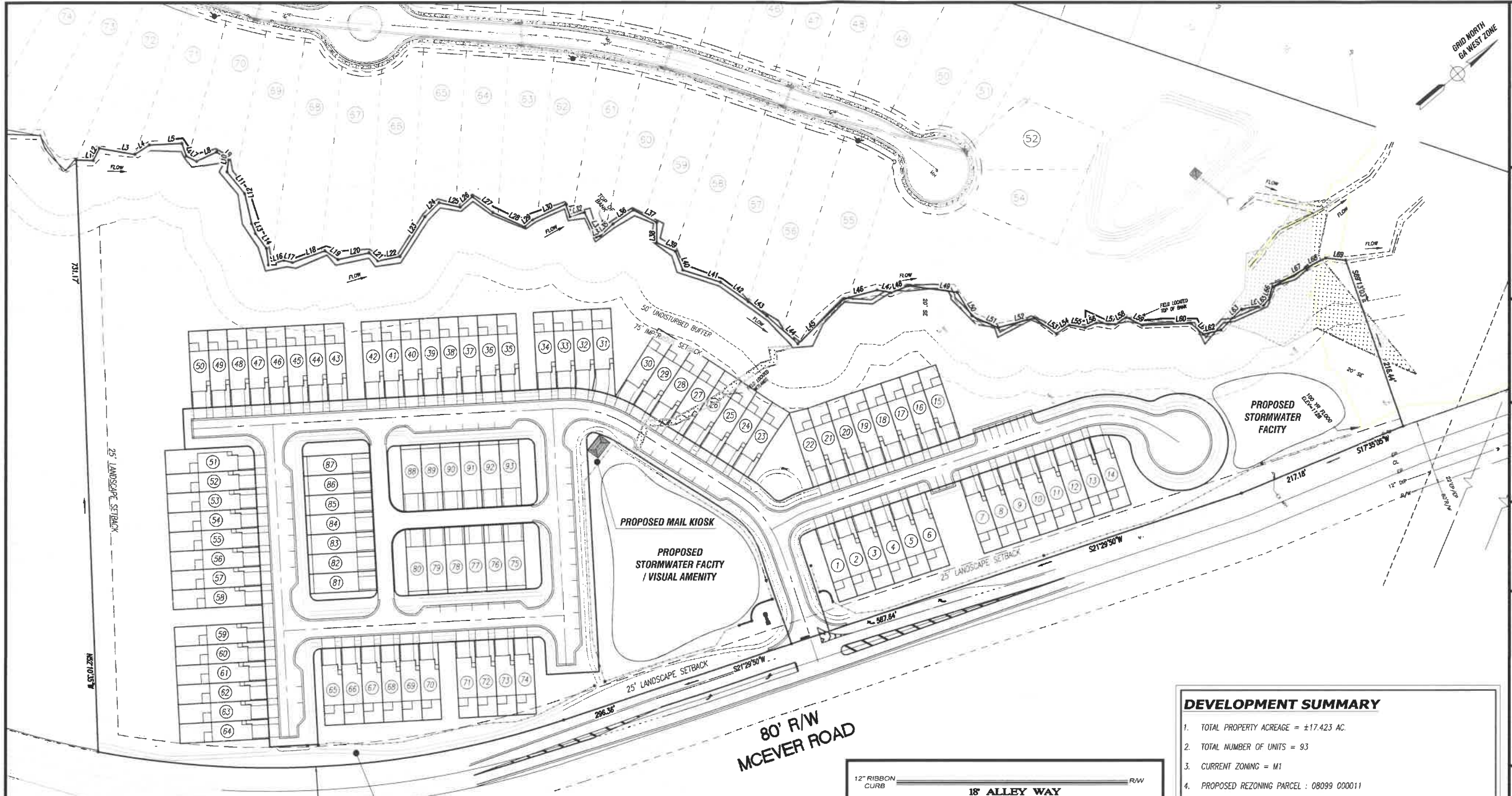
PROJECT NAME:
**JIM CROW ROAD
PARTNERS
TRACT**

TASK:
**CONCEPTUAL
REZONING
EXHIBIT**

PROJECT INFORMATION:
JIM CROW RD PARTNERS TRACT
Project Name
19-078
Project Number
McEVER ROAD
Project Address
99
Land Lot No.(s)
8th
District
FLOWERY BRANCH
HALL COUNTY, GA.
County, State

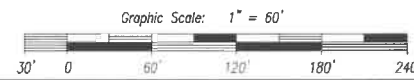
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DESIGN AS SHOWN
KWB SCALE
DRAWN
1 of 2
CHECKED SHEET
DATE 12/12/19 PROJECT No. 19-078



DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±17.423 AC.
2. TOTAL NUMBER OF UNITS = 93
3. CURRENT ZONING = M1
4. PROPOSED REZONING PARCEL : 08099 000011
5. PROPOSED ZONING: PUD PROPOSED USE: SINGLE-FAMILY ATTACHED RESIDENTIAL
6. GROSS/NET DENSITY FOR PROPERTY = 5.34 UNITS/AC.
OPEN SPACE PROVIDE = ±8.8 AC. (OPEN SPACE PROVIDED INCLUDING STORM WATER MANAGEMENT FACILITY & EASEMENTS)
7. PROPOSED FRONT & REAR ENTRY SETBACKS: (SEE TYPICAL LOT DETAILS)
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13. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS.
14. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.





Applicant: MB Regional Enterprises, LLC.

Property Owner: Jim Crow Road Partners, LLC.

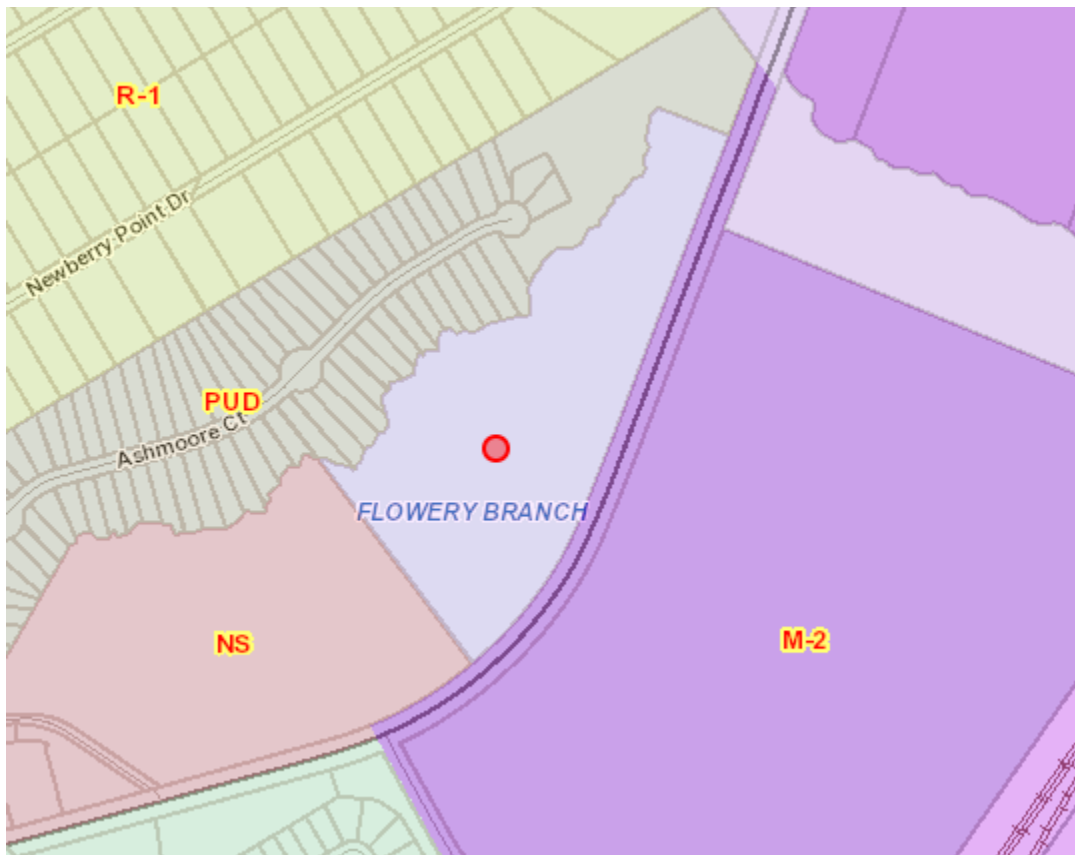
Subject Property: 0 McEver Road; 08099 000011; 17.43+/- acres

Request: Rezone from M1 (Light Industrial) to PUD (Planned Unit Development) proposal is to construct 93 single family townhomes

Current Use: Vacant

Character Area: Mixed Use

A proposed rezoning from M-1 to PUD to develop a 93 single family townhome subdivision on McEver Road next to the recently approved McEver Road self-storage.





Mixed Use



VISION: Areas that will be developed with a combination of different land uses intended to create an environment where compatible land uses can be located in close proximity to each other. Diverse places with unique architecture contributing to the economic base of the city.

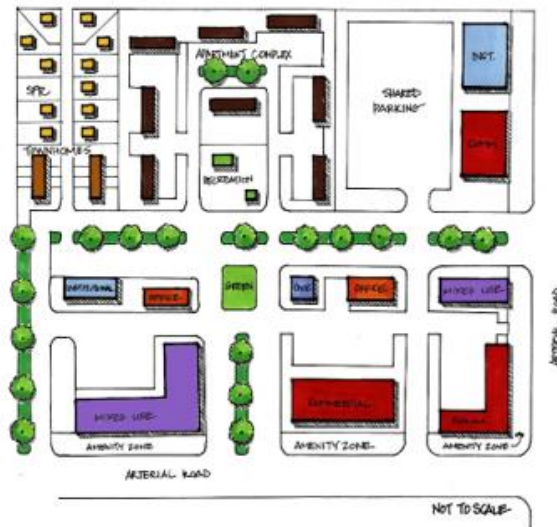
USES AND INTENSITIES: Acceptable uses include business/office parks, light industrial, smaller scale retail, neighborhood commercial and residential uses.

MAJOR FEATURES: Connectivity is important between uses and developments. Automobile traffic is frequent but pedestrian accessibility is still a necessity.

REGULATIONS: This character area will be primarily implemented with the planned unit development or commercial zoning districts. Developments will be required to complete design review and comply with all aesthetic requirements.

QUALITY COMMUNITY OBJECTIVES

IMPLEMENTED: Appropriate business, residential, and employment options, transition between more intense uses and compatibility between uses.

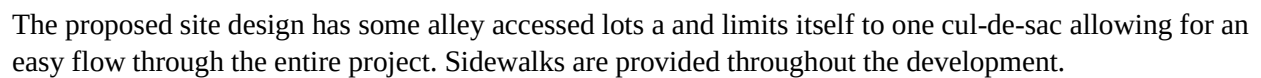
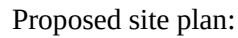


ILLUSTRATIVE MIXED-USE ACTIVITY CENTER

Jerry Weitz & Associates, Inc.
Planning & Development Consultants



Illustrative Example of Mixed Use with Focus on Commercial/Residential Design



This zoning district is intended primarily to implement the “Single-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch, in a way that meets objectives that cannot necessarily be accomplished by conventional residential zoning districts. It is also intended to implement the “suburban residential” character area established in the comprehensive plan but may also be used to implement the “traditional neighborhood development” character area.



PUD Zoning Requirements

The character, location, and appropriateness of the proposed mix of land uses and residential dwelling types; Not a mixed-use development as presented. However, with the self-storage and two commercial outparcels that were approved directly next door it could be considered a mixed-use development. The outparcel uses are unknown at this time but the applicant for McEver Self-Storage indicated a desire for office and/or restaurant.

The extent to which the proposed architectural features of buildings within the planned unit development are harmonious; N/A. As currently proposed, it is a single use (townhome) development.

Consistency with the objectives of this Article; Not consistent as submitted unless it is viewed holistically with the surrounding area.

Consistency with the comprehensive plan of the city; Again, an argument can be made that if viewed as part of the larger area it could be considered consistent with the adopted comprehensive plan.

The adequacy of open spaces and play areas and recreation facilities that are provided for the needs of the development occupants; Open space appears adequate but no amenities (playground, pool, etc.) are shown

Consistency with any design guidelines of this Article or otherwise determined to be applicable via character area designation. Consistent with the guidelines of the designated character area.

Proposed Elevations



As proposed the elevations show two car garages with windows and decorative doors. The building materials are varied and have accent materials on each townhome.



Sewer Capacity

The sewer plant expansion is on schedule but there is no guarantee that capacity will be available for this subdivision prior to its completion.

McEver Road Corridor (see corresponding powerpoint)

Staff feels the development of this corridor is imperative to the overall success of the City. As plans for the downtown progress, the City must ensure all annexation and rezoning decisions throughout the city are made with the utmost care and thoughtfulness. The McEver Road Corridor is an important part of the City as it is a well-traveled stretch with many undeveloped or underdeveloped parcels. The City has three approved subdivisions (199, 324 and 67 homes) currently under design or construction on McEver Road. Additionally, there is a 129-home subdivision on Jim Crow Road being built that feeds into McEver Road. The large influx of residential feeds the need for local services to be provided. The proposed site, if approved for residential use, would put the burden of services on other currently vacant parcels. In particular, the corner of McEver and Gainesville Street becomes almost definitively a mixed-use parcel or an N-S (Neighborhood Shopping) driven development. Staff is not opposed to the proposed project but encourages Council to look at the area as a whole and understand the need for services in this area.

Staff recommendation

This site as zoned (M-1) could add much needed commercial uses on the McEver Road Corridor. Additionally, there are M-1 uses next door (McEver Road Self-Storage) and across the street (SKF). However, the applicant has stated the land lends itself more to a small residential development. There is support for this argument as it will add more residents to the area and would be served by the outparcels on the McEver Self-Storage development and the commercial component that is part of the Park Haven subdivision on Gainesville Street/McEver Road.

Staff recommends approval of the request with the following conditions:

1. Applicant shall work with the owner of McEver Self-Storage in a good faith effort to provide access to the two proposed commercial outparcels. Plan shall be submitted and approved by the CD staff.
2. Applicant shall work with the owner of McEver Self-Storage in a good faith effort to provide a similar landscape plan along McEver Road as approved as part of McEver Self-Storage rezoning case dated August 15, 2019 and modified on February 6, 2020. Plan shall be submitted and approved by the CD staff.
3. Driveway lengths on non-alley fed lots must be 23' from back of sidewalk.
4. Two car garages are required for each unit.
5. Detailed landscape plan required at time of LDP. Street landscaping and street trees must be shown.
6. Homeowners Association is required.



7. Elevations must be consistent with those submitted as part of this application dated 12/12/2019 (or as submitted and approved as part of the adopting ordinance).
8. Site shall generally adhere to the site plan submitted on 12/12/2019 (or as submitted and approved as part of the adopting ordinance).
9. Major changes as determined by staff shall require review by City Council.
10. Water and Sewer shall be provided by Flowery Branch.



McEver Road Corridor

February 6, 2020



McEver Road Corridor

- Staff feels the development of this corridor is imperative to the overall success of the City.
- As plans for the downtown progress, the City must ensure all annexation and rezoning decisions throughout the city are made with the utmost care and thoughtfulness.
- The McEver Road Corridor is an important part of the City as it is a well-traveled stretch with many undeveloped or underdeveloped parcels.



Currently

- Approximately 3.8 +/- miles of road that run through the City
- City only controls a small portion of this road
- City controls two very important intersections – McEver and Gaines Ferry Road and McEver and Gainesville Street



Projects

- City has many proposed, approved, or active projects on or close to this corridor
- Corridor should be looked at holistically
- City needs a mix of residential and commercial



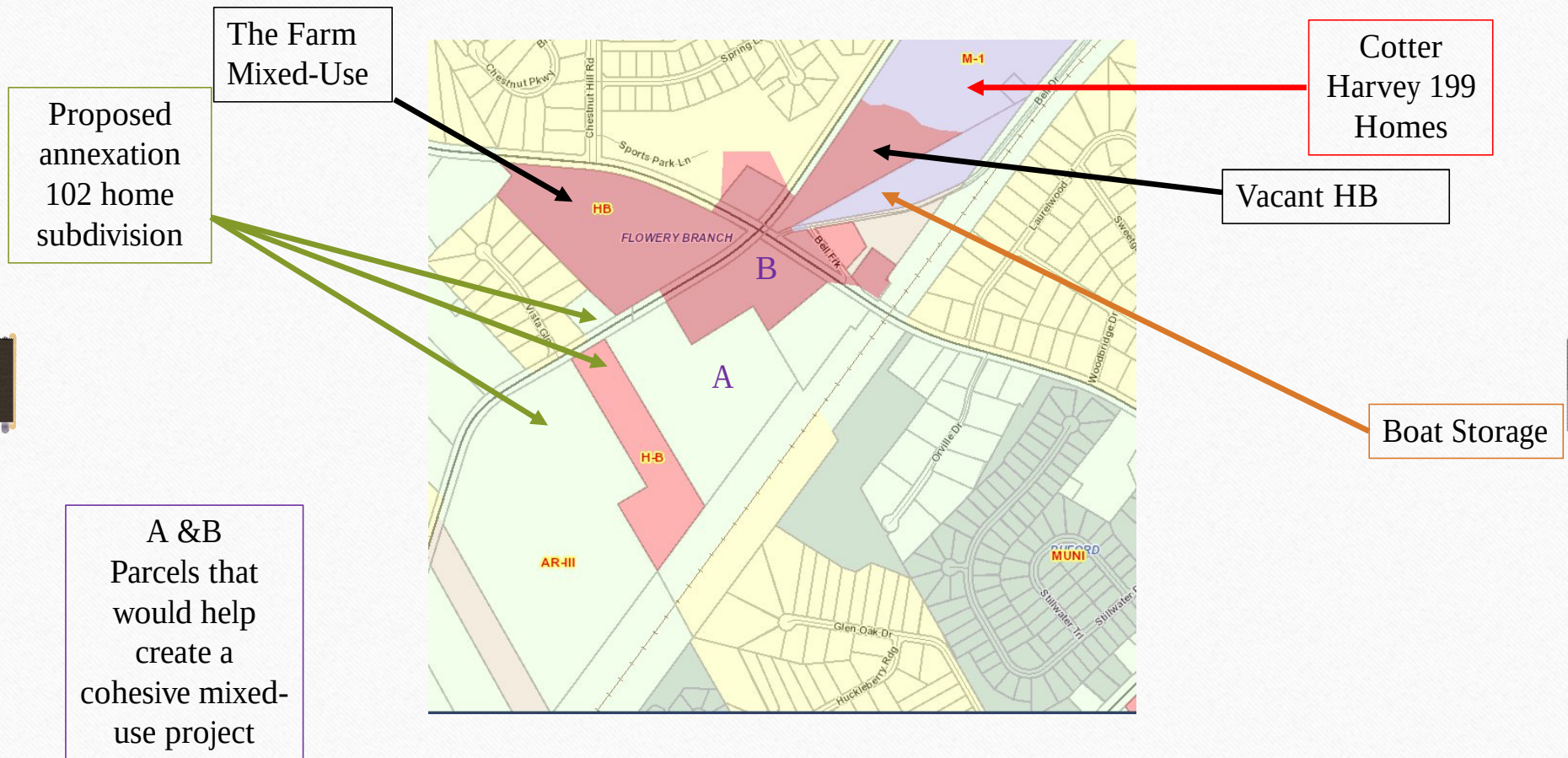
Projects

- Two new proposed projects
- Both residential
- Both near corners the City controls
- Staff is in favor of one of the projects



Corner of McEver & Gaines Ferry

- Approved 199 homes; proposed would add an additional 102
- 2 vacant properties zoned HB
- Boat storage yard
- Bell Road – appears to be in the RR right-of-way

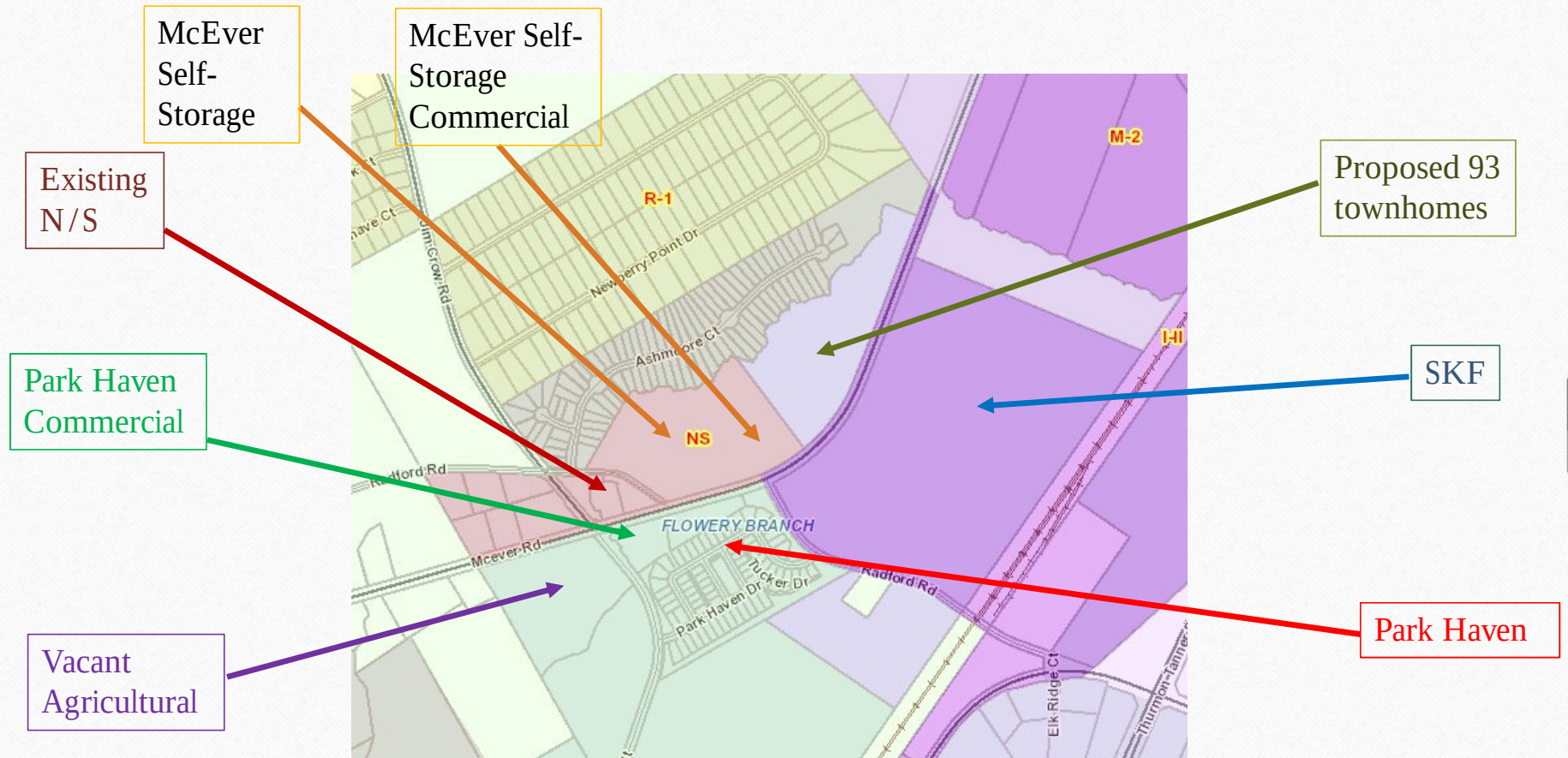


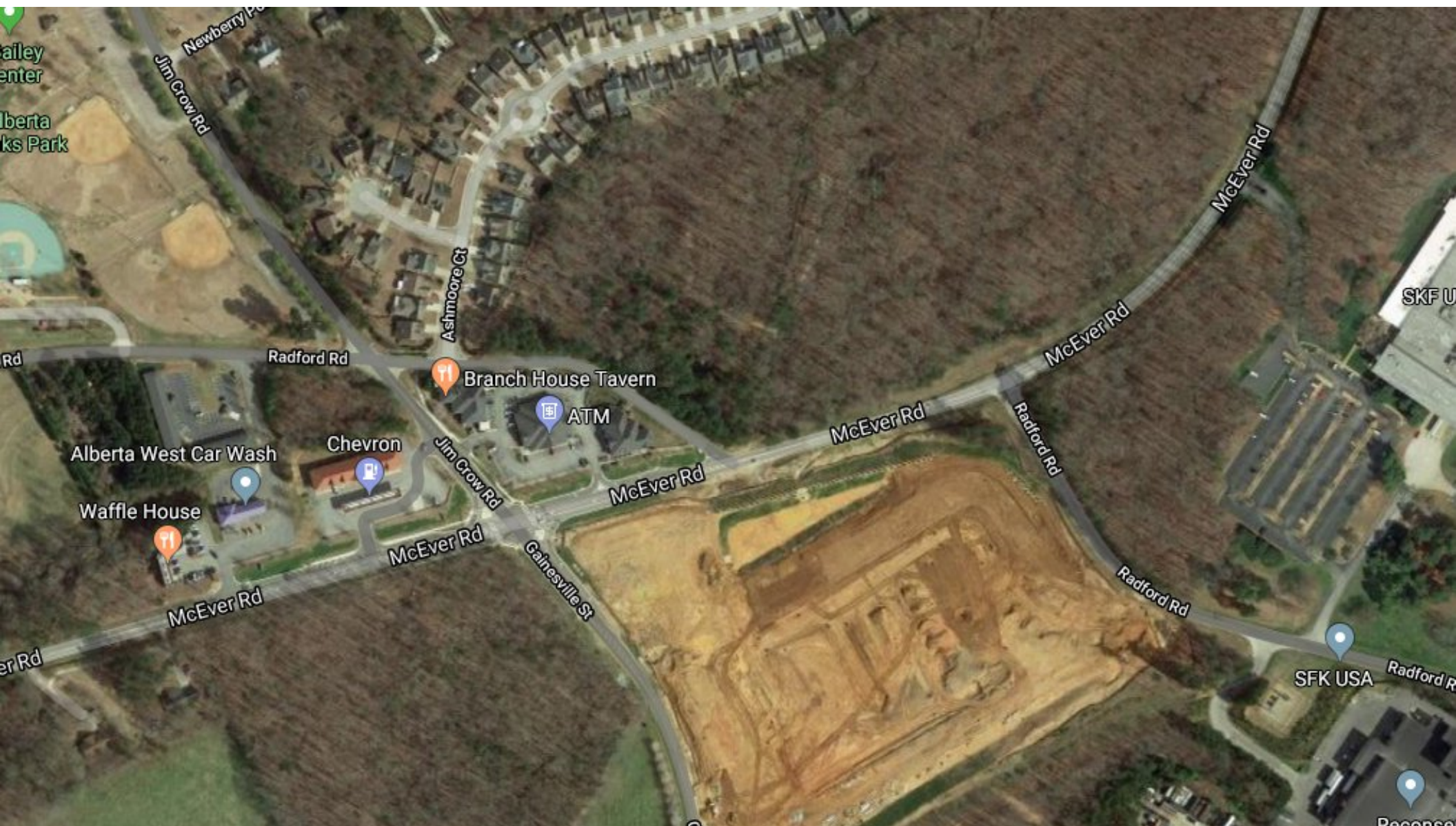




Corner of McEver & Gainesville Street

- Existing retail
- Approved self-storage project
- Approved 67 single family home subdivision with commercial outparcel
- Vacant agricultural land
- Proposed townhome development (93 Units)







Corridor Development

- Developments (if not a true mixed-use) should be cohesive with the surrounding area
- City should strive to ensure the two corners it controls are developed properly
- Comprehensive Plan should help guide the City

Public Hearing Published 01/09/2020
Public Hearing 02/06/2020

First Reading 03/05/2020
Adopted 04/16/2020

ORDINANCE NO. 585

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY ZONING A TRACT OF REAL PROPERTY TO PLANNED UNIT DEVELOPMENT (PUD). THE PROPERTY IS A 17.43+/- TRACT OF LAND IDENTIFIED AS TAX PARCEL 08099 000011. SAID PROPERTY IS CURRENTLY ZONED LIGHT INDUSTRIAL (M1). SUBJECT PROPERTY IS SHOWN ON ATTACHED EXHIBIT “A” AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT “B” AND SHALL BE SUBJECT TO ALL CONDITIONS SET FORTH AND SHOWN ON ATTACHED EXHIBIT “C”; PROVIDING FOR FINDINGS, SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, MB Regional Enterprises, LLC., owns all that tract or parcel of land totaling 17.43+/- acres identified as Parcel Tax Identification No. 08099 000011; Parcel is shown on Exhibit “A”, and as legally described on Exhibit “B”; and

WHEREAS, specific conditions shall be placed on subject parcel as shown on attached exhibit “C”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of MB Regional Enterprises in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, the City Council held a public hearing at the meeting of February 06, 2020 duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned M1; however, an alternative use is appropriately considered.
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 in conformity with the policy and intent of the comprehensive plan and 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to PUD.
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. LEGAL DESCRIPTION AND CONDITIONS.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development). Conditions as set forth in Exhibit “C”. Said Exhibits are incorporated by reference as if fully set forth herein.

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.

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

SECTION 6. REPEALER.

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

Adopted this 16th day of April 2020.

James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

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Attachment “B” – Legal description

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 91 and 99 of the 8th District of Hall County, City of Flowery Branch, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point on the northwesterly right-of-way of McEver Road having a 80' right-of-way, said point being 947.54 feet westerly as measured along said northwesterly right-of-way of McEver Road from the intersection of the Northeasterly right-of-way of Radford Road having a 30' right-of-way, said point being the TRUE POINT OF BEGINNING;

THENCE North 52 degrees 10 minutes 35 seconds West a distance of 731.17 feet leaving said right-of-way of McEver Road to a point located in the centerline of a creek;

THENCE along said creek following the meanderings thereof for the following 69 courses and distances:

THENCE North 42 degrees 01 minutes 09 seconds East a distance of 20.75 feet to a point;

THENCE North 23 degrees 13 minutes 42 seconds West a distance of 16.85 feet to a point;

THENCE North 49 degrees 40 minutes 26 seconds East a distance of 44.23 feet to a point;

THENCE North 07 degrees 37 minutes 24 seconds East a distance of 21.48 feet to a point;

THENCE North 37 degrees 15 minutes 33 seconds East a distance of 40.03 feet to a point;

THENCE South 70 degrees 29 minutes 35 seconds East a distance of 16.51 feet to a point;

THENCE North 68 degrees 34 minutes 33 seconds East a distance of 14.01 feet to a point;

THENCE North 15 degrees 24 minutes 28 seconds East a distance of 28.00 feet to a point;

THENCE North 72 degrees 58 minutes 51 seconds East a distance of 17.48 feet to a point;

THENCE South 43 degrees 05 minutes 01 seconds East a distance of 15.05 feet to a point;

THENCE South 89 degrees 05 minutes 06 seconds East a distance of 34.77 feet to a point;

THENCE South 63 degrees 08 minutes 17 seconds East a distance of 37.64 feet to a point;

THENCE South 72 degrees 22 minutes 40 seconds East a distance of 13.30 feet to a point;

THENCE South 86 degrees 16 minutes 27 seconds East a distance of 22.16 feet to a point;

THENCE South 57 degrees 38 minutes 31 seconds East a distance of 20.93 feet to a point;

THENCE North 23 degrees 19 minutes 46 seconds East a distance of 19.72 feet to a point;

THENCE North 53 degrees 11 minutes 45 seconds East a distance of 10.82 feet to a point;

THENCE North 20 degrees 29 minutes 10 seconds East a distance of 42.56 feet to a point;

THENCE North 74 degrees 40 minutes 04 seconds East a distance of 18.93 feet to a point;

THENCE North 27 degrees 51 minutes 17 seconds East a distance of 39.43 feet to a point;

northwester

THENCE North 17 degrees 48 minutes 02 seconds West a distance of 57.59 feet to a point;

THENCE North 04 degrees 10 minutes 30 seconds West a distance of 24.84 feet to a point;

THENCE North 52 degrees 07 minutes 12 seconds East a distance of 26.58 feet to a

point;
 point; THENCE North 00 degrees 30 minutes 56 seconds West a distance of 20.18 feet to a
 point; THENCE North 77 degrees 44 minutes 50 seconds East a distance of 32.07 feet to a
 point; THENCE North 64 degrees 01 minutes 26 seconds East a distance of 42.83 feet to a
 point; THENCE North 00 degrees 38 minutes 25 seconds West a distance of 13.08 feet to a
 point; THENCE North 15 degrees 18 minutes 42 seconds East a distance of 45.27 feet to a
 point; THENCE South 69 degrees 37 minutes 49 seconds East a distance of 16.08 feet to a
 point; THENCE North 23 degrees 09 minutes 03 seconds East a distance of 18.81 feet to a
 point; THENCE South 75 degrees 45 minutes 10 seconds East a distance of 33.98 feet to a
 point; THENCE North 19 degrees 26 minutes 43 seconds East a distance of 5.04 feet to a point;
 point; THENCE North 02 degrees 14 minutes 41 seconds West a distance of 21.21 feet to a
 point; THENCE North 05 degrees 42 minutes 03 seconds East a distance of 30.80 feet to a
 point; THENCE North 67 degrees 49 minutes 54 seconds East a distance of 32.61 feet to a
 point; THENCE South 49 degrees 55 minutes 16 seconds East a distance of 24.81 feet to a
 point; THENCE North 65 degrees 29 minutes 50 seconds East a distance of 24.96 feet to a
 point; THENCE South 71 degrees 45 minutes 43 seconds East a distance of 24.78 feet to a
 point; THENCE North 58 degrees 07 minutes 04 seconds East a distance of 48.13 feet to a
 point; THENCE North 74 degrees 18 minutes 43 seconds East a distance of 42.41 feet to a
 point; THENCE North 75 degrees 54 minutes 20 seconds East a distance of 29.66 feet to a
 point; THENCE North 81 degrees 55 minutes 28 seconds East a distance of 51.10 feet to a
 point; THENCE North 03 degrees 17 minutes 38 seconds West a distance of 80.16 feet to a
 point; THENCE North 25 degrees 04 minutes 11 seconds East a distance of 41.91 feet to a
 point; THENCE North 49 degrees 53 minutes 56 seconds East a distance of 17.52 feet to a
 point; THENCE North 18 degrees 43 minutes 22 seconds East a distance of 23.18 feet to a
 point; THENCE North 47 degrees 45 minutes 41 seconds East a distance of 60.71 feet to a
 point; THENCE South 82 degrees 28 minutes 05 seconds East a distance of 34.27 feet to a
 point; THENCE North 64 degrees 15 minutes 53 seconds East a distance of 35.15 feet to a
 point; THENCE North 25 degrees 16 minutes 55 seconds East a distance of 45.95 feet to a
 point; THENCE North 74 degrees 52 minutes 54 seconds East a distance of 33.64 feet to a
 point; THENCE North 05 degrees 46 minutes 15 seconds East a distance of 19.12 feet to a
 point; THENCE North 49 degrees 31 minutes 16 seconds East a distance of 20.16 feet to a
 point; THENCE North 17 degrees 25 minutes 30 seconds East a distance of 15.28 feet to a

point;
 THENCE North 44 degrees 09 minutes 12 seconds East a distance of 23.55 feet to a
 point;
 THENCE North 07 degrees 19 minutes 07 seconds East a distance of 16.16 feet to a
 point;
 THENCE North 67 degrees 03 minutes 23 seconds East a distance of 22.02 feet to a
 point;
 THENCE North 37 degrees 47 minutes 19 seconds East a distance of 59.79 feet to a
 point;
 THENCE North 80 degrees 42 minutes 12 seconds East a distance of 20.38 feet to a
 point;
 THENCE North 26 degrees 33 minutes 35 seconds East a distance of 22.17 feet to a
 point;
 THENCE North 05 degrees 18 minutes 43 seconds West a distance of 36.01 feet to a
 point;
 THENCE North 30 degrees 08 minutes 56 seconds East a distance of 27.92 feet to a
 point;
 THENCE North 05 degrees 56 minutes 37 seconds West a distance of 9.79 feet to a point;
 THENCE North 33 degrees 29 minutes 15 seconds West a distance of 16.00 feet to a
 point;
 THENCE North 10 degrees 52 minutes 53 seconds East a distance of 48.85 feet to a
 point;
 THENCE North 13 degrees 16 minutes 07 seconds East a distance of 26.03 feet to a
 point;
 THENCE North 45 degrees 42 minutes 26 seconds East a distance of 25.42 feet to a
 point;
 THENCE South 69 degrees 13 minutes 03 seconds East a distance of 216.44 feet leaving
 said creek to a point on the to a point on the northwesterly right-of-way of McEver Road having a
 80' right-of-way;
 THENCE along said right-of-way of McEver road for the following 4 courses and distances:
 THENCE South 17 degrees 35 minutes 05 seconds West a distance of 217.18 feet to a
 point;
 THENCE South 21 degrees 29 minutes 50 seconds West a distance of 587.64 feet to a
 point;
 THENCE South 21 degrees 29 minutes 50 seconds West a distance of 296.36 feet to a
 point;
 THENCE along a curve to the right for an arc length of 583.47 feet, having a radius of
 1143.74 feet, being subtended by a chord bearing South 36 degrees 06 minutes 42 seconds West,
 for a distance of 577.16 feet to a point;
 The above described property contains an area of 17.423 acres more or less.

Attachment “C” – Conditions of Zoning

1. Applicant shall work with the owner of McEver Self-Storage in a good faith effort to provide access to the two proposed commercial outparcels. Plan shall be submitted and approved by the CD staff.
2. Applicant shall work with the owner of McEver Self-Storage in a good faith effort to provide a similar landscape plan along McEver Road as approved as part of McEver Self-Storage rezoning case dated August 15, 2019 and modified on February 6, 2020. Plan shall be submitted and approved by the CD staff.
3. Driveway lengths on non-alley fed lots must be 23’ from back of sidewalk.
4. Two car garages are required for each unit.
5. Detailed landscape plan required at time of LDP. Street landscaping and street trees must be shown.
6. Homeowners Association is required.

7. Elevations must be consistent with those submitted as part of this application dated 12/12/2019 and as shown below:



8. Site shall generally adhere to the site plan submitted on 12/12/2019 (or as submitted and approved as part of the adopting ordinance).
9. Major changes as determined by staff shall require review by City Council.
10. Water and Sewer shall be provided by Flowery Branch.
11. Roads and alleyways shall be public and shall be accepted by Flowery Branch City Council through a formal resolution- not at the time of final plat approval.
12. Residential Drainage Plans (RDP's) may be required on some lots as deemed appropriate by City staff.
13. Who will own the streetlights? City or HOA?
14. 12 foot trail required along McEver Road?



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider elevations submitted for approval by Mr. Gee Harvey for the Bell Road subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Per ordinances 575 and 576 elevations for the 199 home subdivision must be approved by City Council.

FACTS AND ISSUES:

Attached are the signed ordinances and the elevations for both the 40' and 50' lot products. There are two sets - one is "clean" the other has notes written by the applicant. Both sets are combined and attached below. Council advised the applicant to commit to brick water tables and architectural shingles. Applicant agreed to these requests.

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Please review and all the elevations for discussion with the applicant.

SAMPLE MOTION:

I make a motion to approve the elevations for the Bell Road subdivision.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Clean and denoted 40 and 50 elevations.pdf](#)
- [Combined Signed Ordinances.pdf](#)



FRONT ELEVATION A

1/4" = 1'-0"

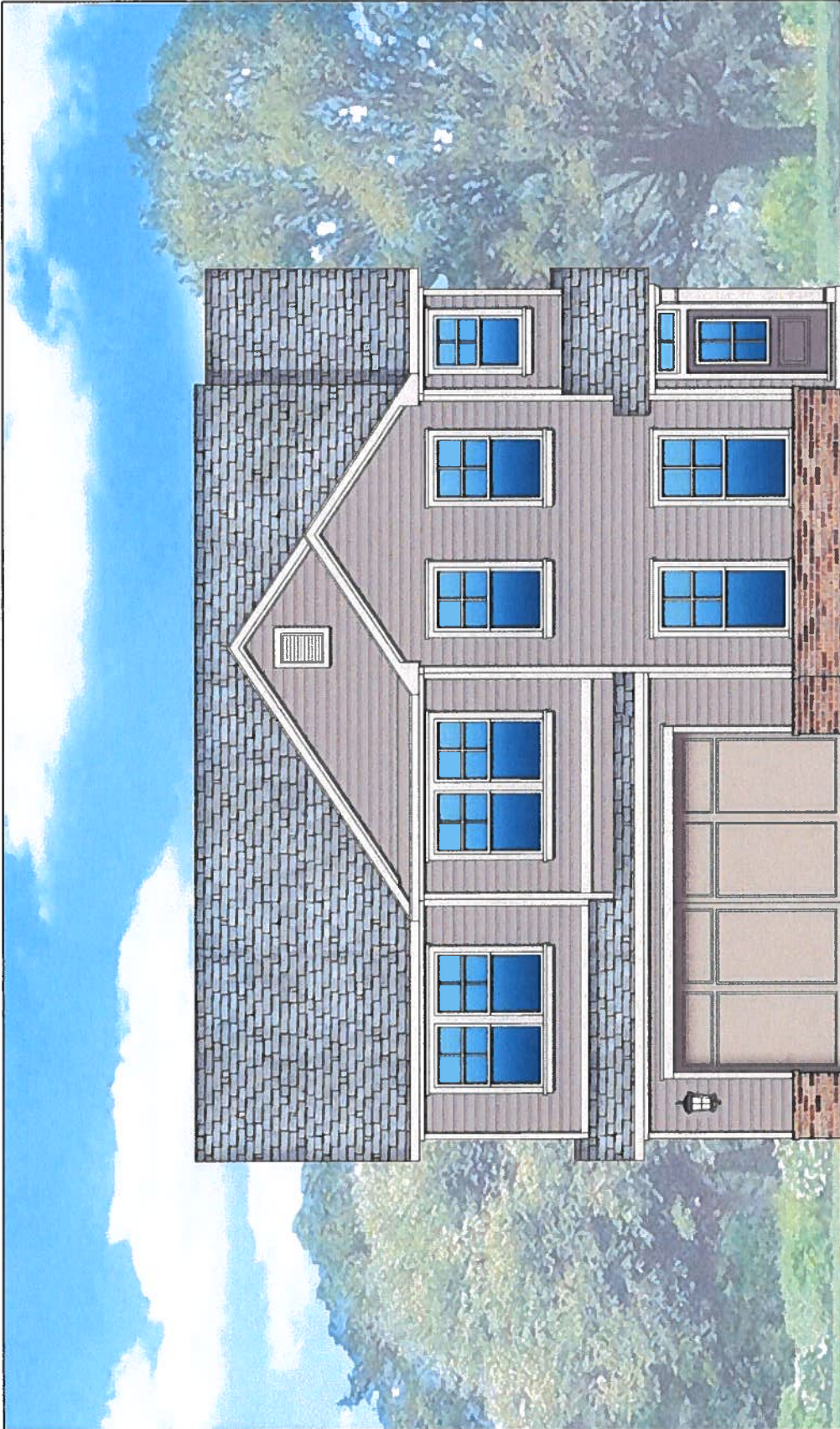


FRONT ELEVATION A

1/8" = 1'-0"

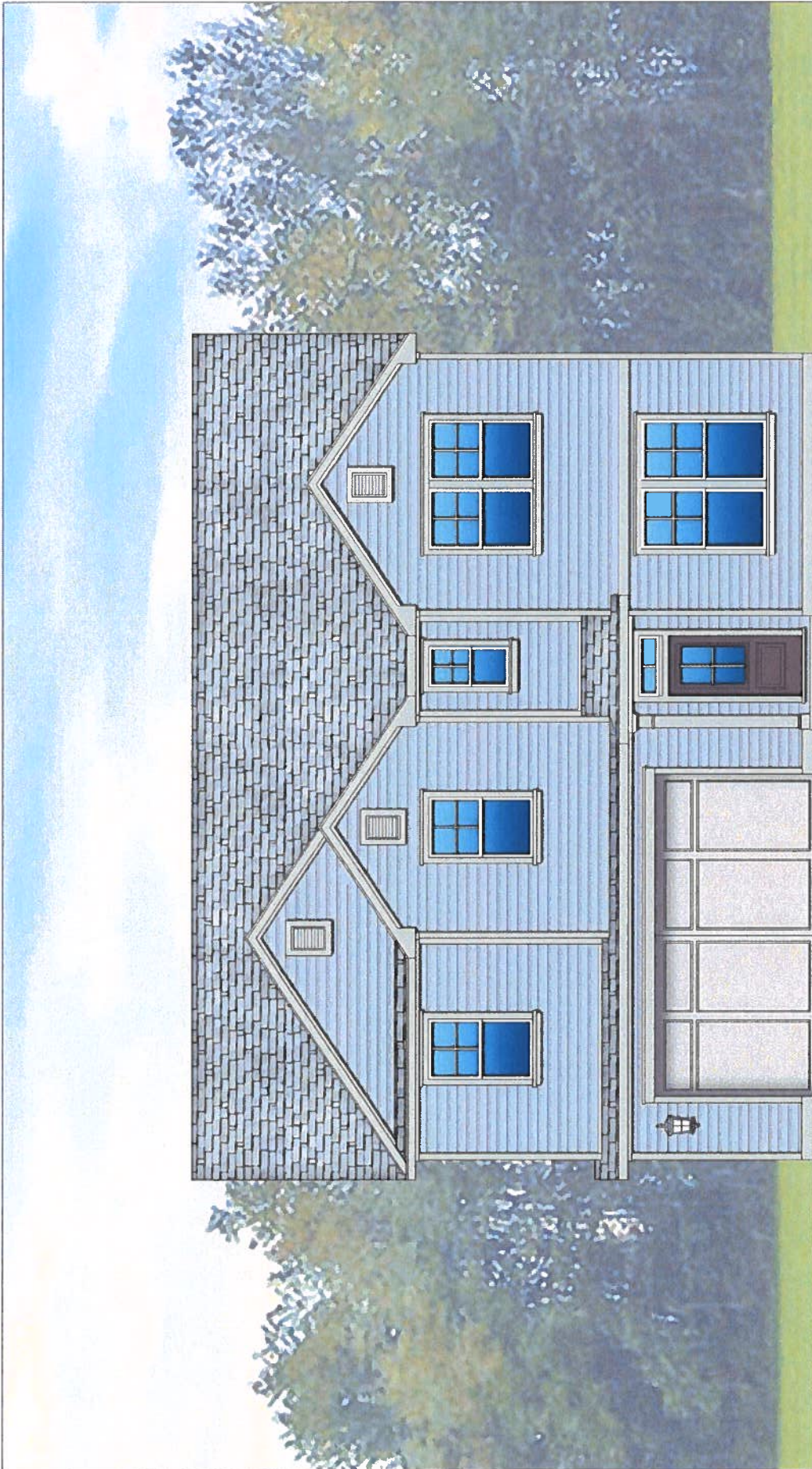


FRONT ELEVATION A
 1/4" = 1'-0"



FRONT ELEVATION A

1/4" = 1'-0"

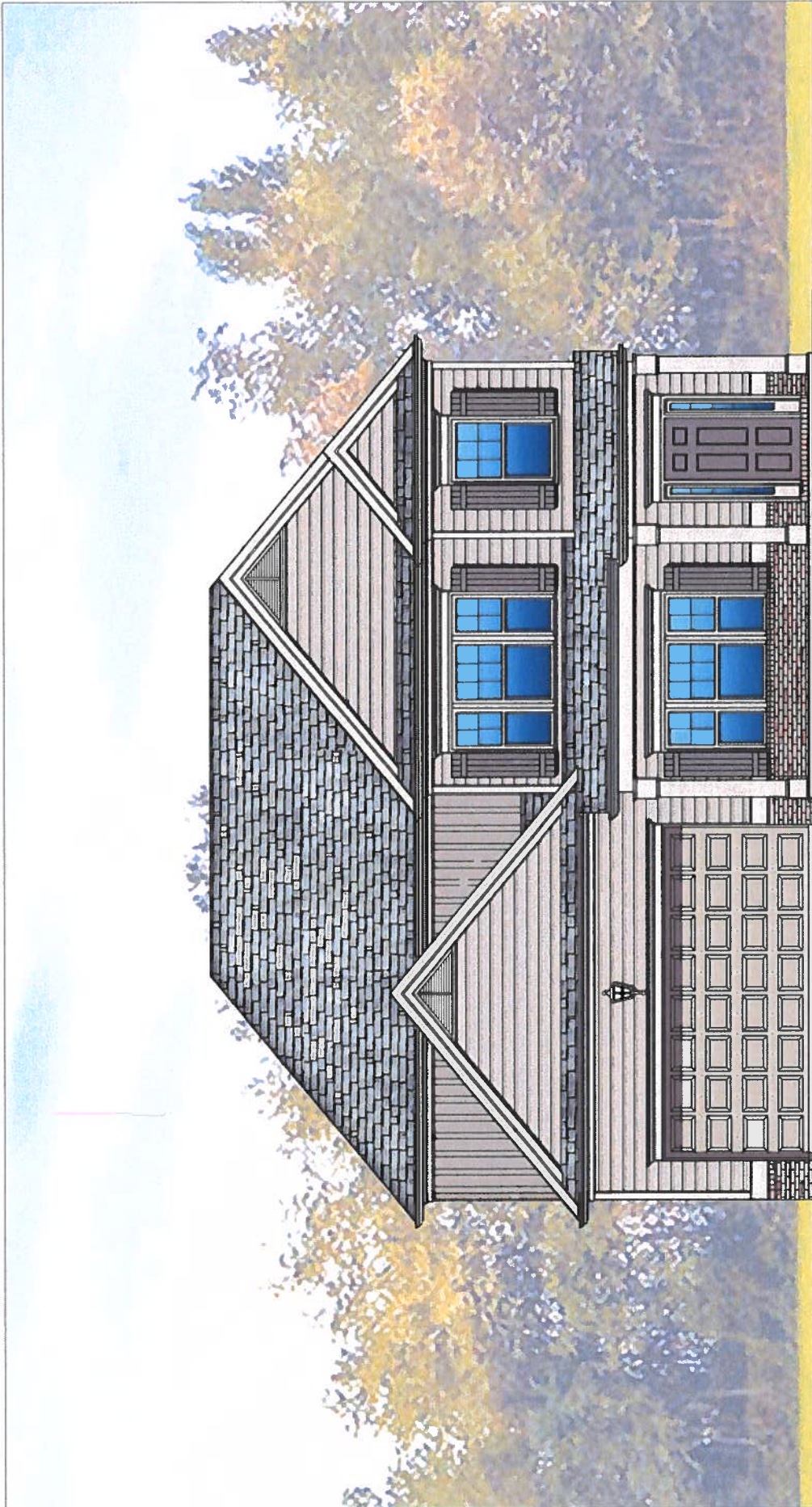


FRONT ELEVATION A

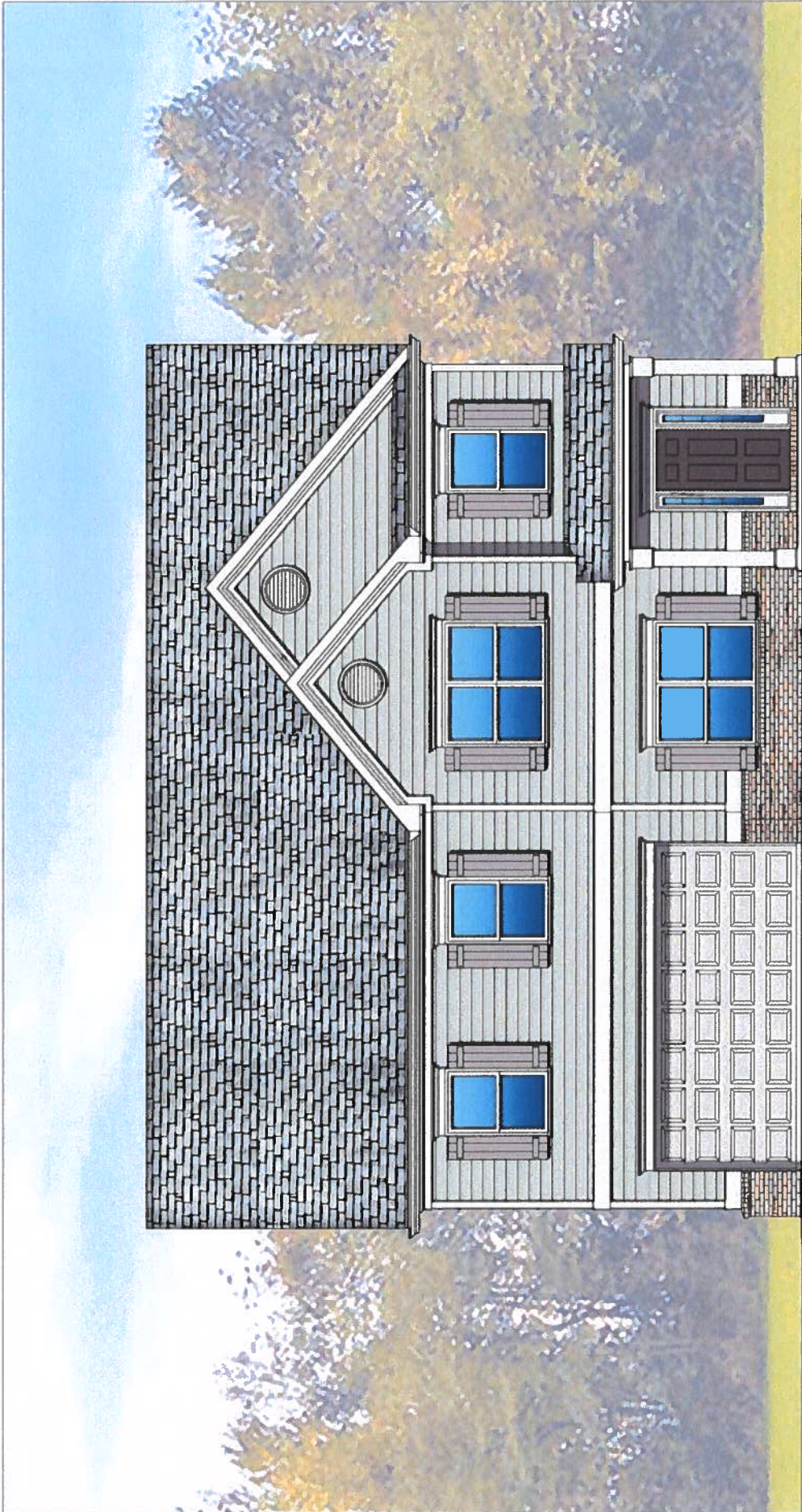
1/4" = 1'-0"



FRONT ELEVATION A
1/4" = 1'-0"



ELEVATION A1



ELEVATION A1



ELEVATION - A



ELEVATION - B



ELEVATION - A



ELEVATION - B







1" WAYENMOORE" A



→ → →
Garage recessed ~ 1' from this portion of facade

FRONT ELEVATION A

1/4" = 1'-0"

"WAYMOORE" A1

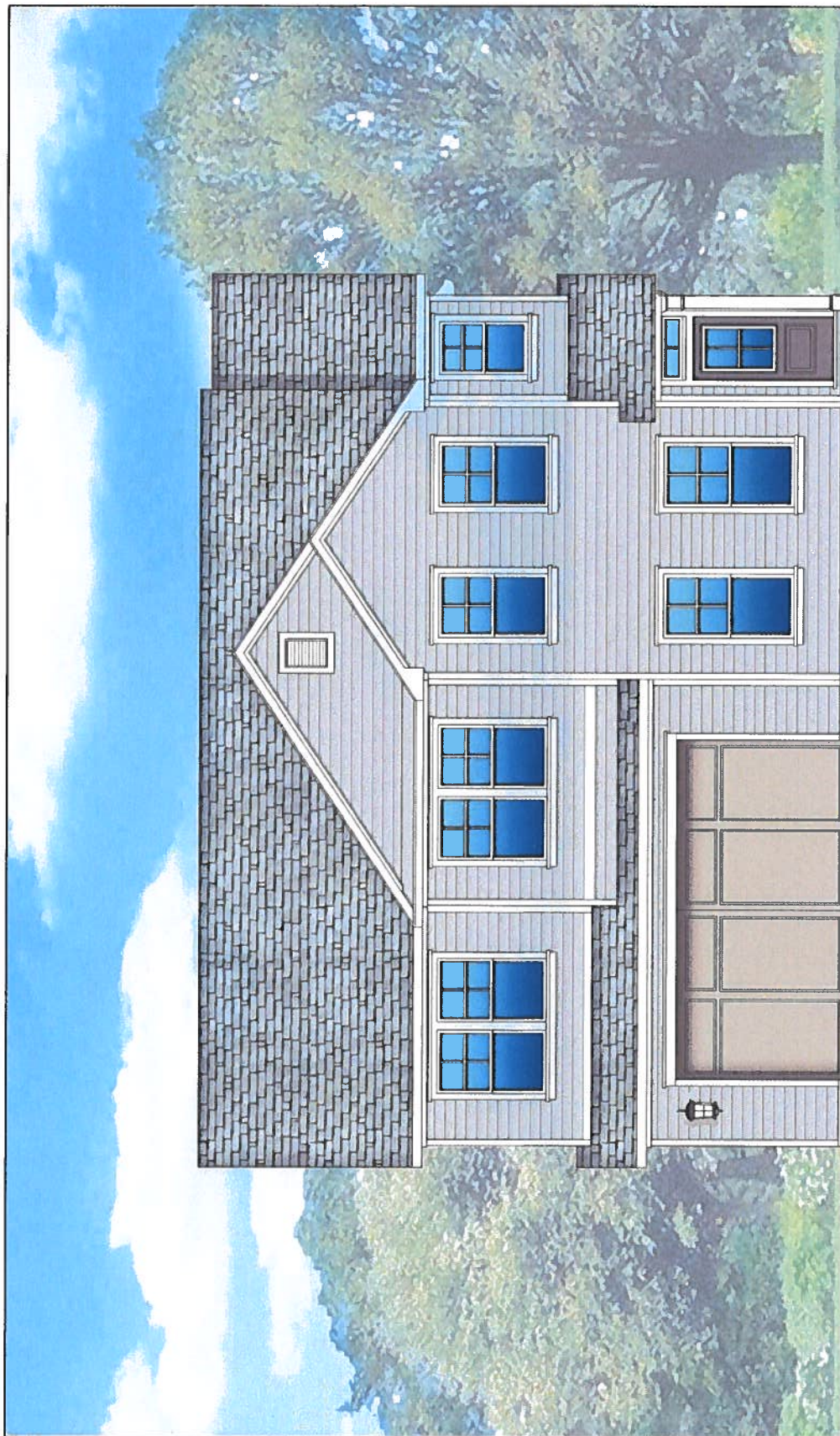


Garage recessed 1' from this portion of facade

FRONT ELEVATION A

1/4" = 1'-0"

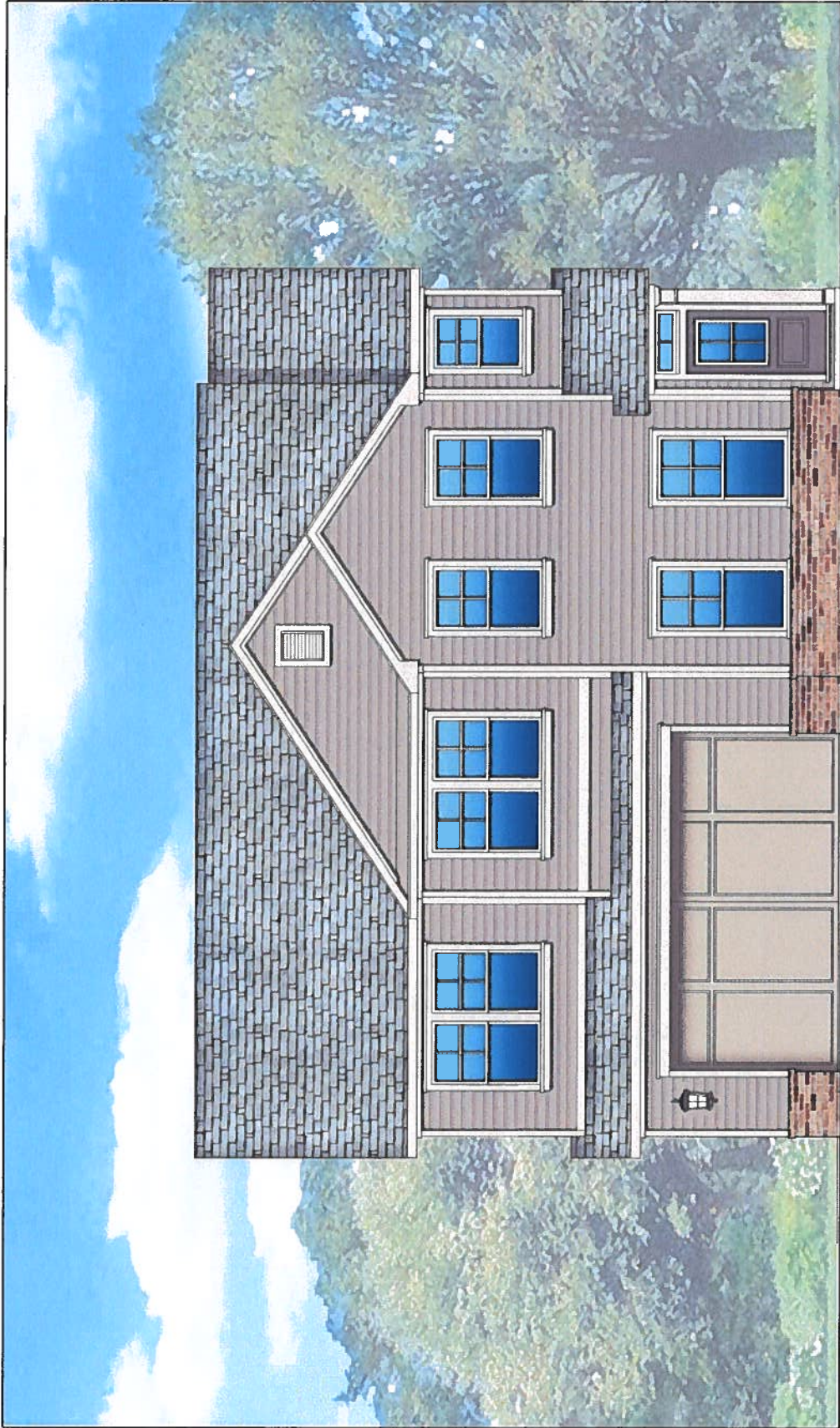
"T" FRAMEWOOD "A"



Garage recessed ~2' from this portion of the facade

FRONT ELEVATION A
1/4" = 1'-0"

"THORNE WOOD "A1"



↓ Garage recessed ~2' from this portion of the facade

FRONT ELEVATION A
1/4" = 1'-0"

1" FAIRMONT A



↓ Garage recessed ~ 2' from this post (front edge of slab under post)

FRONT ELEVATION A
1/4" = 1'-0"

"FARMONT" AI

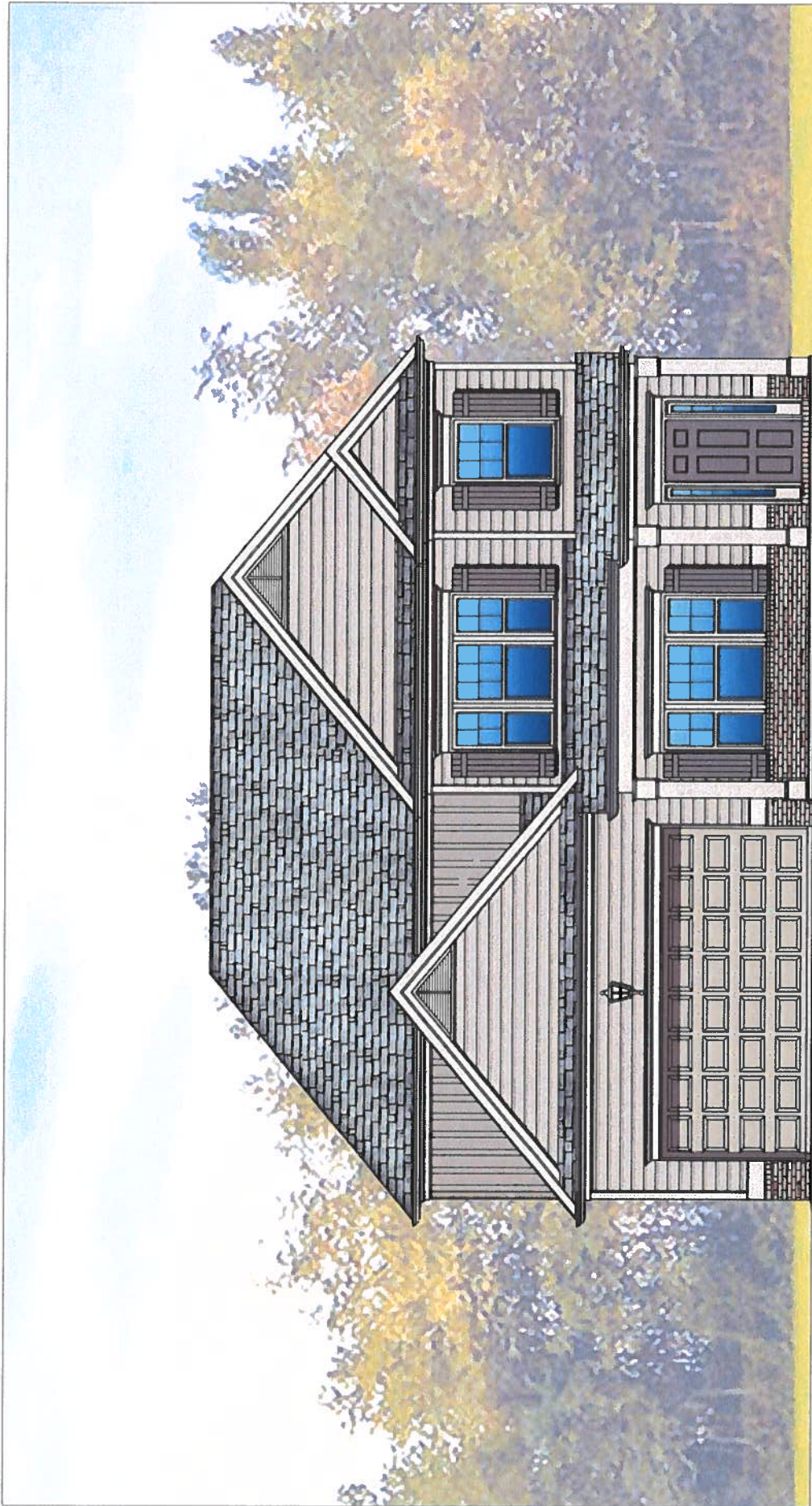


↓
Garage recessed ~ 2' from this post (front edge of slab under post)

FRONT ELEVATION A

1/4" = 1'-0"

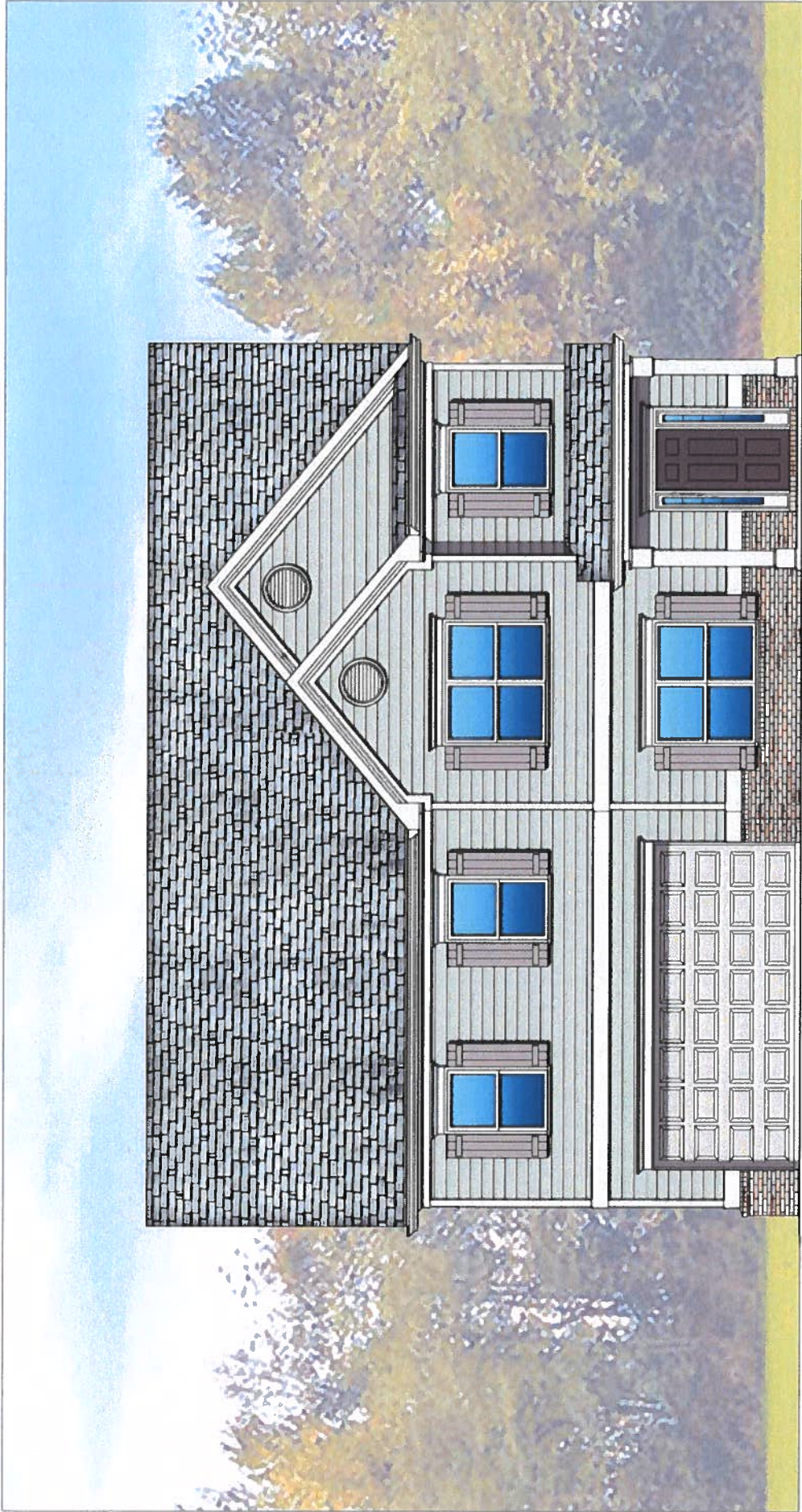
"CREEKSTONE" A1



Gauge recessed
16' ~~16'~~ from this post (front edge of slab under post)

ELEVATION A1

"2525" A1



↓
Garage recessed ~ 6' from this post (front
edge of slab under post)

ELEVATION A1

"Gentrey" A



ELEVATION - A

"Gentreg" B



ELEVATION - B

"Morgan" A



ELEVATION - A

"Morgan" B



ELEVATION - B

"Creekland" B



"Hedgerose" C



"Woodland" B



Public Hearing Published 5/30/19
Public Hearing 6/27/19

First Reading 6/27/19
Adopted 7/18/19

ORDINANCE NO. 575

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 20 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6401 MCEVER ROAD, IDENTIFIED AS TAX PARCELS 08140 000092, AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", BY REZONING A PORTION OF SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 21 +/- acres identified as Parcel Tax Identification No. 08140 000092, as shown on Exhibit "A", and as described on Exhibit "B"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of May 16, 2019, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

**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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned M1.
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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from M1 (Light Industrial) to PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be July 18, 2019.

SECTION 6. REPEALER

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

Approved this 18th day of July 2019.


James M. Miller, Mayor

ATTEST


Melissa McCain, City Clerk

APPROVED AS TO FORM


E. Ronald Bennett, Jr., City Attorney



Exhibit “A”

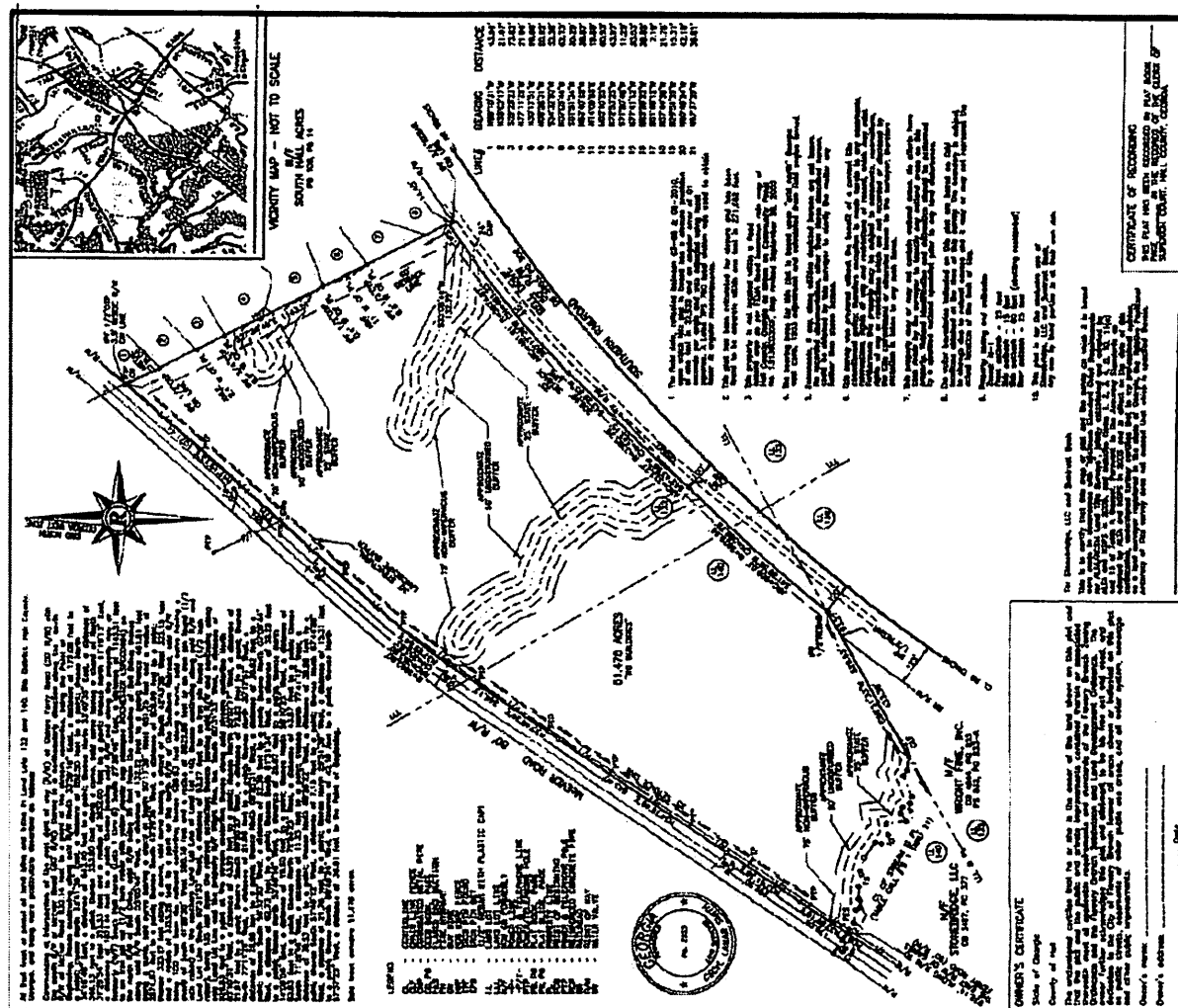


Exhibit "B"

ALL THAT TRACT or parcel of land lying and being in Land Lots 132 and 140 of the 8th District,
in the City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:
Commencing at the right of way intersection of McEver Road (80' R/W) and Gaines Ferry Road (50' R/W):
running thence along the northeasterly right of way of McEver Road 932.14 feet to the intersection of
the right of way of McEver Road and the centerline of a creek. Said point is the POINT OF BEGINNING.
thence NORTH 33 DEGREES 59 MINUTES 09 SECONDS EAST a distance of 179.53 feet to a point;
thence NORTH 33 DEGREES 41 MINUTES 30 SECONDS EAST a distance of 282.50 feet to a point;
thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance of 982.30 feet to a point;
thence SOUTH 30 DEGREES 08 MINUTES 21 SECONDS EAST a distance of 954.25 feet to a point;
thence with a curve turning to the left with an arc length of 367.69 feet and a radius of
5829.66 feet with a chord bearing of SOUTH 40 DEGREES 44 MINUTES 42 SECONDS WEST and a
length of 367.63 feet to a point;
thence NORTH 45 DEGREES 59 MINUTES 13 SECONDS WEST a distance of 154.46 feet to a point;
thence SOUTH 44 DEGREES 00 MINUTES 47 SECONDS WEST a distance of 125.00 feet to a point;
thence SOUTH 45 DEGREES 59 MINUTES 13 SECONDS EAST a distance of 131.25 feet to a point;
thence SOUTH 60 DEGREES 31 MINUTES 25 SECONDS WEST a distance of 432.75 feet to a point;
thence NORTH 79 DEGREES 35 MINUTES 18 SECONDS WEST a distance of 18.89 feet to a point;
thence NORTH 88 DEGREES 56 MINUTES 11 SECONDS WEST a distance of 20.65 feet to a point;
thence NORTH 83 DEGREES 51 MINUTES 45 SECONDS WEST a distance of 10.75 feet to a point;
thence NORTH 37 DEGREES 22 MINUTES 52 SECONDS WEST a distance of 12.80 feet to a point;
thence SOUTH 88 DEGREES 23 MINUTES 09 SECONDS WEST a distance of 14.75 feet to a point;
thence SOUTH 74 DEGREES 27 MINUTES 42 SECONDS WEST a distance of 30.38 feet to a point;
thence SOUTH 61 DEGREES 29 MINUTES 58 SECONDS WEST a distance of 40.48 feet to a point;

thence NORTH 66 DEGREES 37 MINUTES 23 SECONDS WEST a distance of 14.65 feet to a point;
thence NORTH 29 DEGREES 49 MINUTES 56 SECONDS WEST a distance of 21.86 feet to a point;
thence NORTH 50 DEGREES 44 MINUTES 22 SECONDS WEST a distance of 23.15 feet to a point;
thence SOUTH 63 DEGREES 51 MINUTES 50 SECONDS WEST a distance of 22.08 feet to a point;
thence SOUTH 45 DEGREES 28 MINUTES 56 SECONDS WEST a distance of 15.97 feet to a point;
thence NORTH 31 DEGREES 01 MINUTES 09 SECONDS WEST a distance of 8.50 feet to a point;
thence NORTH 01 DEGREES 24 MINUTES 33 SECONDS EAST a distance of 21.47 feet to a point;
thence NORTH 05 DEGREES 59 MINUTES 17 SECONDS WEST a distance of 34.29 feet to a point;
thence NORTH 75 DEGREES 19 MINUTES 12 SECONDS WEST a distance of 8.36 feet to a point;
thence SOUTH 61 DEGREES 54 MINUTES 47 SECONDS WEST a distance of 24.79 feet to a point;
thence NORTH 49 DEGREES 14 MINUTES 26 SECONDS WEST a distance of 22.51 feet to a point;
thence NORTH 57 DEGREES 26 MINUTES 47 SECONDS WEST a distance of 25.46 feet to a point;
thence NORTH 32 DEGREES 56 MINUTES 46 SECONDS EAST a distance of 14.79 feet to a point;
thence NORTH 55 DEGREES 55 MINUTES 27 SECONDS WEST a distance of 37.56 feet to a point;
thence NORTH 44 DEGREES 20 MINUTES 40 SECONDS WEST a distance of 25.81 feet to a point;
thence NORTH 86 DEGREES 13 MINUTES 48 SECONDS WEST a distance of 11.26 feet to a point;
thence NORTH 68 DEGREES 15 MINUTES 04 SECONDS WEST a distance of 15.48 feet to a point;
thence NORTH 66 DEGREES 31 MINUTES 24 SECONDS WEST a distance of 16.57 feet to a point;
thence SOUTH 69 DEGREES 33 MINUTES 58 SECONDS WEST a distance of 12.96 feet to a point;
thence NORTH 66 DEGREES 29 MINUTES 07 SECONDS WEST a distance of 14.41 feet to a point;
thence NORTH 82 DEGREES 08 MINUTES 57 SECONDS WEST a distance of 21.68 feet to a point;
thence SOUTH 79 DEGREES 25 MINUTES 30 SECONDS WEST a distance of 16.32 feet to a point;
thence NORTH 80 DEGREES 19 MINUTES 21 SECONDS WEST a distance of 20.39 feet to a point;
thence SOUTH 63 DEGREES 53 MINUTES 00 SECONDS WEST a distance of 17.47 feet to a point;

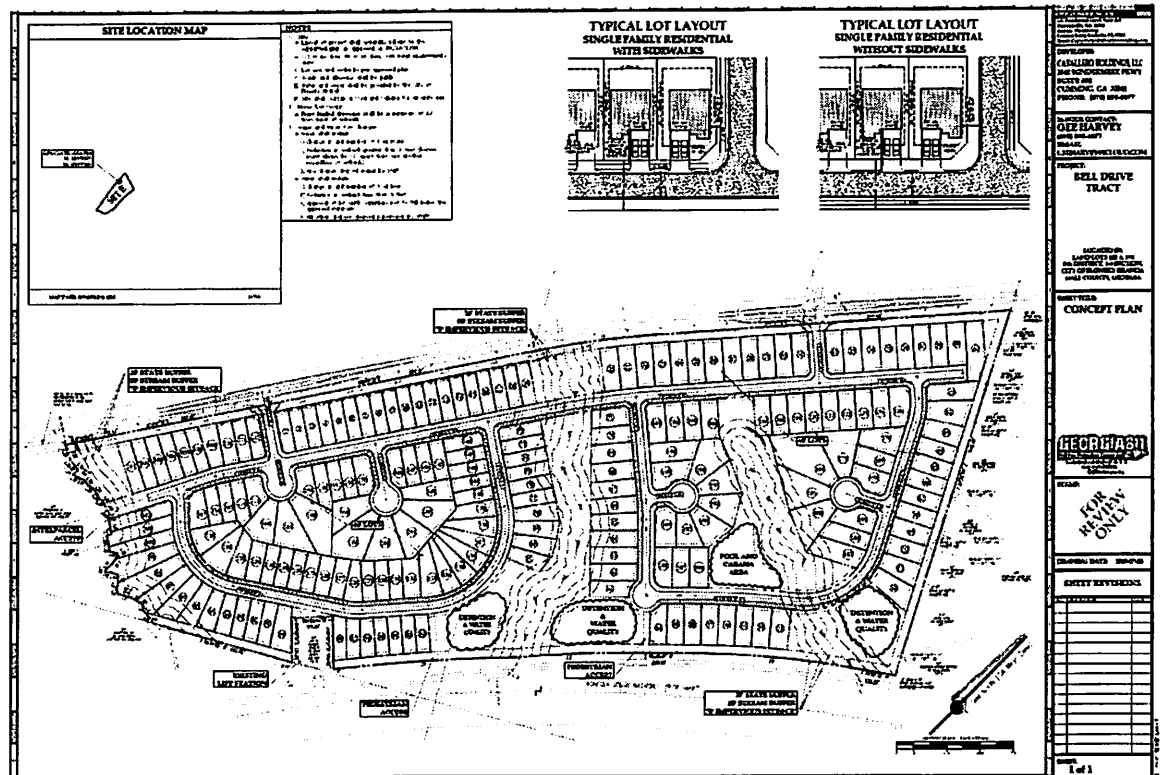
thence SOUTH 77 DEGREES 38 MINUTES 15 SECONDS WEST a distance of 20.54 feet to a point;
thence NORTH 05 DEGREES 46 MINUTES 23 SECONDS EAST a distance of 19.17 feet to a point;
thence NORTH 79 DEGREES 11 MINUTES 05 SECONDS WEST a distance of 17.54 feet to a point;
thence NORTH 79 DEGREES 36 MINUTES 31 SECONDS WEST a distance of 19.50 feet to a point;
thence NORTH 74 DEGREES 24 MINUTES 55 SECONDS WEST a distance of 20.76 feet to a point;
thence NORTH 54 DEGREES 31 MINUTES 52 SECONDS WEST a distance of 13.75 feet to a point;
thence NORTH 57 DEGREES 31 MINUTES 08 SECONDS WEST a distance of 15.72 feet to a point
and the POINT OF BEGINNING.
Said tract contains 20.028 acres.

Exhibit "C"

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on June 20, 2019
And as seen below



- B. Maximum 200 single family units
C. Lot size and setbacks per approved plan
D. Landscape plan shall be submitted prior to final plat
E. Street trees shall be planted with root barriers
F. Roads and alleyways shall be public
G. Streets and alleyways will be turned over to the City through an official resolution approved by City Council; not at the time of final plat
H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
I. Water and sewer shall be provided by the City of Flowery Branch
J. A detailed recreational area plan must be submitted and approved by the City prior to the issuance of a land disturbance permit
K. Proposed relocation of the current lift station must be approved by the City
L. 5' sidewalk shall be provided on at least one side of the street throughout the development
M. Detailed entrance plans shall be submitted and approved by the City
N. Street lights must be dedicated to the home owner's association or to the City of Flowery Branch at the time of final plat

2. Home/Lot Design
 - A. Homes shall have unique designs throughout the project
 - B. All homes are required to have a two-car garage
 - C. Homes shall be designed to have side accessed or recessed garages
 - D. A detailed plan book showing all home elevations shall be approved by City Council prior to the recording of the final plat
 - E. Driveways shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
 - F. Individual lots shall show landscaping at time of permit
 - G. All lots must be sodded prior to certificate of occupancy
 - H. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
 - I. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
 - A. Major shall include
 - 1) Change in unit number of 4 or more
 - 2) Reduction in setback greater than 5 feet (homes must always be 10' apart from one another regardless of setback)
 - 3) Any change deemed major by staff
 - B. Minor shall include
 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff

Public Hearing Published 5/30/19
Public Hearing 6/27/19

First Reading 6/27/19
Adopted 7/18/19

ORDINANCE NO. 576

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 31.052 +/- ACRES OF LAND OWNED BY STONEBRIDGE, LLC. COMMONLY KNOWN AS 6353 MCEVER ROAD, AND ALSO IDENTIFIED AS TAX PARCEL 08140 000118, AS SHOWN ON ATTACHED EXHIBIT "A", AS DESCRIBED ON EXHIBIT "B", BY REZONING SAID TRACT FROM M-1 (LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) 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, Stonebridge, LLC., owns all tract or parcel of land being considered for rezoning totaling 31.49+/- acres identified as Parcel Tax Identification No. 08140 000118, as shown on Exhibit "A", and as described on Exhibit "B"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by Caballero Holdings, LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, Caballero Holdings, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of June 27, 2019, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Flowery Branch M1 (Light Industrial) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently zoned M1.
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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from M1 (Light Industrial) to PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be July 19, 2019.

SECTION 6. REPEALER.

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

Approved this 18th day of July 2019.

ATTEST


James M. Miller, Mayor


Melissa McCain, City Clerk

APPROVED AS TO FORM

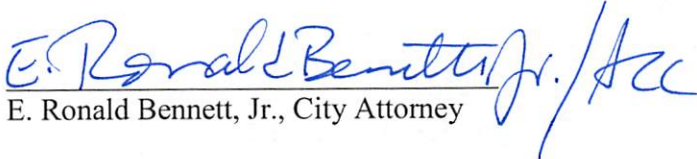

E. Ronald Bennett, Jr., City Attorney



Exhibit "B"

ALL THAT TRACT or parcel of land lying and being in Land Lots 132 and 140 of the 8th District,
in the City of Flowery Branch, Hall County, Georgia and being more particularly described as follows:
Commencing at the right of way intersection of McEver Road (80' R/W) and Gaines Ferry Road (50' R/W):
running thence along the northeasterly right of way of McEver Road 932.14 feet to the intersection of
the right of way of McEver Road and the centerline of a creek. thence NORTH 33 DEGREES 59 MINUTES 09
SECONDS EAST a distance of 179.53 feet to a point; thence NORTH 33 DEGREES 41 MINUTES 30 SECONDS EAST
a distance of 282.50 feet to a point; thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance
of 982.30 feet to a point. Said point is the POINT OF BEGINNING.
thence NORTH 34 DEGREES 04 MINUTES 01 SECONDS EAST a distance of 7.22 feet to a point;
thence with a curve turning to the right with an arc length of 353.79 feet and a radius of
2652.00 feet with a chord bearing of NORTH 37 DEGREES 29 MINUTES 46 SECONDS EAST and a
length of 353.53 feet to a point;
thence NORTH 41 DEGREES 19 MINUTES 05 SECONDS EAST a distance of 1071.44 feet to a point;
thence SOUTH 27 DEGREES 26 MINUTES 54 SECONDS EAST a distance of 1143.48 feet to a point;
thence SOUTH 55 DEGREES 05 MINUTES 36 SECONDS WEST a distance of 132.22 feet to a point;
thence with a curve turning to the left with an arc length of 481.81 feet and a radius of
2874.87 feet with a chord bearing of SOUTH 50 DEGREES 17 MINUTES 32 SECONDS WEST and a
length of 481.25 feet to a point;
thence SOUTH 45 DEGREES 29 MINUTES 26 SECONDS WEST a distance of 208.99 feet to a point;
thence with a curve turning to the left with an arc length of 323.27 feet and a radius of
3355.26 feet with a chord bearing of SOUTH 42 DEGREES 43 MINUTES 49 SECONDS WEST and a
length of 323.15 feet to a point;
thence with a curve turning to the left with an arc length of 185.55 feet and a radius of
5829.66 feet with a chord bearing of SOUTH 43 DEGREES 27 MINUTES 49 SECONDS WEST and a
length of 185.54 feet to a point;

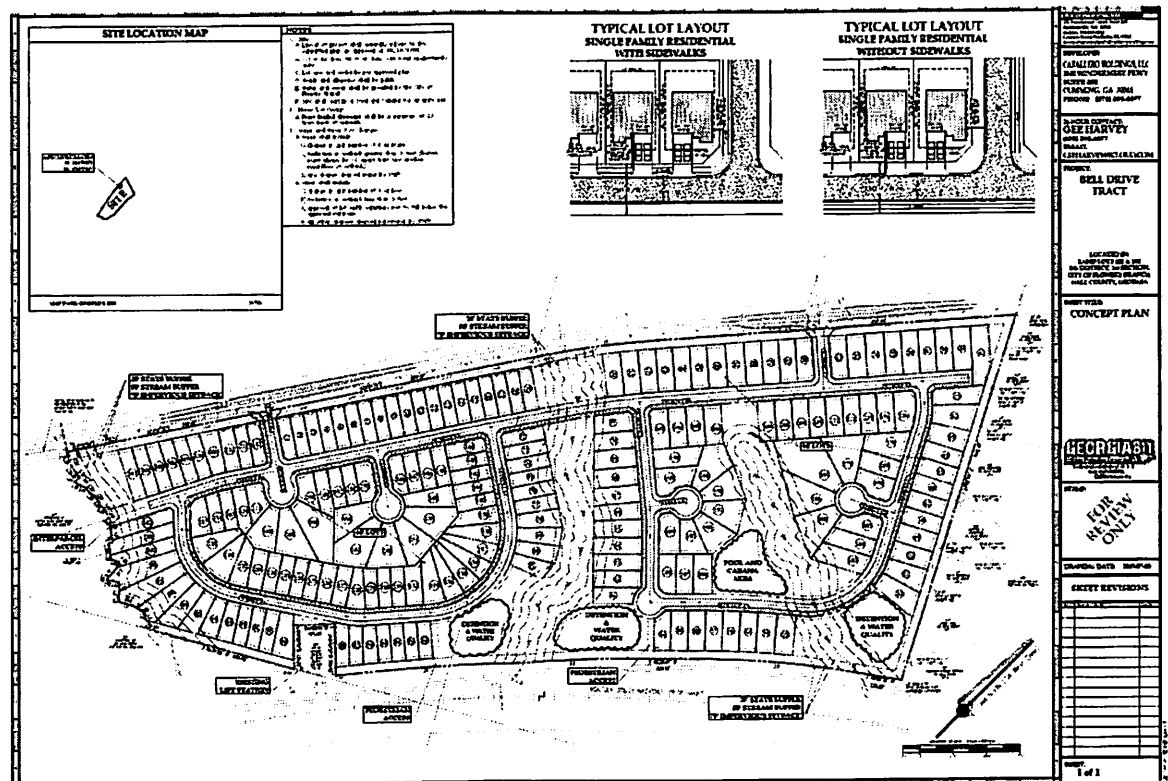
thence NORTH 30 DEGREES 08 MINUTES 21 SECONDS WEST a distance of
954.25 feet to a point
and the POINT OF BEGINNING.
Said tract contains 31.052 acres.

Exhibit "C"

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on July 18, 2019 and as seen below



- B. Maximum 200 single family units
C. Lot size and setbacks per approved plan
D. Landscape plan shall be submitted prior to final plat
E. Street trees shall be planted with root barriers
F. Roads shall be public
G. Roads will be turned over to the City through an official resolution approved by City Council; not at the time of final plat
H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
I. Water and sewer shall be provided by the City of Flowery Branch
J. A detailed recreational area plan must be submitted and approved by the City prior to the issuance of a land disturbance permit
K. Proposed relocation of the current lift station must be approved by the City
L. 5' sidewalk shall be provided on at least one side of the road throughout the development
M. Detailed entrance plans shall be submitted and approved by the City
N. Streetlights must be dedicated to the homeowner's association or to the City of Flowery Branch at the time of final plat

2. Home/Lot Design
 - A. Homes shall have unique designs throughout the project
 - B. All homes are required to have a two-car garage
 - C. Homes shall be designed to have side accessed or recessed garages
 - D. A detailed plan book showing all home elevations shall be approved by City Council prior to the recording of the final plat
 - E. Driveways shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
 - F. Individual lots shall show landscaping at time of permit
 - G. All lots must be sodded prior to certificate of occupancy
 - H. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
 - I. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
 - A. Major shall include
 - 1) Change in unit number of 4 or more
 - 2) Reduction in setback greater than 5 feet (homes must always be 10' apart from one another regardless of setback)
 - 3) Any change deemed major by staff
 - B. Minor shall include
 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider the First Reading of an Ordinance Relating to Efforts to Limit the Spread of the COVID -19

COUNCIL MEETING DATE: March 24, 2020

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: Melissa McCain

ATTACHMENTS

•



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider the Second Reading of an Ordinance Relating to Efforts to Limit the Spread of the COVID -19

COUNCIL MEETING DATE: March 24, 2020

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: Melissa McCain

ATTACHMENTS

•



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider preliminary plat for a project known as "The Farm" located at Gaines Ferry and McEver Road.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

FACTS AND ISSUES:

Sec. 502. - Preliminary Plat Approval Required.

Any subdivision involving the dedication of a public street or public land, and any subdivision involving a new private street, shall require the submission of a preliminary plat.

The Governing Body of the City of Flowery Branch must first approve a preliminary plat for a subdivision prior to the issuance of a development permit or initiation of any land disturbing or construction activities within the proposed subdivision.

https://library.municode.com/ga/flowery_branch/codes/code_of_ordinances?nodeId=APXBSUOR_ART5PRPL_S502PRPLAPRE

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve the preliminary plat as submitted.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Preliminary Plat.PNG](#)





FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider the appointment of three individuals to the Historic Preservation Committee as alternates.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

The HPC currently has five members and an ex-officio (non-voting member). Scheduling meetings can be problematic as the HPC members are active and busy people. Staff requests the following three individuals be considered for the position as alternate on the HPC:

Bob Hayes

Rick Lamb

Ed Goss

These individuals would be invited to each meeting of the HPC and would be voting members as needed. Each of the four currently reside in the City (Sterling) and have shown an interest in serving.

FACTS AND ISSUES:

The HPC is a vital part of the downtown redevelopment process and having a more flexible HPC will help keep this process moving forward without any costly delays.

OPTIONS:

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted

SAMPLE MOTION:

I make a motion to appoint Mr. Bob Hayes, Mr. Rick Lamb, Mr. Ed Goss, and to the Flowery Branch Historic Preservation Committee as alternates to serve as full voting members on an as-need basis.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

-



FLOWERY BRANCH CITY COUNCIL



EXECUTIVE SUMMARY

SUBJECT: Consider - Annexation of three (3) parcels of land totaling 44.36 +/- acres of land for 102 single family detached subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

The proposed annexation is part of the McEver Corridor (please see attached powerpoint). Staff feels the development of this corridor is imperative to the overall success of the City. As plans for the downtown progress, the City must ensure all annexation and rezoning decisions throughout the city are made with the utmost care and thoughtfulness. The McEver Road Corridor is an important part of the City as it is a well-traveled stretch with many undeveloped or underdeveloped parcels. The City has three approved subdivisions (199, 324 and 67 homes) currently under design or construction on McEver Road. Additionally, there is a 129-home subdivision on Jim Crow Road being built that feeds into McEver Road. The large influx of residential feeds the need for local services to be provided. The proposed site, if approved for residential use, would have no access to any commercial uses at the present time. The northern corner of Gaines Ferry and McEver is also zoned commercial and is currently vacant. This area could have been made part of the approved 199 home PUD subdivision and turned into a true mixed-use project. It is staff's opinion that the approval of the proposed subdivision without including the commercial pieces of property to the north create another subdivision on an island. Additionally, it leaves an entire corner (one of the two the City controls) of the McEver Road Corridor vacant and zoned commercial. This would be another missed opportunity in the corridor.

FACTS AND ISSUES:

The proposed subdivision layout is adequate. The elevations as submitted are adequate. The major issues are the lack of meeting the requirements of the comprehensive plan and the planned unit development zoning designation. Both call for a mixed-use product. Even if the project can be looked upon as part of the larger McEver Road Corridor it can not be made to meet the intent of the PUD or the comprehensive plan. If the other parcels to the north (see the corresponding powerpoint) could be incorporated into this plan the City would have the opportunity for a cohesive mixed-use project on a very important corner in the City and the McEver Road Corridor. As presented, the corner and the corridor will be disjointed and left to be developed as individual parcels. Therefore, it is staff's recommendation to deny the annexation request but if Council wishes to consider approval rough draft ordinances are attached and can be modified and updated prior to the final vote (April 16, 2020).

OPTIONS:

Deny annexation requests. Approve annexation and rezoning requests. Table annexation requests to a specific date.

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

SAMPLE MOTION:

I make a motion to deny the annexation requests.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- Applications as submitted.pdf
- McEver Whitehorse staff report.pdf
- McEver Road Corridor.pptx
- Annexation Ordinance - All Awesome Properties .pdf
- Annexation Ordinance Whitehorse 1.pdf
- Annexation Ordinance Whitehorse 2.pdf
- Rezoning All Awesome Properties.pdf
- Rezoning Ordinance Whitehorse 1.pdf
- Rezoning Ordinance Whitehorse 2.pdf

**Community Development
Annexation, Rezoning, & Ordinance Schedule 2019-2020**

Complete Application Deadline	*Public Hearing	+Work Session	#Voting Session
July 12, 2019	August 1	August 1 September 5	September 19
		October 3	October 17
July 29, 2019	September 5	September 5 October 3	October 17
		November 7	November 21
August 22, 2019	October 3	October 3 November 7	November 21
		December 5	December 19
September 16, 2019	November 7	November 7 December 5	December 19
		January 2	January 16
October 21, 2019	December 5	December 5 January 2	January 16
		February 9	February 20
November 18, 2019	January 2	January 2 February 9	February 20
		March 5	March 19
December 13, 2019	February 9	February 9 March 5	March 19
		April 2	April 16
January 17, 2020	March 5	March 5 April 2	April 16
		May 7	May 21

*Public hearing begins at **6:00**
 +Work Session begins at **7:00**
 #Voting Session begins at **6:00**

Annexation Application #2/ 6533 McEever Road, Flowery Branch, GA 30542/Parcel No. 08150 002018Owner - CROW DARRYL HOLDINGS LLC/Acres - 34.56
NAMES AND ADDRESSES PF ADJOINING PROPERTY OWNERS

Parcel ID	08150 002024	Physical Address	6693 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	HINTON FAMILY, LLLP	Contact Info	HINTON FAMILY, LLLP 2753 MERRITT DR. BUFORD GA 30518
Parcel ID	08150A000001	Physical Address	6604 LAKE RUN DRIVE, FLOWERY BRANCH, GA 30542	Owner	RENATA RAVIZZINI	Contact Info	RENATA RAVIZZINI 6604 LAKE RUN DRIVE FLOWERY BRANCH GA 30542
Parcel ID	08150 002009	Physical Address	6574 MCEVER ROAD , FLOWERY BRANCH GA 30542	Owner	WILLIAM SCRUGGS BERNADETTE SCRUGGS	Contact Info	WILLIAM SCRUGGS SCRUGGS BERNADETTE 6574 MCEVER ROAD FLOWERY BRANCH GA 3054
Parcel ID	08149 000010	Physical Address	6547 MCEVER ROAD, FLOWERY BRANCH GA 30542	Owner	BERNADETTE B SCRUGGS BARBARA O'CALLAGHAN	Contact Info	BERNADETTE B SCRUGGS O'CALLAGHAN BARBARA 6547 MCEVER ROAD FLOWERY BRANCH GA 30542
Parcel ID	08149 000009	Physical Address	6526 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	DORIS P BAILEY	Contact Info	DORIS P BAILEY P.O. BOX 3109 CLEVELAND GA 30528
Parcel ID	08149 000101	Physical Address	6505 VISTA GLEN, FLOWERY BRANCH GA 30542	Owner	JOHN M CREVIS III	Contact Info	JOHN M CREVIS III 6505 VISTA GLEN FLOWERY BRANCH GA 30542
Parcel ID	08150 002002	Physical Address	6509 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	E&S DEVELOPMENT, LLC	Contact Info	E&S DEVELOPMENT, LLC 5052 NELSON BROGDON BLVD. SUGAR HILL GA 30518

White Horse 70 LLC
4984 B U Bowman Dr
Suite 106
Buford, GA 30518

Quantum National Bank
Suwanee, GA
64-0489/0611

001210

11/25/2019

PAY TO THE ORDER OF City of Flowery Branch

\$ **500.00

Five Hundred and 00/100*****

DOLLARS

City of Flowery Branch

Flowery Branch, GA

MEMO

Rezoning Fees 6533 McEver Rd

Renew M. Tapp
AUTHORIZED SIGNATURE

MP

⑈001210⑈ ⑆061104893⑆ 33644⑈

White Horse 70 LLC

City of Flowery Branch

11/25/2019

001210

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/25/2019	Bill	Rezoning Fees 6533 M	500.00	500.00		500.00
Check Amount						500.00

Quantum National Ba Rezoning Fees 6533 McEver Rd

500.00



ANNEXATION APPLICATION

Application #1

Date: November 21, 2019

Address of Request:

6509 McEver Rd (Parcel # 08150 002002)

Submitted to the City Clerk per The Flowery Branch Code of Ordinances;
Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature _____

Applicant Information

Name: White Horse 70, LLC by William R. Fricks Attorney for the Applicant

Address: 4321 South Lee Street, Ste 200
Buford, GA 30518

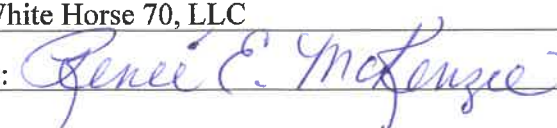
E-mail address: wfricks@williamfrickspc.com

Phone number: (470)589-7646 Office / (770) 633-2264 Cell

Signature: 

Property owner information (if different than the applicant)

Property owner (please print): White Horse 70, LLC

Signature of property owner: By: 



Property Information

Tax Map Number: 08150 002002

Current Zoning: Highway Business (H-B) Total Acres: 8.84

Is this property contiguous to the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: PUD, Planned Unit Development

Proposed City of Flowery Branch Character Area: Highway Business (HB)

Current Use: Undeveloped Property

Per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 36; Does this property potentially require a **DRI** (Development of Regional Impact) study? DRI is not required

Voting Rights Act Information

Resident Population: _____ Housing Units: _____ Other Buildings: _____

Race Population %: White _____ Black _____ Hispanic _____ Other _____

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Zoning application
- Annexation $\geq$ 100 acres of land requires an official request to amend the character area and future land use map designation for the subject property
- Names and addresses of adjoining property owners
- Reasons for requesting annexation
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

_____	_____
_____	_____



REZONING APPLICATION

Application #2

Date: November 21, 2019

Address of Request:

6533 McKeever Road (Parcel # 08150 00218)

Flowery Branch, GA 30542

Tax Map # 08150 002018 Current Zoning: AR-III

Is this site located within the boundaries of the historic district? NO

Currently a conforming use? _____

Any conditions of zoning, CUP's, etc.? _____

Applicant Information

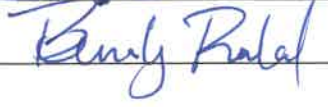
Name: White Horse 70, LLC by William R. Fricks Attorney for the Applicant

Address: 4321 South Lee Street, Suite 200, Buford GA 30518

E-mail address: wfricks@williamfrickspc.com

Phone number: (470) 589-7646

Signature: 

Notary: 

BEVERLY ROWLAND
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
August 15, 2020



Property owner information (if different than the applicant)

Property owner (please print): White Horse 70, LLC

Signature of property owner: By: Gene E. McLenzie

Notary: Bing Raulif

BEVERLY ROWLAND
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
August 15, 2020

Property Information

Tax Map Number: 08150 002018

Current Zoning: Agricultural Residential III (AR-III) Total Acres: 34.56

Is this property located within the city-limits of Flowery Branch? NO

Proposed City of Flowery Branch Zoning: PUD, Planned Unit Development

Current Use: Undeveloped Property

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

NO

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NO

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

NO



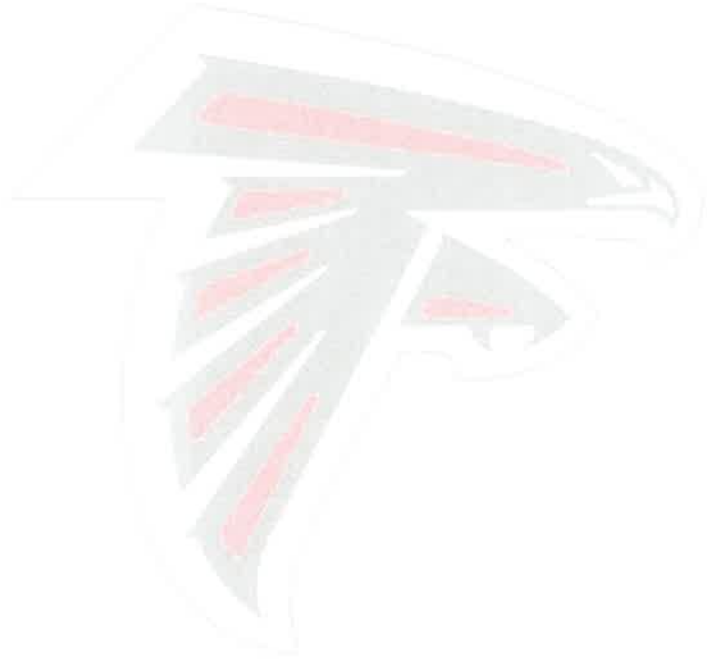
Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
N/A	
N/A	

CITY STAFF ONLY

Application Received By: _____
Date: _____ Total Fee: _____



6490 MCEVER ROAD, FLOWERY BRANCH GA 30542 (Parcel Number: 08149 000005)

All that tract or parcel of land lying and being in Land Lot 149 of the 8th District, Hall County, Georgia, containing 0.97 acre as shown on a plat of survey for Larry R. Bailey and Lex Cates by Thomas Wood, Registered Land Surveyor, dated January 6, 1987, and being more particularly described as follows:

Beginning at an iron pin on the northwestern right of way of McEver Road, said point being 918 feet southwesterly from the intersection of the right of way of McEver Road and the right of way of Gaines Ferry Road as measured along the right of way of McEver Road; thence proceeding along the northwestern right of way of McEver Road, south 57 degrees 39 minutes west a distance of 217.33 feet to an axle; thence north 42 degrees 15 minutes west a distance of 196.53 feet to an axle; thence north 52 degrees 00 minutes east a distance of 194.00 feet to an iron pin; thence south 47 degrees 37 minutes east a distance of 220.48 feet to an iron pin on the northwestern right of way of McEver Road the place or point of beginning

6509 MCEVER RD, FLOWERY BRANCH, GA 30542 (Parcel Number: 08150 002002)

All that tract or parcel of land lying and being in Land Lot 150 of the 8th Land District, Hall County, Georgia, as shown and delineated as 8.843 acres, more or less, on plat of survey for Anthony Sherman & Victor Felix Espinosa by Jarrard Surveying dated May 26, 2005, last revised September 9, 2005, and being more particularly described as follows:

Beginning at an iron pin at a point on the southeastern right of way of McEver Road (80 foot right of way), said point being South 63 degrees 25 minutes 07 seconds East, a distance of 50.84 feet, from the intersection of the centerlines of McEver Road and Vista Glen; thence running North 64 degrees 26 minutes 11 seconds East along the southeastern right of way of McEver Road, a distance of 247.50 feet, to an iron pin; thence leaving said right of way and running South 24 degrees 39 minutes 37 seconds East, a distance of 1160.82 feet, to an iron pin on the northwestern right of way of southern railroad (400 foot right of way); thence running South 41 degrees 46 minutes 15 seconds West along said right of way, a distance of 484.73 feet, to an iron pin; thence leaving said right of way and running North 24 degrees 47 minutes 04 seconds West, a distance of 477.85 feet, to an iron pin; thence

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 150 of the 8th District, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a point on the southeastern right-of-way of McEver Rd (80 foot right-of-way), said point being South 69 degrees 54 minutes 36 seconds East, a distance of 50.84 feet, from the intersection of the centerlines of McEver Road and Vista Glen;

THENCE North 57 degrees 56 minutes 37 seconds East a distance of 247.50 feet to a point;
THENCE South 31 degrees 09 minutes 06 seconds East a distance of 1160.82 feet to a point;
THENCE South 35 degrees 16 minutes 46 seconds West a distance of 484.73 feet to a point;
THENCE South 35 degrees 16 minutes 46 seconds West a distance of 1044.12 feet to a point;
THENCE North 29 degrees 55 minutes 31 seconds West a distance of 1331.61 feet to a point;
THENCE North 17 degrees 11 minutes 57 seconds East a distance of 482.13 feet to a point;
THENCE along a curve to the right for an arc length of 306.37 feet, having a radius of 430.82 feet, being subtended by a chord bearing North 37 degrees 34 minutes 17 seconds East, for a distance of 299.95 feet to a point;
THENCE North 57 degrees 56 minutes 37 seconds East a distance of 485.64 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described property contains an area 43.735 acres.

Annexation Application #1/ 6509 MCEVER RD, Flowery Branch, GA 30542/Parcel No. 08150 002002/Owner - E&S DEVELOPMENT, LLC /Acres - 8.84
NAMES AND ADDRESSES PF ADJOINING PROPERTY OWNERS

Parcel ID	08150 002002A	Physical Address	6495 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	CLARA MAE MANN	Contact Info	C/O DIANE CRAWFORD 13209 JENNER LANE AUSTIN TX 787297455
Parcel ID	08149 000005	Physical Address	6490 MCEVER RD, FLOWERY BRANCH, GA 30542	Owner	ALL AWESOME PROPERTIES LL	Contact Info	ALL AWESOME PROPERTIES LLC 4411 SUWANEE DAM RD., SUITE 415
Parcel ID	08149 000116	Physical Address	6510 VISTA GLEN DRIVE, FLOWERY BRANCH GA 30542	Owner	BILLY KENNETH PATTERSON PATTERSON SHELBY JEAN	Contact Info	BILLY KENNETH PATTERSON PATTERSON SHELBY JEAN 6510 VISTA GLEN DRIVE FLOWERY BRANCH GA 30542
Parcel ID	08150 002018	Physical Address	6533 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	DARRYL CROW HOLDINGS LLC	Contact Info	DARRYL CROW HOLDINGS LLC 6172 JIM CROW ROAD FLOWERY BRANCH GA 30542
Parcel ID	08149 000009	Physical Address	6526 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	DORIS P BAILEY	Contact Info	DORIS P BAILEY P.O. BOX 3109 CLEVELAND GA 30528



ANNEXATION APPLICATION

Application #2

Date: November 20, 2019

Address of Request:

6533 McEver Rd (Parcel # 08150 002018)
Flowery Branch, GA 30542

Submitted to the City Clerk per The Flowery Branch Code of Ordinances;
Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature

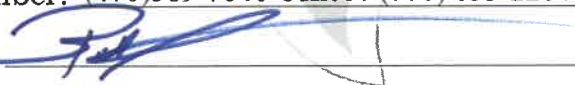
Applicant Information

Name: White Horse 70, LLC by William R. Fricks Attorney for the Applicant

Address: 4321 South Lee Street, Ste 200
Buford, GA 30518

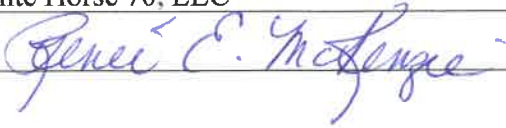
E-mail address: wfricks@williamfrickspc.com

Phone number: (470) 589-7646 Office / (770) 633-2264 Cell

Signature: 

Property owner information (if different than the applicant)

Property owner (please print): White Horse 70, LLC

Signature of property owner: By: 



Property Information

Tax Map Number: 08150 002018

Current Zoning: Agricultural Residential III (AR-III) Total Acres: 34.56

Is this property contiguous to the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: PUD Planned Unit Development

Proposed City of Flowery Branch Character Area: Highway Business (HB)

Current Use: Undeveloped Property

Per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 36; Does this property potentially require a **DRI** (Development of Regional Impact) study? DRI is not required

Voting Rights Act Information

Resident Population: _____ Housing Units: _____ Other Buildings: _____

Race Population %: White _____ Black _____ Hispanic _____ Other _____

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Zoning application
- Annexation $\geq$ 100 acres of land requires an official request to amend the character area and future land use map designation for the subject property
- Names and addresses of adjoining property owners
- Reasons for requesting annexation
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name

Amount of Description of Gift

None



REZONING APPLICATION

Application #2

Date: November 21, 2019

Address of Request:

6533 McKeever Road (Parcel # 08150 00218)

Flowery Branch, GA 30542

Tax Map # 08150 002018 Current Zoning: AR-III

Is this site located within the boundaries of the historic district? NO

Currently a conforming use? _____

Any conditions of zoning, CUP's, etc.? _____

Applicant Information

Name: White Horse 70, LLC by William R. Fricks Attorney for the Applicant

Address: 4321 South Lee Street, Suite 200, Buford GA 30518

E-mail address: wfricks@williamfrickspsc.com

Phone number: (470) 589-7646

Signature: 

Notary: 

BEVERLY ROWLAND
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
August 15, 2020



Property owner information (if different than the applicant)

Property owner (please print): White Horse 70, LLC

Signature of property owner: By *Gene E. McJannet*

Notary: *Beverly Rowland*

BEVERLY ROWLAND
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
August 18, 2020

Property Information

Tax Map Number: 08150 002018

Current Zoning: Agricultural Residential-III (AR-III) Total Acres: 34.56

Is this property located within the city-limits of Flowery Branch? NO

Proposed City of Flowery Branch Zoning: PUD, Planned Unit Development

Current Use: Undeveloped Property

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

NO

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NO

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

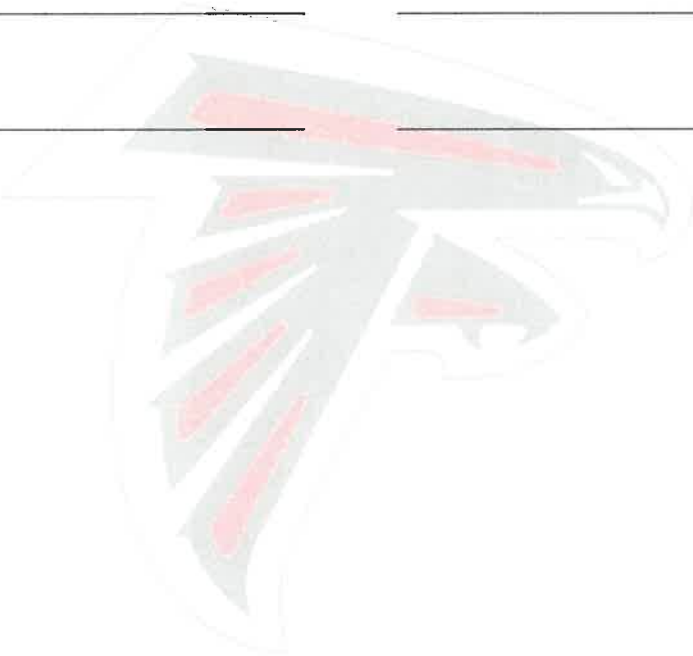
NO



Disclosure of Campaign Contributions

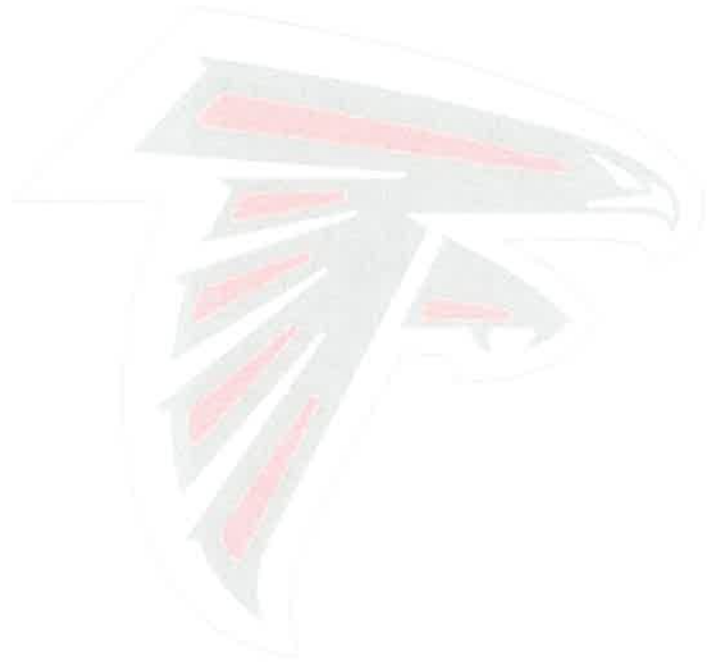
List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
N/A	
N/A	



CITY STAFF ONLY

Application Received By: _____
Date: _____ Total Fee: _____



6533 MCEVER ROAD, FLOWERY BRANCH, GA 30542 (Parcel Number: 08150 002018)

Tract One:

All that lot, tract or parcel of land lying, situate and being in Land Lot 150, 8th District, Hall County, Georgia, being all of Tracts 1, 2, 3, 4, and 5 of that property shown on a survey for "Lee Waldrip Auction Company," dated February 4, 1985, prepared by Henry Bailey, Georgia Registered Land Surveyor, recorded in Plat Book 101, page 82, Hall County, Georgia Plat Records, said plat and the record thereof being incorporated herein for a more full and complete description.

Tract Two:

All that lot, tract or parcel of land lying, situate and being in Land Lot 150, 8th District, Hall County, Georgia, being shown to contain 4.971 acres according to a survey for "Lee Waldrip Auction Co.," dated February 4, 1985, prepared by Henry Bailey, Georgia Registered Land Surveyor, recorded in Plat Book 101, page 96, Hall County, Georgia Plat Records, said plat and the record thereof being incorporated herein for a more full and complete description.

Tracts One and Two as described herein being all of that property described in a Corrective Warranty Deed from Lee Waldrip Auction Company to Harvey R. Crenshaw, Lawrence D. Crenshaw, and Robert C. Payne, dated July 11, 1985, recorded in Deed Book 897, page 13, Hall County, Georgia Deed Records.

Tract Three:

All that lot, tract or parcel of land lying, situate and being in Land Lot 150, 8th District, Hall County, Georgia, being all of that property shown on a survey for "Roy A. Scott," prepared by Jimmy Bullock, Georgia Registered Land Surveyor, dated December 1, 1988, being shown to contain 4.00 acres according to said survey and being more fully described as follows:

BEGINNING at an iron stake located on the eastern right of way of Holiday McEver Road, which iron pin is located south 55 degrees 31 minutes west 1367 feet from the nail and cap set centerline of McEver Road and Gaines Ferry Road; thence from said beginning iron pin running south 30 degrees 24 minutes east 871.21 feet to an iron pin; thence running south 69 degrees 11 minutes west 200 feet to an iron pin; thence running north 30 degrees 24 minutes west 871.21 feet to an iron pin located on the eastern right of way of Holiday McEver Road; thence running along said right of way of Holiday McEver road north 59 degrees 17 minutes east 200 feet to the beginning iron pin.

This being the same property described in a Warranty Deed from Roy Scott to Lawrence D. Crenshaw, Harvey R. Crenshaw, and Robert C. Payne dated February 16, 1990, recorded in Deed Book 1441, page 177, Hall County, Georgia Deed Records.

LEGAL DESCRIPTION

Combined legal Parcel # 08150 00218, 08150 00202

All that tract or parcel of land lying and being in Land Lot 150 of the 8th District, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a point on the southeastern right-of-way of McEver Rd (80 foot right-of-way), said point being South 69 degrees 54 minutes 36 seconds East, a distance of 50.84 feet, from the intersection of the centerlines of McEver Road and Vista Glen;

- THENCE North 57 degrees 56 minutes 37 seconds East a distance of 247.50 feet to a point;
- THENCE South 31 degrees 09 minutes 06 seconds East a distance of 1160.82 feet to a point;
- THENCE South 35 degrees 16 minutes 46 seconds West a distance of 484.73 feet to a point;
- THENCE South 35 degrees 16 minutes 46 seconds West a distance of 1044.12 feet to a point;
- THENCE North 29 degrees 55 minutes 31 seconds West a distance of 1331.61 feet to a point;
- THENCE North 17 degrees 11 minutes 57 seconds East a distance of 482.13 feet to a point;
- THENCE along a curve to the right for an arc length of 306.37 feet, having a radius of 430.82 feet, being subtended by a chord bearing North 37 degrees 34 minutes 17 seconds East, for a distance of 299.95 feet to a point;
- THENCE North 57 degrees 56 minutes 37 seconds East a distance of 485.64 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described property contains an area 43.735 acres.



ANNEXATION APPLICATION

Application #3

Date: November 21, 2019

Address of Request:

6490 McEver Rd (Parcel # 08149 000005)

Submitted to the City Clerk per The Flowery Branch Code of Ordinances;
Appendix C, "Zoning Ordinance", Article 44; Section 44.4 on

City Clerk Signature _____

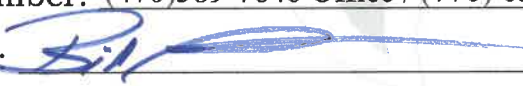
Applicant Information

Name: All Awesome Properties, LLC by William R. Fricks Attorney for the Applicant

Address: 4321 South Lee Street, Ste 200
Buford, GA 30518

E-mail address: wfricks@williamfrickspc.com

Phone number: (470)589-7646 Office / (770) 633-2264 Cell

Signature: 

Property owner information (if different than the applicant)

Property owner (please print): All Awesome Properties LLC

Signature of property owner: By: 

**Property Information**

Tax Map Number: 08149 000005

Current Zoning: Agricultural Residential III (AR-III) Total Acres: 0.96

Is this property contiguous to the city-limits of Flowery Branch? Yes

Proposed City of Flowery Branch Zoning: _____

Proposed City of Flowery Branch Character Area: Highway Business (HB)

Current Use: Undeveloped Property

Per the Flowery Branch Code of Ordinances; Appendix C, "Zoning Ordinance", Article 36; Does this property potentially require a **DRI** (Development of Regional Impact) study? _____

Voting Rights Act Information

Resident Population: _____ Housing Units: _____ Other Buildings: _____

Race Population %: White _____ Black _____ Hispanic _____ Other _____

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Zoning application
- Annexation $\geq$ 100 acres of land requires an official request to amend the character area and future land use map designation for the subject property
- Names and addresses of adjoining property owners
- Reasons for requesting annexation
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property



Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

None

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

None

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

None

Disclosure of Campaign Contributions

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift



REZONING APPLICATION

Application #3

Date: November 21, 2019

Address of Request:

6490 MCEVER RD , FLOWERY BRANCH, GA 30542

Tax Map # 08149 000005 Current Zoning: AR-III

Is this site located within the boundaries of the historic district? NO

Currently a conforming use? _____

Any conditions of zoning, CUP's, etc.? _____

Applicant Information

Name: White Horse 70, LLC by William R. Fricks Attorney for the Applicant

Address: 4321 South Lee Street, Suite 200, Buford GA 30518

E-mail address: wfricks@williamfrickspc.com

Phone number: (470) 589-7646

Signature: 

Notary: 

BEVERLY ROWLAND
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires
August 15, 2020

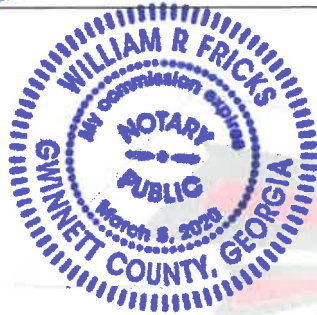


Property owner information (if different than the applicant)

Property owner (please print): All Awesome Properties LLC

Signature of property owner: By: [Signature]

Notary: [Signature]



Property Information

Tax Map Number: 08149 000005

Current Zoning: Agricultural Residential III (AR-III) Total Acres: 0.96

Is this property located within the city-limits of Flowery Branch? NO

Proposed City of Flowery Branch Zoning: PUD, Planned Unit Development

Current Use: Undeveloped Property: Property will be subdivided into 2 lots

Please review the Flowery Branch Code of Ordinances, Appendix C, "Zoning Ordinance", Article 34, for complete requirements.

Please provide the following at time of submittal in (one hard copy and digitally):

- Legal description
- Current survey of property



- Site plan shall meet the requirements of the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.5
- Development statistics per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.6
- Analysis requirements per the Flowery Branch Code of Ordinances; Appendix C, “Zoning Ordinance”, Article 34 sections 34.7
- Detailed description of request
- Conflict of interest disclosure (attached)
- Disclosure of campaign contributions (attached)
- Names and addresses of adjoining property owners
- Reasons for requesting rezoning
- Signed statement authorizing City of Flowery Branch staff and/or City Council to inspect the subject property

Conflict of Interest Disclosure

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

Have a property interest in the real property affected by this request

NO

Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

NO

Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

NO



Disclosure of Campaign Contributions

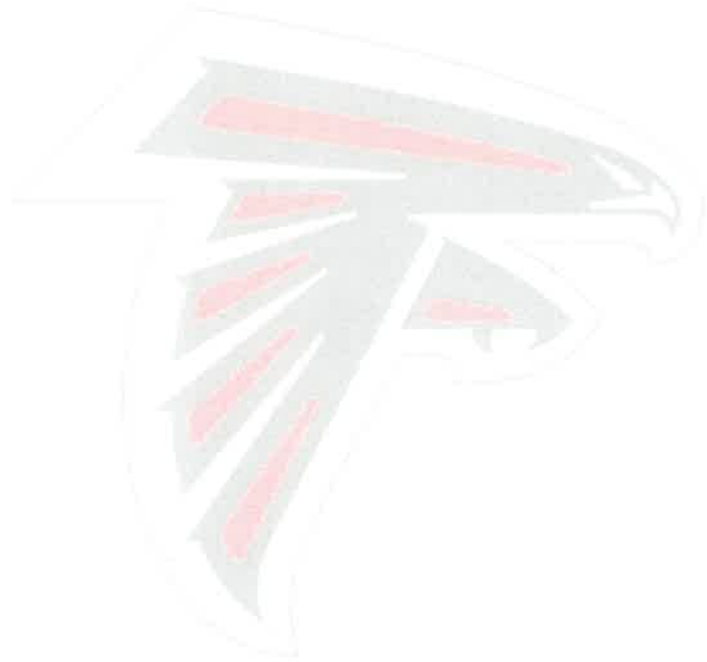
List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
N/A	
N/A	

CITY STAFF ONLY

Application Received By: _____

Date: _____ Total Fee: _____



6490 MCEVER ROAD, FLOWERY BRANCH GA 30542 (Parcel Number: 08149 000005)

All that tract or parcel of land lying and being in Land Lot 149 of the 8th District, Hall County, Georgia, containing 0.97 acre as shown on a plat of survey for Larry R. Bailey and Lex Cates by Thomas Wood, Registered Land Surveyor, dated January 6, 1987, and being more particularly described as follows:

Beginning at an iron pin on the northwestern right of way of McEver Road, said point being 918 feet southwesterly from the intersection of the right of way of McEver Road and the right of way of Gaines Ferry Road as measured along the right of way of McEver Road; thence proceeding along the northwestern right of way of McEver Road, south 57 degrees 39 minutes west a distance of 217.33 feet to an axle; thence north 42 degrees 15 minutes west a distance of 196.53 feet to an axle; thence north 52 degrees 00 minutes east a distance of 194.00 feet to an iron pin; thence south 47 degrees 37 minutes east a distance of 220.48 feet to an iron pin on the northwestern right of way of McEver Road the place or point of beginning

6509 MCEVER RD, FLOWERY BRANCH, GA 30542 (Parcel Number: 08150 002002)

All that tract or parcel of land lying and being in Land Lot 150 of the 8th Land District, Hall County, Georgia, as shown and delineated as 8.843 acres, more or less, on plat of survey for Anthony Sherman & Victor Felix Espinosa by Jarrard Surveying dated May 26, 2005, last revised September 9, 2005, and being more particularly described as follows:

Beginning at an iron pin at a point on the southeastern right of way of McEver Road (80 foot right of way), said point being South 63 degrees 25 minutes 07 seconds East, a distance of 50.84 feet, from the intersection of the centerlines of McEver Road and Vista Glen; thence running North 64 degrees 26 minutes 11 seconds East along the southeastern right of way of McEver Road, a distance of 247.50 feet, to an iron pin; thence leaving said right of way and running South 24 degrees 39 minutes 37 seconds East, a distance of 1160.82 feet, to an iron pin on the northwestern right of way of southern railroad (400 foot right of way); thence running South 41 degrees 46 minutes 15 seconds West along said right of way, a distance of 484.73 feet, to an iron pin; thence leaving said right of way and running North 24 degrees 47 minutes 04 seconds West, a distance of 477.85 feet, to an iron pin; thence

Annexation Application #3/ 6490 McEver Road, Flowery Branch, GA 30542/Parcel No. 08149 000005/Owner - ALL AWESOME PROPERTIES LLC/Acres - 0.96

NAMES AND ADDRESSES PF ADJONING PROPERTY OWNERS

Parcel ID	08149 000116	Physical Address	6510 VISTA GLEN DRIVE, FLOWERY BRANCH GA 30542	Owner	BILLY KENNETH PATTERSON PATTERSON SHELBY JEAN	Contact Info	BILLY KENNETH PATTERSON PATTERSON SHELBY JEAN 6510 VISTA GLEN DRIVE FLOWERY BRANCH GA 30542
Parcel ID	08140 000218	Physical Address	6482 MCEVER RD, FLOWERY BRANCH, GA 30542	Owner	SARKAR DEVELOPMENT GROUP, INC.	Contact Info	c/o HENDERSON LEGAL 1350 SPRING STREET SUITE 485 ATLANTA GA 30309
Parcel ID	08150 002002A	Physical Address	6495 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	CLARA MAE MANN	Contact Info	C/O DIANE CRAWFORD 13209 JENNER LANE AUSTIN TX 787297455
Parcel ID	08150 002002	Physical Address	6509 MCEVER RD, FLOWERY BRANCH GA 30542	Owner	E&S DEVELOPMENT, LLC	Contact Info	E&S DEVELOPMENT, LLC 5052 NELSON BROGDON BLVD. SUGAR HILL GA 30518

Easement and Agreement

On this the 22 day of November 2019, White Horse 70, LLC. (White Horse) enters into an agreement with and grants an easement to All Awesome Properties, LLC. (All Awesome). White Horse is in negotiations to acquire Parcels 08150 002002 and 08150 002018, across the street from the property owned by All Awesome. In exchange for joining White Horse in applying for rezoning and annexation (at their expense) into to the City of Flowery Branch, with their Parcel 08149 000005. White Horse, if successful with getting re-zoning and annexation with a minimum of 2.3 residential units per acre, will, when re-zoned and annexed, White Horse will purchase and develop the above parcels for a residential community with sewer. White Horse will provide All Awesome with an easement to the nearest point of that development and sewer. White Horse will also pay for the cost of boring under McEver Rd. from the All Awesome property to the nearest access point of the new sewer system when development is completed.

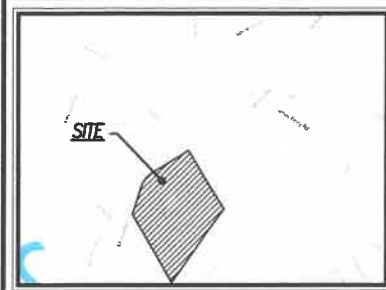
Signed and agreed to by all parties on this the 22, day of November 2019 by All Awesome Properties, LLC. and White Horse 70, LLC. both of which are Georgia Companies.



All Awesome Properties, LLC.
By: Joe Ackerman



White Horse 70, LLC.
By: Renee E. McKenzie Manager



VICINITY MAP - N.T.S.

DEVELOPMENT SUMMARY

1. TOTAL PROPERTY ACREAGE = ±44.67 AC.
2. TOTAL NUMBER OF UNITS = 102
3. CURRENT ZONING = AR3 & H-B
4. PROPOSED REZONING PARCEL : 08150 002018, 08150 002002 & 08149 000005
5. PROPOSED ZONING: PLD PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL
6. GROSS DENSITY FOR PROPERTY = 2.28 UNITS/AC. OPEN SPACE PROVIDED = ±5.3 AC. (OPEN SPACE PROVIDED EXCLUDING STORM WATER MANAGEMENT FACILITY & EASEMENTS)
7. MINIMUM LOT SIZE: 6,875 SQ. FT.
8. PROPOSED FRONT ENTRY SETBACKS:
FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 5'
9. ALL LOTS TO BE SERVED BY SANITARY SEWER.
10. WATER SERVICE PROVIDED BY THE CITY OF GAINESVILLE. SEWER SERVICE PROVIDED BY THE CITY OF FLOWERY BRANCH.
11. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
12. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER HALL COUNTY F.L.R.M. COMMUNITY PANEL NO. 1313500280G, DATED APRIL 4, 2018. FLOOD SHOWN IS HALL COUNTY FUTURE FLOOD LIMITS.
13. BOUNDARY INFORMATION FROM HALL COUNTY GIS AND DEED RESEARCH.
14. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS.
15. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

LEGEND	
1/2" = 1' HATCH	ROAD RIGHT OF WAY
1/4" = 1' HATCH	ROAD LEFT OF WAY
1/8" = 1' HATCH	CONCRETE SIDEWALK
1/16" = 1' HATCH	CONCRETE DRIVEWAY
1/32" = 1' HATCH	CONCRETE PORCH
1/64" = 1' HATCH	CONCRETE PATIO
1/128" = 1' HATCH	CONCRETE WALKWAY
1/256" = 1' HATCH	CONCRETE TERRACE
1/512" = 1' HATCH	CONCRETE BALCONY
1/1024" = 1' HATCH	CONCRETE DECK
1/2048" = 1' HATCH	CONCRETE STAIRS
1/4096" = 1' HATCH	CONCRETE RAMP
1/8192" = 1' HATCH	CONCRETE CURB
1/16384" = 1' HATCH	CONCRETE GUTTER
1/32768" = 1' HATCH	CONCRETE DRAINAGE
1/65536" = 1' HATCH	CONCRETE EASEMENT
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Applicant: White Horse 70, LLC.

Property Owner: All Awesome Properties, LLC., White Horse, LLC.

Subject Properties: 6490 McEver Road; 08149 000005; .96+/- acres

6509 McEver Road; 08150 0002002; +/- 8.84 acres

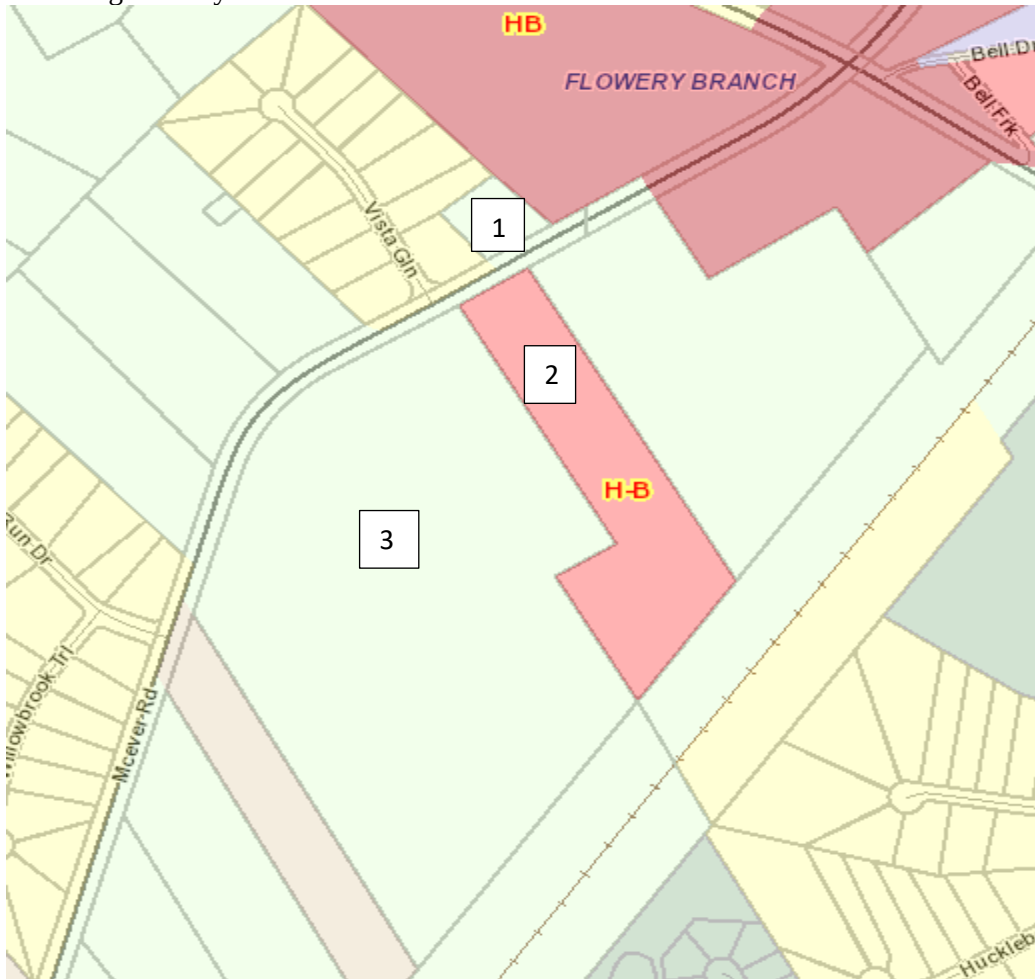
6533 McEver Road; 08150 002018; +/- 34.5

Request: Annex and rezone to PUD with the intent to build a 102 single family detached subdivision

Current Use: Vacant

Character Area: Mixed Use

A proposed annexation and rezoning from Agricultural Residential and Highway Business to PUD to develop a 102 single family detached subdivision.





Mixed Use



VISION: Areas that will be developed with a combination of different land uses intended to create an environment where compatible land uses can be located in close proximity to each other. Diverse places with unique architecture contributing to the economic base of the city.

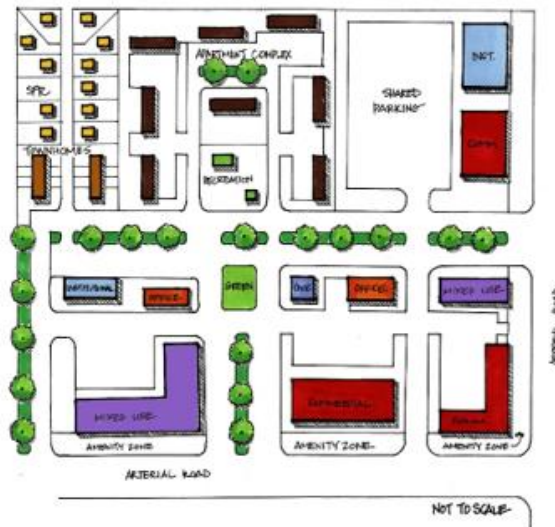
USES AND INTENSITIES: Acceptable uses include business/office parks, light industrial, smaller scale retail, neighborhood commercial and residential uses.

MAJOR FEATURES: Connectivity is important between uses and developments. Automobile traffic is frequent but pedestrian accessibility is still a necessity.

REGULATIONS: This character area will be primarily implemented with the planned unit development or commercial zoning districts. Developments will be required to complete design review and comply with all aesthetic requirements.

QUALITY COMMUNITY OBJECTIVES

IMPLEMENTED: Appropriate business, residential, and employment options, transition between more intense uses and compatibility between uses.



ILLUSTRATIVE MIXED-USE ACTIVITY CENTER

Jerry Weitz & Associates, Inc.
Planning & Development Consultants



Illustrative Example of Mixed Use with Focus on Commercial/Residential Design



Proposed site plan:

Waiting on updated digital one

The proposed site design ...

PUD Description and Intent

This zoning district is intended primarily to implement the “Single-family residential” designation of the future land use plan contained within the comprehensive plan of the City of Flowery Branch, in a way that meets objectives that cannot necessarily be accomplished by conventional residential zoning districts. It is also intended to implement the “suburban residential” character area established in the comprehensive plan but may also be used to implement the “traditional neighborhood development” character area.

PUD Zoning Requirements

The character, location, and appropriateness of the proposed mix of land uses and residential dwelling types; Not a mixed-use development as presented. It does border commercially zoned areas and is close to a proposed (but yet to be developed or permitted) project that has a commercial element.

The extent to which the proposed architectural features of buildings within the planned unit development are harmonious; N/A. As currently proposed, it is a single use (single family detached) development.

Consistency with the objectives of this Article; Not consistent as submitted. There is a potential for commercial development next to and adjacent to this proposed project and this could possibly be viewed as a mixed use if the City knew what was planned to be developed on these sites (the City does not at this time).

Consistency with the comprehensive plan of the city; Not consistent as submitted.

The adequacy of open spaces and play areas and recreation facilities that are provided for the needs of the development occupants; Open space appears adequate but no amenities (playground, pool, etc.) are shown. There appears to be very little useable open space as presented.

Consistency with any design guidelines of this Article or otherwise determined to be applicable via character area designation. Elevations not presented to City at the time of the writing of this report. Applicant will submit elevation prior to the initial vote.

Proposed Elevations

Not submitted yet



Sewer Capacity

The sewer plant expansion is on schedule but there is no guarantee that capacity will be available for this subdivision prior to its completion.

McEver Road Corridor (see corresponding powerpoint)

Staff feels the development of this corridor is imperative to the overall success of the City. As plans for the downtown progress, the City must ensure all annexation and rezoning decisions throughout the city are made with the utmost care and thoughtfulness. The McEver Road Corridor is an important part of the City as it is a well-traveled stretch with many undeveloped or underdeveloped parcels. The City has three approved subdivisions (199, 324 and 67 homes) currently under design or construction on McEver Road. Additionally, there is a 129-home subdivision on Jim Crow Road being built that feeds into McEver Road. The large influx of residential feeds the need for local services to be provided. The proposed site, if approved for residential use, would have no access to any commercial uses at the present time. The northern corner of Gaines Ferry and McEver is also zoned commercial and is currently vacant. This area could have been made part of the approved 199 home PUD subdivision and turned into a true mixed-use project. It is staff's opinion that the approval of the proposed subdivision without including the commercial pieces of property to the north create another subdivision on an island. Additionally, it leaves an entire corner (one of the two the City controls) of the McEver Road Corridor vacant and zoned commercial. This would be another missed opportunity in the corridor.

Staff recommendation

The proposed subdivision layout is adequate. The applicant has not submitted elevations at the time of this report but discussions regarding the product and materials have been positive. The major issues are the lack of meeting the requirements of the comprehensive plan and the planned unit development zoning designation. Both call for a mixed-use product. Even if the project can be looked upon as part of a the larger McEver Road Corridor it can not be made to meet the intent of the PUD or the comprehensive plan. If the other parcels to the north (see the corresponding powerpoint) could be incorporated into this plan the City would have the opportunity for a cohesive mixed-use project on a very important corner in the City and the McEver Road Corridor. As presented, the corner and the corridor will be disjointed and left to be developed as individual parcels. Therefore, it is staff's recommendation to deny the annexation request.



McEver Road Corridor

February 6, 2020



McEver Road Corridor

- Staff feels the development of this corridor is imperative to the overall success of the City.
- As plans for the downtown progress, the City must ensure all annexation and rezoning decisions throughout the city are made with the utmost care and thoughtfulness.
- The McEver Road Corridor is an important part of the City as it is a well-traveled stretch with many undeveloped or underdeveloped parcels.



Currently

- Approximately 3.8 +/- miles of road that run through the City
- City only controls a small portion of this road
- City controls two very important intersections – McEver and Gaines Ferry Road and McEver and Gainesville Street



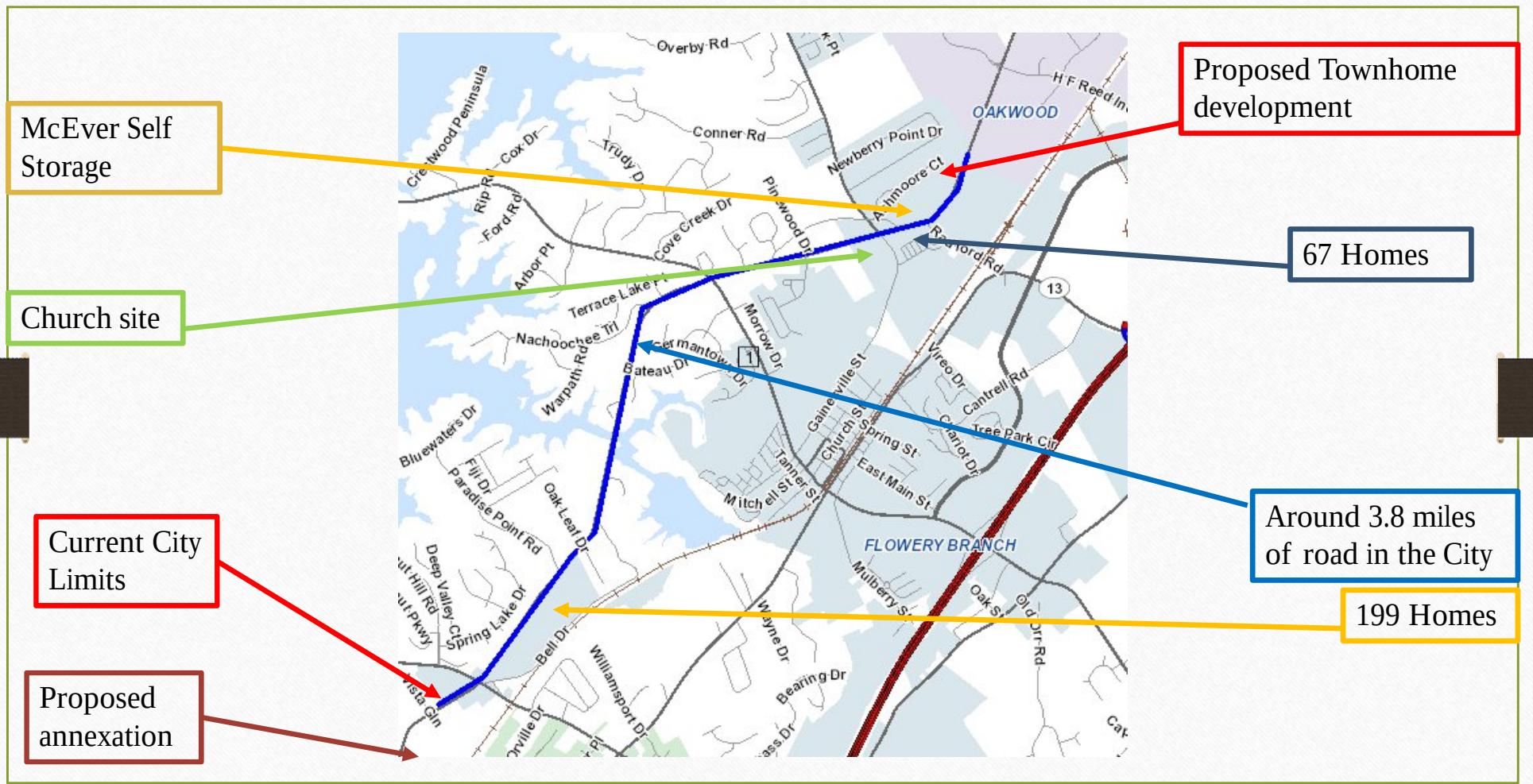
Projects

- City has many proposed, approved, or active projects on or close to this corridor
- Corridor should be looked at holistically
- City needs a mix of residential and commercial



Projects

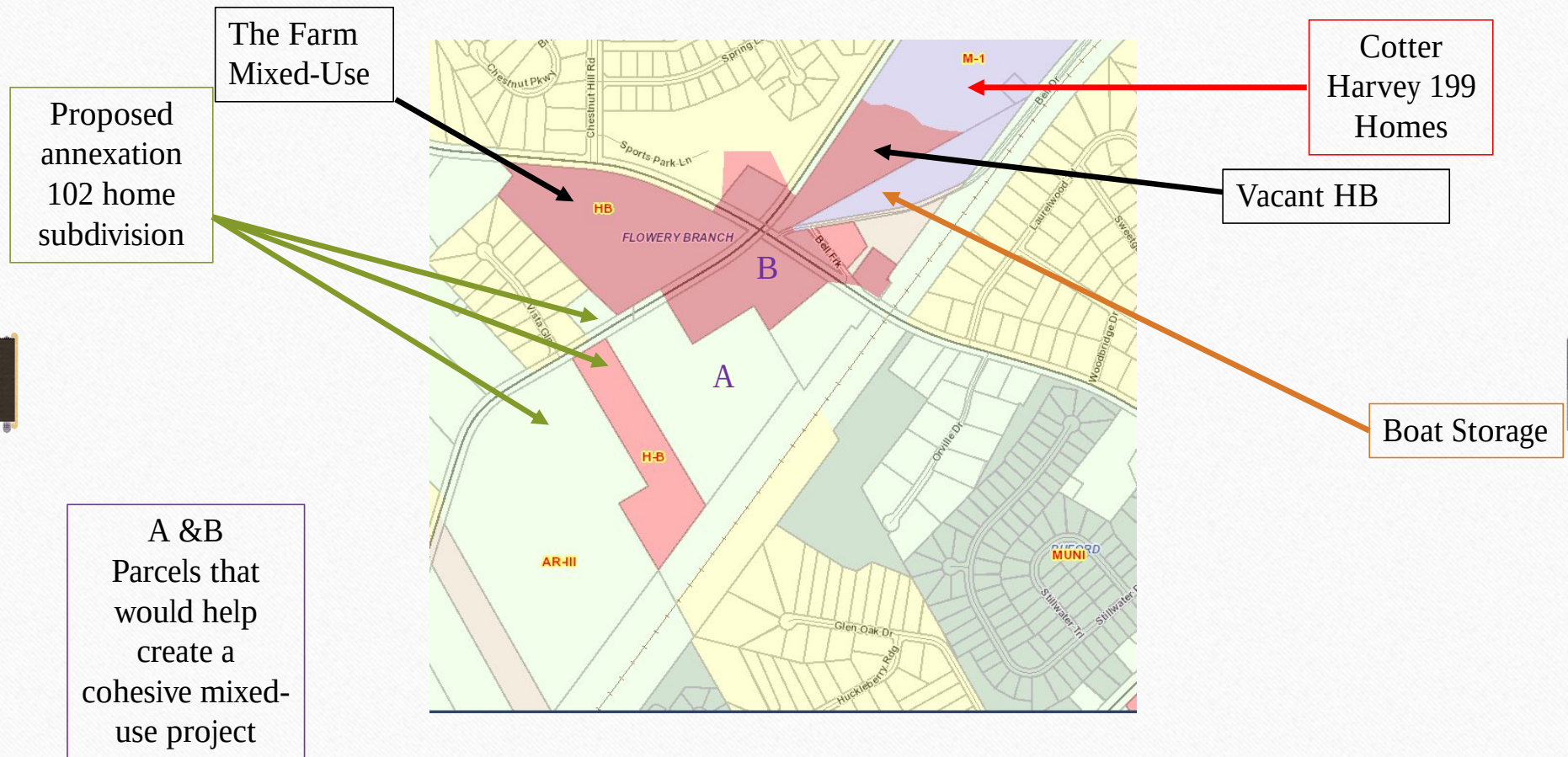
- Two new proposed projects
- Both residential
- Both near corners the City controls
- Staff is in favor of one of the projects





Corner of McEver & Gaines Ferry

- Approved 199 homes; proposed would add an additional 102
- 2 vacant properties zoned HB
- Boat storage yard
- Bell Road – appears to be in the RR right-of-way

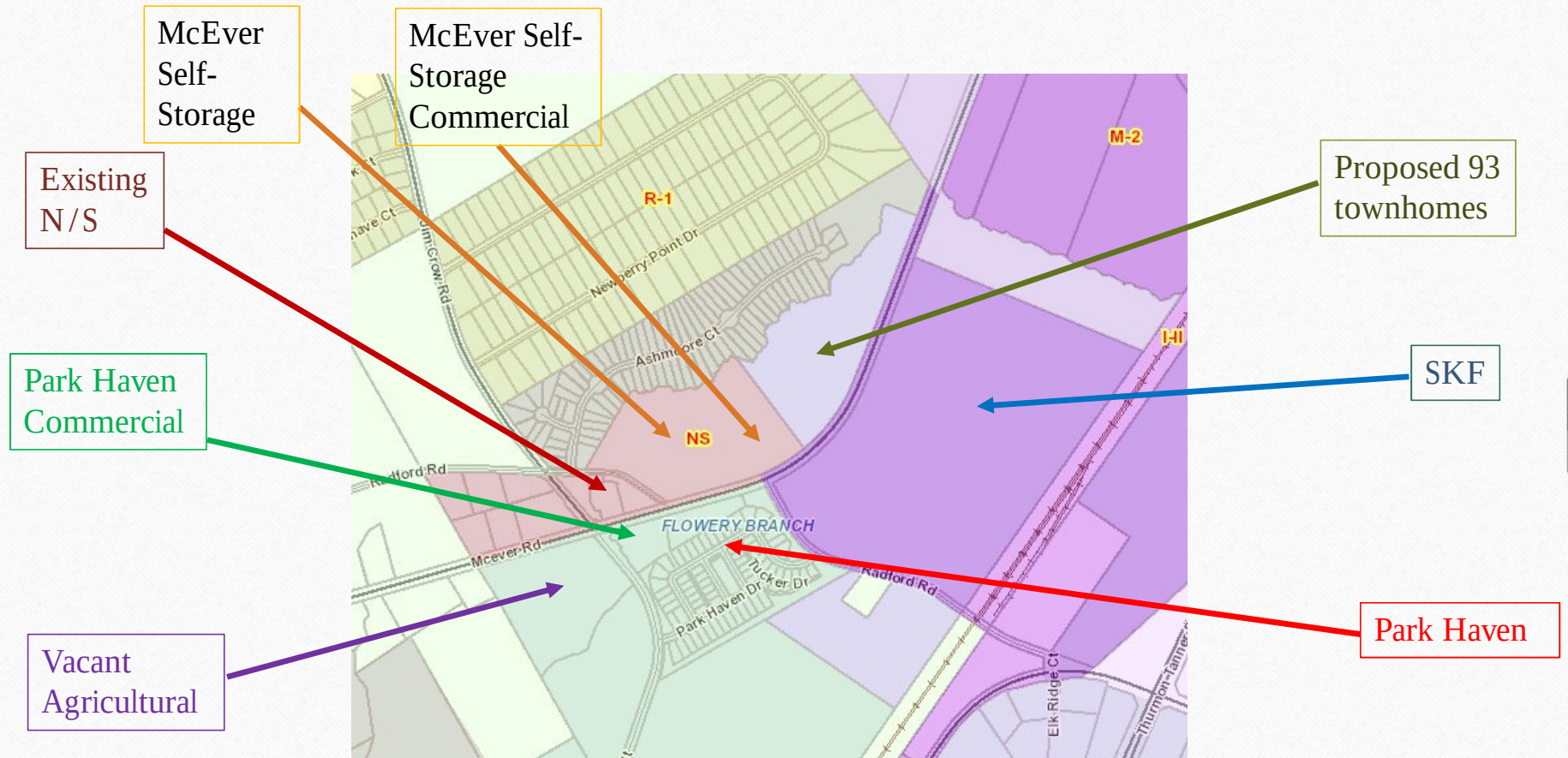


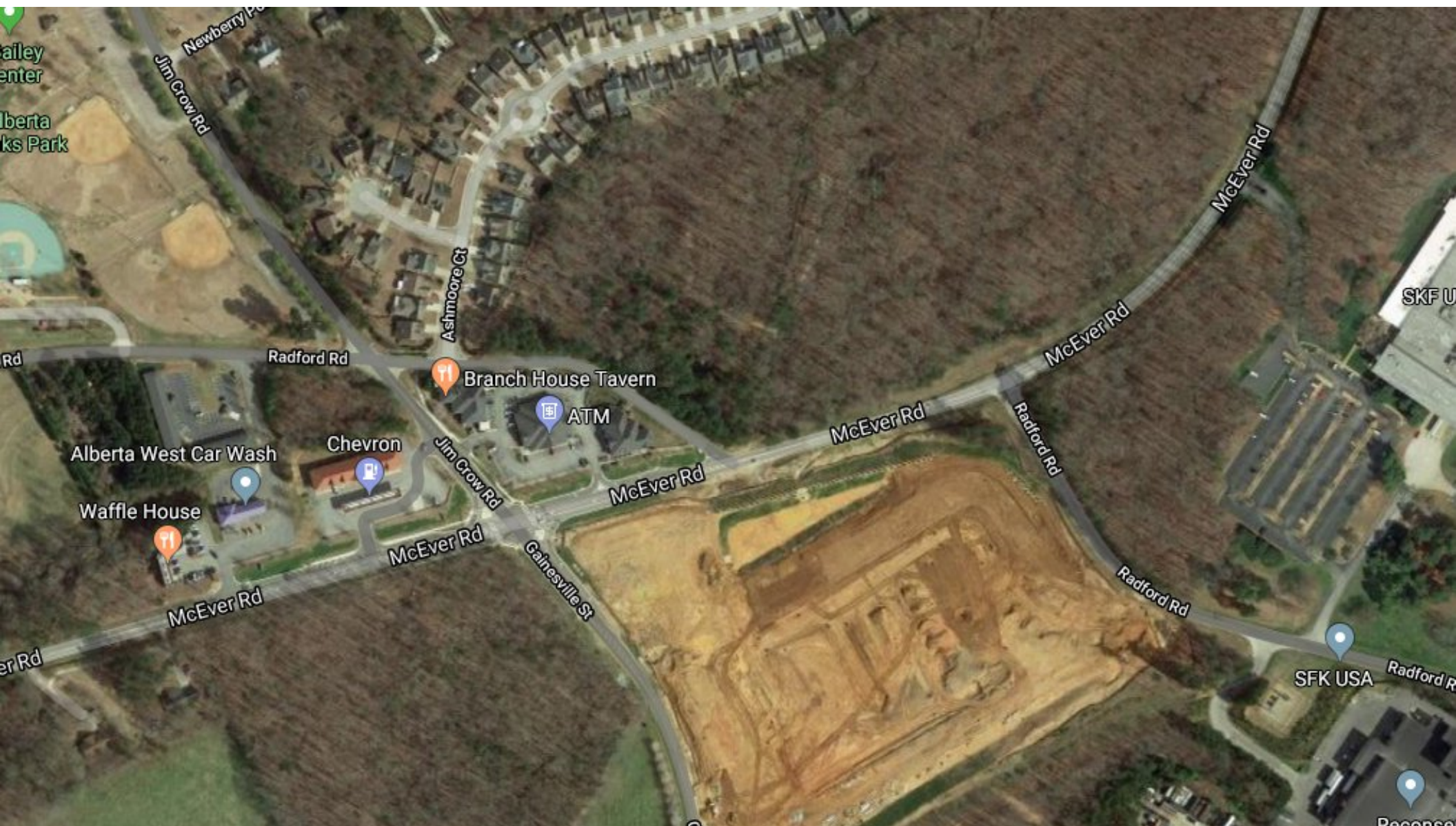




Corner of McEver & Gainesville Street

- Existing retail
- Approved self-storage project
- Approved 67 single family home subdivision with commercial outparcel
- Vacant agricultural land
- Proposed townhome development (93 Units)







Corridor Development

- Developments (if not a true mixed-use) should be cohesive with the surrounding area
- City should strive to ensure the two corners it controls are developed properly
- Comprehensive Plan should help guide the City

Public Hearing Published 01/09/2020
Public Hearing 02/06/2020

First Read 03/19/2020
Approved 04/16/2020

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE CITY OF FLOWERY BRANCH, STATE OF GEORGIA, A PARCEL OF REAL PROPERTY OWNED BY ALL AWESOME PROPERTIES LLC., TOTALING .96+/- ACRES. THE PARCEL IS KNOWN AS 6490 MCEVER ROAD AND IS ASSIGNED TAX PARCEL IDENTIFICATION NUMBER 08149 000005. THE PROPERTY IS SHOWN ON AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT “A”. PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, All Awesome Properties, owns all the tract or parcel of land totaling .96 +/- acres identified as 6490 McEver Road; Tax Parcel Number: 08149 000005 as shown and legally described on Exhibit “A”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application submitted by All Awesome Properties, LLC., and in conjunction with the standards set forth in O.C.G.A. §§ 36-36-1 through 36-36-110, O.C.G.A. § 36-60-111, and the City of Flowery Branch Zoning Ordinance for annexation into the City’s corporate limits; and

WHEREAS, said parcel of land is within the unincorporated area of Hall County, State of Georgia, and is contiguous to the existing corporate limits of the City of Flowery Branch, Georgia at this time; and

WHEREAS, All Awesome Properties, LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application and affidavit showing that All Awesome Properties, LLC., consents to being annexed, and

WHEREAS, a survey and complete description of the lands to be annexed is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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

SECTION 1. RECITALS.

All of the foregoing recitals of this Ordinance are incorporated by reference as if fully set forth herein and are made part of this annexation ordinance.

SECTION 2. ANNEXATION.

The City Council of Flowery Branch, Georgia, does hereby annex and include within the corporate limits of the City of Flowery Branch, Georgia the tract or parcel of land totaling .96 +/- acres identified as 6490 McEver Road; Tax Parcel Number: 08149 000005 as shown and legally described on Exhibit "A"; Said Exhibit is incorporated by reference as if fully set forth herein.

SECTION 3. CERTIFICATION BY THE CITY CLERK

The City Council of Flowery Branch, Georgia, authorizes and directs the City Clerk of Flowery Branch, Georgia to certify this Ordinance with attached Exhibits and file a certified copy of this Ordinance with its Exhibit with the Department of Community Affairs and any other public official or agencies as required by law.

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.

The effective date of this Ordinance shall be May 1, 2020.

SECTION 6. REPEALER.

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

Approved this 16th day of April , 2020.

James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Exhibit “A”

Public Hearing Published 01/09/2020
Public Hearing 02/06/2020

First Read 03/19/2020
Approved 04/16/2020

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE CITY OF FLOWERY BRANCH, STATE OF GEORGIA, A PARCEL OF REAL PROPERTY OWNED BY WHITE HORSE LLC., TOTALING 8.84+/- ACRES. THE PARCEL IS KNOWN AS 6509 MCEVER ROAD AND IS ASSIGNED TAX PARCEL IDENTIFICATION NUMBER 08150 002002. THE PROPERTY IS SHOWN ON AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT "A". PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, White Horse, LLC., owns all the tract or parcel of land totaling 8.84 +/- acres identified as 6509 McEver Road; Tax Parcel Number: 08150 002002 as shown and legally described on Exhibit "A"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application submitted by White Horse LLC., and in conjunction with the standards set forth in O.C.G.A. §§ 36-36-1 through 36-36-110, O.C.G.A. § 36-60-111, and the City of Flowery Branch Zoning Ordinance for annexation into the City's corporate limits; and

WHEREAS, said parcel of land is within the unincorporated area of Hall County, State of Georgia, and is contiguous to the existing corporate limits of the City of Flowery Branch, Georgia at this time; and

WHEREAS, White Horse LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application and affidavit showing that White Horse LLC., consents to being annexed, and

WHEREAS, a survey and complete description of the lands to be annexed is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

**NOW THEREFORE, THE COUNCIL OF THE CITY OF FLOWERY BRANCH
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SECTION 5. EFFECTIVE DATE.

The effective date of this Ordinance shall be May 1, 2020.

SECTION 6. REPEALER.

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

Approved this 16th day of April 2020.

James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Exhibit “A”

Public Hearing Published 01/09/2020
Public Hearing 02/06/2020

First Read 03/19/2020
Approved 04/16/2020

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE CITY OF FLOWERY BRANCH, STATE OF GEORGIA, A PARCEL OF REAL PROPERTY OWNED BY WHITE HORSE LLC., TOTALING 34.5+/- ACRES. THE PARCEL IS KNOWN AS 6533 MCEVER ROAD AND IS ASSIGNED TAX PARCEL IDENTIFICATION NUMBER 08150 002018. THE PROPERTY IS SHOWN ON AND LEGALLY DESCRIBED ON ATTACHED EXHIBIT “A”. PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, White Horse, LLC., owns all the tract or parcel of land totaling 34.5 +/- acres identified as 6533 McEver Road; Tax Parcel Number: 08150 002018 as shown and legally described on Exhibit “A”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application submitted by White Horse LLC., and in conjunction with the standards set forth in O.C.G.A. §§ 36-36-1 through 36-36-110, O.C.G.A. § 36-60-111, and the City of Flowery Branch Zoning Ordinance for annexation into the City’s corporate limits; and

WHEREAS, said parcel of land is within the unincorporated area of Hall County, State of Georgia, and is contiguous to the existing corporate limits of the City of Flowery Branch, Georgia at this time; and

WHEREAS, White Horse LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application and affidavit showing that White Horse LLC., consents to being annexed, and

WHEREAS, a survey and complete description of the lands to be annexed is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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

SECTION 1. RECITALS.

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SECTION 2. ANNEXATION.

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SECTION 3. CERTIFICATION BY THE CITY CLERK

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The effective date of this Ordinance shall be May 1, 2020.

SECTION 6. REPEALER.

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

Approved this 16th day of April 2020.

James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Exhibit “A”

Public Hearing Published 01/09/2020
Public Hearing 02/06/2020

First Read 03/19/2020
Approved 04/16/2020

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING .96+/- ACRES OF LAND OWNED BY ALL AWESOME PROPERTIES LLC. COMMONLY KNOWN AS 6490 MCEVER ROAD, AND ALSO IDENTIFIED AS TAX PARCEL 08149 000005, AS SHOWN ON ATTACHED EXHIBIT “A”, AS DESCRIBED ON EXHIBIT “B”, BY REZONING SAID TRACT FROM HALL COUNTY AR III (AGRICULTURAL RESIDENTIAL) TO FLOWERY BRANCH PUD (PLANNED UNIT DEVELOPMENT) 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, All Awesome Properties LLC., owns all tract or parcel of land being considered for rezoning totaling .96+/- acres identified as Parcel Tax Identification No. 08149 000005, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by All Awesome Properties LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, All Awesome Properties LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Hall County A III (Agricultural Residential) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently 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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from Hall County A III (Agricultural Residential) to Flowery Branch PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be May 1, 2020.

SECTION 6. REPEALER.

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

Approved this 16^h day of April 2020.

ATTEST

James M. Miller, Mayor

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Exhibit “A”

Exhibit “B”

Exhibit “C”

Conditions of Zoning (these apply to the overall development and may not pertain directly to the property owned by All Awesome Properties as identified above)

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on April 16, 2020 and as attached as exhibit “A:
- B. Maximum 102 single family units
- C. Lot size and setbacks per approved plan
- D. Landscape plan shall be submitted at time of LDP
- E. Street trees shall be planted with root barriers
- F. Roads and alleys shall be public
- G. Roads will be turned over to the City through an official resolution approved by City Council and not at the time of final plat
- H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
- I. Sewer shall be provided by the City of Flowery Branch
- J. 5’ sidewalk shall be provided on at least one side of the road throughout the development
- K. Detailed entrance plans shall be submitted and approved by the City
- L. Streetlights must be dedicated to the homeowner’s association or to the City of Flowery Branch at the time of final plat. If dedicated to the HOA it shall clearly state that it is in perpetuity
- M. Buffer along southern boundary must be enhanced to limit disturbance to the existing business located at 6593 McEver Road and identified as tax parcel identification no. 08150 002024. Said plan must be submitted and approved by City staff prior to the issuance of an LDP.
- N. Sewer pump station location and design shall be reviewed by City staff prior to installation. Applicant agrees to negotiate with the City to potentially upscale this station to serve the surrounding areas.

- O. Potential pedestrian connection to the adjoining commercial property shall be finalized at time of LDP

2. Home/Lot Design

- A. Driveways of non-alley fed homes shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
- B. Individual lots shall show landscaping at time of permit and shall have a mixture of shrubs and a minimum of two trees
- C. All lots must be sodded prior to certificate of occupancy
- D. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
- E. A house location plan (HLP) is required for each home at the time of permitting

3. Major and Minor PUD Changes

- A. Major shall include
 - 1) Change in unit number of 4 or more
 - 2) Reduction in setback greater than 5 feet (homes must always be 10' apart from one another regardless of setback)
 - 3) Any change deemed major by staff
- B. Minor shall include
 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff

Public Hearing Published 01/09/2020
Public Hearing 02/06/2020

First Read 03/19/2020
Approved 04/16/2020

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 8.84+/- ACRES OF LAND OWNED BY WHITE HORSE LLC., COMMONLY KNOWN AS 6509 MCEVER ROAD, AND ALSO IDENTIFIED AS TAX PARCEL 08150 002002, AS SHOWN ON ATTACHED EXHIBIT “A”, AS DESCRIBED ON EXHIBIT “B”, BY REZONING SAID TRACT FROM HALL COUNTY HB (HIGHWAY BUSINESS) TO FLOWERY BRANCH PUD (PLANNED UNIT DEVELOPMENT) 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, White Horse LLC., owns all tract or parcel of land being considered for rezoning totaling 8.84+/- acres identified as Parcel Tax Identification No. 08150 002002, as shown on Exhibit “A”, and as described on Exhibit “B”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by White Horse LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, White Horse LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Hall County HB (Highway Business) to Flowery Branch PUD (Planned Unit Development) 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. The property could be used in accordance with the existing regulations and has a reasonable economic use as currently 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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from Hall County HB (Highway Business) to Flowery Branch PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

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SECTION 5. EFFECTIVE DATE.

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

Approved this 16^h day of April 2020.

ATTEST

James M. Miller, Mayor

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Exhibit “A”

Exhibit “B”

Exhibit “C”

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on April 16, 2020 and as attached as exhibit “A:
- B. Maximum 102 single family units
- C. Lot size and setbacks per approved plan
- D. Landscape plan shall be submitted at time of LDP
- E. Street trees shall be planted with root barriers
- F. Roads and alleys shall be public
- G. Roads will be turned over to the City through an official resolution approved by City Council and not at the time of final plat
- H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
- I. Sewer shall be provided by the City of Flowery Branch
- J. 5’ sidewalk shall be provided on at least one side of the road throughout the development
- K. Detailed entrance plans shall be submitted and approved by the City
- L. Streetlights must be dedicated to the homeowner’s association or to the City of Flowery Branch at the time of final plat. If dedicated to the HOA it shall clearly state that it is in perpetuity
- M. Buffer along southern boundary must be enhanced to limit disturbance to the existing business located at 6593 McEver Road and identified as tax parcel identification no. 08150 002024. Said plan must be submitted and approved by City staff prior to the issuance of an LDP.
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- A. Driveways of non-alley fed homes shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
 - B. Individual lots shall show landscaping at time of permit and shall have a mixture of shrubs and a minimum of two trees
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 - E. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
- A. Major shall include
 - 1) Change in unit number of 4 or more
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 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff

Public Hearing Published 01/09/2020
Public Hearing 02/06/2020

First Read 03/19/2020
Approved 04/16/2020

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING 34.5+/- ACRES OF LAND OWNED BY WHITE HORSE LLC., COMMONLY KNOWN AS 6533 MCEVER ROAD, AND ALSO IDENTIFIED AS TAX PARCEL 08150 002018, AS SHOWN ON ATTACHED EXHIBIT “A”, AS DESCRIBED ON EXHIBIT “B”, BY REZONING SAID TRACT FROM HALL COUNTY A III (AGRICULTURAL RESIDENTIAL) TO FLOWERY BRANCH PUD (PLANNED UNIT DEVELOPMENT) 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.

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WHEREAS, the City Council of the City of Flowery Branch has considered the application as submitted by White Horse LLC., and in conjunction with the standards set forth in Article 34 - Section 34.7 of Zoning Ordinance No. 348 of the City of Flowery Branch, Georgia; and

WHEREAS, White Horse LLC., has submitted to the City Council of Flowery Branch, Georgia, a written and signed application requesting to be rezoned and whereas a survey and complete description of the land to be rezoned is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting of February 6, 2020, duly noticed as prescribed by law and published in the Gainesville Times, regarding said application, as shall be set forth in the minutes of said meeting.

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 of the parcel from Hall County A III (Agricultural Residential) to Flowery Branch PUD (Planned Unit Development) 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.
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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 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 determination has been made by staff with regard to the value differential between development under the current zonings as opposed to proposed.
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. LEGAL DESCRIPTION AND REZONING.

The rezoning of the subject parcel, as shown on Exhibit “A” and as legally described in Exhibit “B”, and subject to conditions set forth on Exhibit “C”, is hereby rezoned from Hall County A III (Agricultural Residential) to Flowery Branch PUD (Planned Unit Development). Said Exhibits are incorporated by reference as if fully set forth herein.

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.

The effective date of this Ordinance shall be May 1, 2020.

SECTION 6. REPEALER.

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

Approved this 16^h day of April 2020.

ATTEST

James M. Miller, Mayor

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr., City Attorney

Exhibit “A”

Exhibit “B”

Exhibit “C”

Conditions of Zoning

1. Site

- A. Layout of project shall generally adhere to the submitted plan as approved on April 16, 2020 and as attached as exhibit “A:
- B. Maximum 102 single family units
- C. Lot size and setbacks per approved plan
- D. Landscape plan shall be submitted at time of LDP
- E. Street trees shall be planted with root barriers
- F. Roads and alleys shall be public
- G. Roads will be turned over to the City through an official resolution approved by City Council and not at the time of final plat
- H. A maintenance bond totaling 20% of all public improvements is required at time of final plat
- I. Sewer shall be provided by the City of Flowery Branch
- J. 5’ sidewalk shall be provided on at least one side of the road throughout the development
- K. Detailed entrance plans shall be submitted and approved by the City
- L. Streetlights must be dedicated to the homeowner’s association or to the City of Flowery Branch at the time of final plat. If dedicated to the HOA it shall clearly state that it is in perpetuity
- M. Buffer along southern boundary must be enhanced to limit disturbance to the existing business located at 6593 McEver Road and identified as tax parcel identification no. 08150 002024. Said plan must be submitted and approved by City staff prior to the issuance of an LDP.
- N. Sewer pump station location and design shall be reviewed by City staff prior to installation. Applicant agrees to negotiate with the City to potentially upscale this station to serve the surrounding areas.
- O. Potential pedestrian connection to the adjoining commercial property shall be finalized at time of LDP

2. Home/Lot Design

- A. Driveways of non-alley fed homes shall be a minimum of 23' as measured from the back of sidewalk to the front façade of the home
 - B. Individual lots shall show landscaping at time of permit and shall have a mixture of shrubs and a minimum of two trees
 - C. All lots must be sodded prior to certificate of occupancy
 - D. A residential drainage plan (RDP) may be required for any lots that have potential drainage issues as determined by the City
 - E. A house location plan (HLP) is required for each home at the time of permitting
3. Major and Minor PUD Changes
- A. Major shall include
 - 1) Change in unit number of 4 or more
 - 2) Reduction in setback greater than 5 feet (homes must always be 10' apart from one another regardless of setback)
 - 3) Any change deemed major by staff
 - B. Minor shall include
 - 1) Change in unit number of 3 or less
 - 2) Reduction in setback less than 5 feet
 - 3) Approval of lot width variations not to fall below the approved minimum
 - 4) All other changes deemed non-major by staff



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 20-006 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Public roadways, upon request of the applicant, are inspected by staff for compliance. A list of required repairs is sent to the applicant. Upon completion of the required repairs staff performs a follow up inspection. Once the roadways are deemed acceptable the applicant requests staff to submit to City Council for formal adoption. Accepting new public roadways is done by resolution and therefore only requires one vote.

FACTS AND ISSUES:

Resolution 20-006 is for .25 miles of street in Pod U 1A.

OPTIONS:

Approve, deny, or table.

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve resolution 20-006.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined 20-006 attachment.pdf](#)

RESOLUTION NO. 20-006

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE STERLING ON THE LAKE DEVELOPMENT, FROM NNP LOOPER LAKE, LLC., FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 1.616 ACRES (.25 MILES OF ROADWAY) WITHIN POD U 1A. SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications, as required by Condition No. 27 of Ordinance No. 239/240 relating to the Sterling on the Lake Development, and all other related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of March 19, 2020.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being 1.16 acres within Pod U 1A and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 19th day of March 2020.

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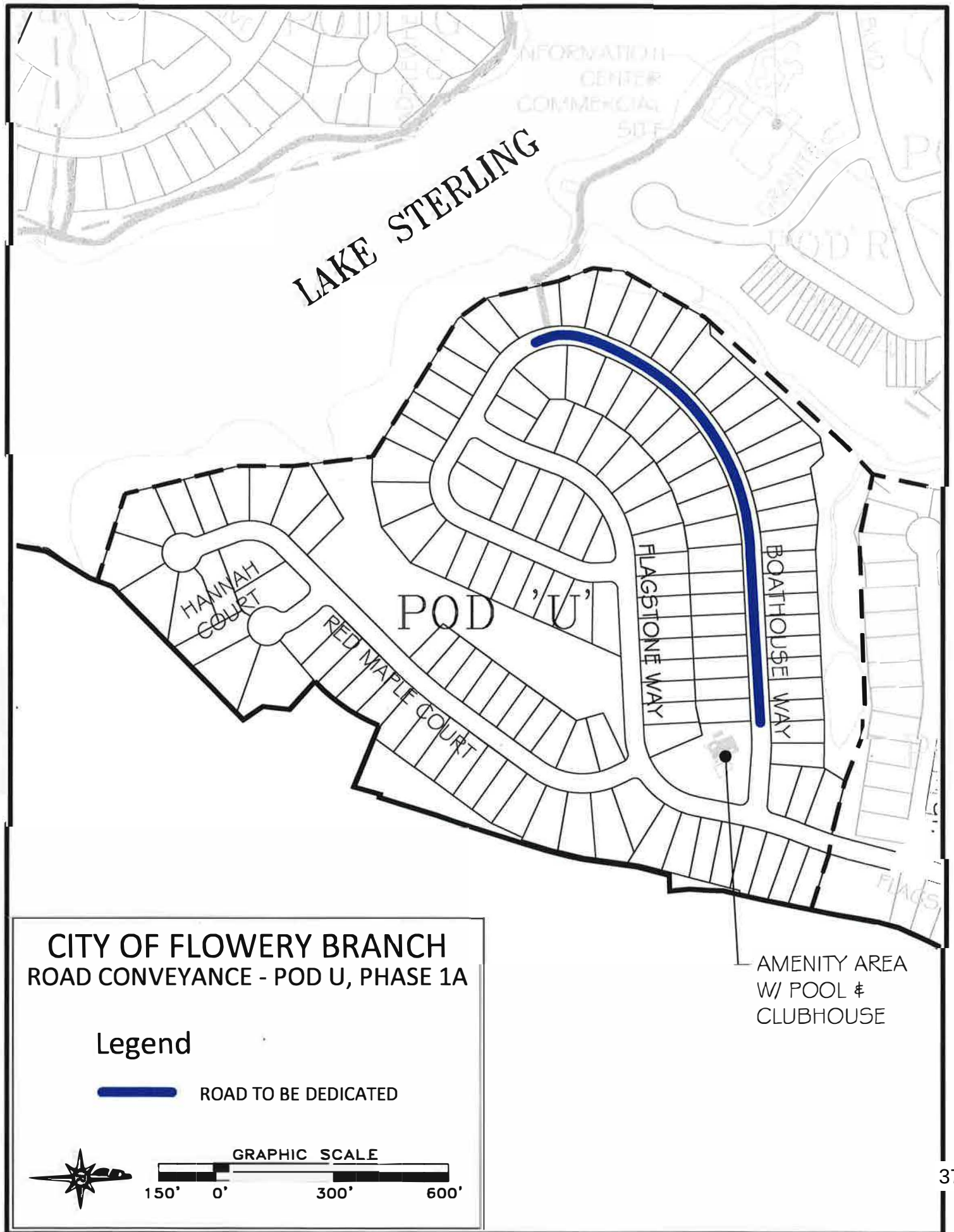
James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney

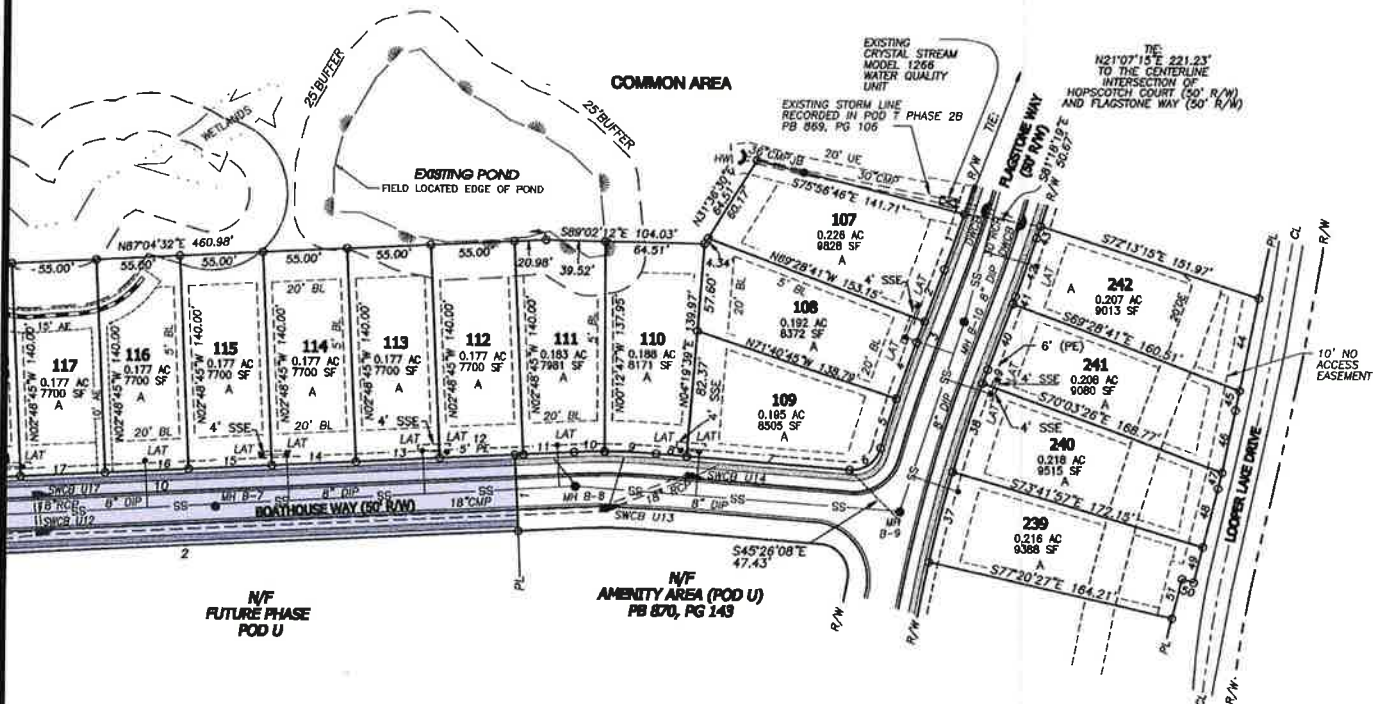




RIGHT OF WAY CALL TABLE

	CHORD BEARING	CHORD	ARC	RADIUS
1	S02°55'28"E	50.00'		
2	S87°04'32"W	441.12'		
3	S54°58'59"W	610.98'	644.14'	575.00'
4	S22°53'26"W	46.64'		
5	S10°33'09"W	74.79'	75.37'	175.00'
6	N23°13'56"W	114.34'	115.61'	225.00'
7	N10°33'09"E	96.16'	96.90'	225.00'
8	N22°53'26"E	46.64'		
9	N54°58'59"E	664.11'	700.15'	625.00'
10	N87°04'32"E	441.12'		

N/F
EXISTING PHASE 2B
POD T
PB 869, PG 106



N/F
FUTURE PHASE
POD U

Hall County, Georgia, Clerk Superior Court
Filed in office this 30 day of Sept
2016 at 3:00 PM. Recorded in Plat
Book 873 Page 156
Charles Baker, Superior Court Clerk



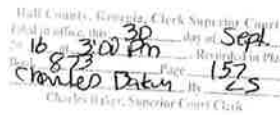
SHEET 4 OF 7
DATE: 9/16/16
SCALE: 1" = 60'
FILE: FNLPT-1-A
JOB: G200033.PDU
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.
GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
FOR:
STERLING ON THE LAKE
POD U - PHASE 1-A
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770) 718.0800 (770) 718.9090 Fax • www.rochester-assoc.com



Rochester
& Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30601
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 20-007 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Public roadways, upon request of the applicant, are inspected by staff for compliance. A list of required repairs is sent to the applicant. Upon completion of the required repairs staff performs a follow up inspection. Once the roadways are deemed acceptable the applicant requests staff to submit to City Council for formal adoption. Accepting new public roadways is done by resolution and therefore only requires one vote.

FACTS AND ISSUES:

Resolution 20-007 is for .12 miles of street in Pod Y1.

OPTIONS:

Approve, deny, or table. .

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve resolution 20-007.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined 2.pdf](#)

RESOLUTION NO. 20-007

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE STERLING ON THE LAKE DEVELOPMENT, FROM NNP LOOPER LAKE, LLC., FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING .74 ACRES (.12 MILES OF ROADWAY) WITHIN POD Y1. SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications, as required by Condition No. 27 of Ordinance No. 239/240 relating to the Sterling on the Lake Development, and all other related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of March 19, 2020.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being .74 acres within Pod Y1 and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 19th day of March 2020.

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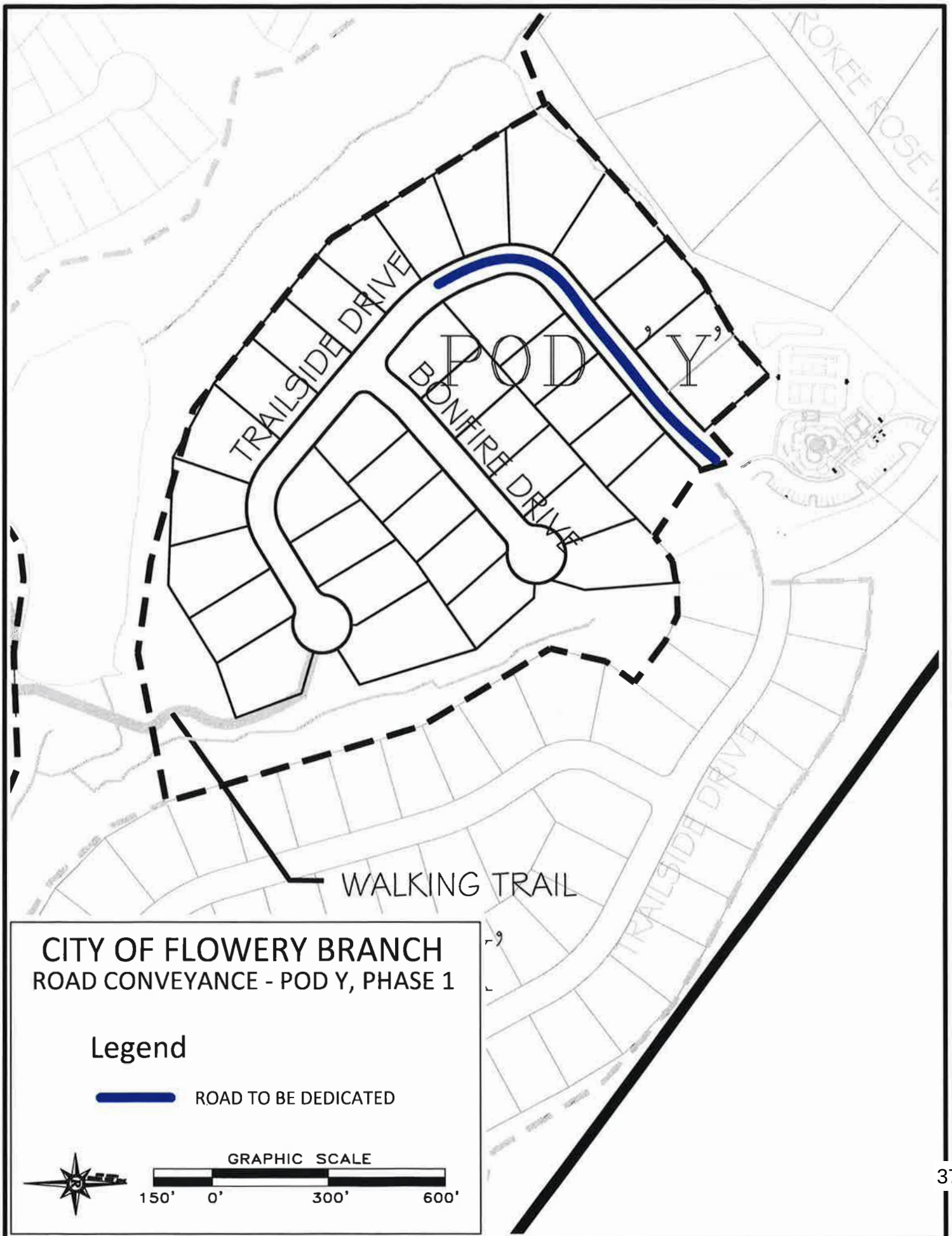
James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney



GENERAL NOTES:

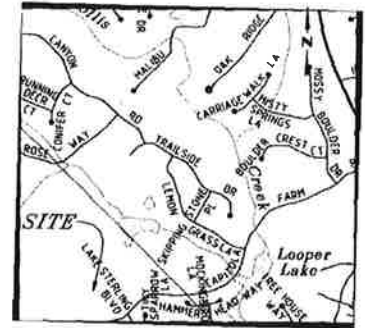
- OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600
- MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A" ORDINANCE NOS. 2396 AND 2406 OF CITY OF FLOWERY BRANCH AS AMENDED.
- TOTAL AREA = 5.199 AC
NUMBER OF LOTS = 10
DENSITY = 1.92 LOTS/ACRE.
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GDWR.
- NNP-LOOPER LAKE, LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED ALONG THE RIGHT OF WAY FRONTING ALL LOTS.
- ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS OF THE SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.
- THE LOT SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.
- STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.
- BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.
- THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA, COMMUNITY PANEL NO. 131 3900293 & 0294 F, EFFECTIVE SEPTEMBER 29, 2006.
- ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REDBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES SHOWN ON PLAT ARE "GROUND" DISTANCES AND WERE MEASURED IN "U.S. SURVEY FEET".
- THE HORIZONTAL DATUM IS REFERENCED TO NAD 83. THE VERTICAL DATUM IS REFERENCED TO NAVD 88.
- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED IN DEED BOOK 4828, PAGE 136 HALL COUNTY, GEORGIA RECORDS.
- ALL STRUCTURES LOCATED IN OR ADJACENT TO A FLOOD HAZARD AREA SHALL BE CONSTRUCTED SO THAT THE LOWEST FLOOR ELEVATION INCLUDING THE BASEMENT, IS LOCATED A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION.
- ON STRUCTURES ELEVATED ABOVE THE BASE FLOOD ELEVATION, THE LOWEST HORIZONTAL STRUCTURAL MEMBER OR PART THEREOF, SHALL BE POSITIONED NOT LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION.

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD Y, PHASE 1

LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30501
GAINESVILLE: (770) 718-0600
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: ERIC CHINI, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS



VICINITY MAP - NOT TO SCALE

AREA SUMMARY	
ROADS =	0.740 AC
LOTS =	3.723 AC
OPEN SPACE =	0.736 AC
TOTAL AREA =	5.199 AC

0.12 MILES OF ROADWAY

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE, CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF FLOWERY BRANCH, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

CITY OF FLOWERY BRANCH
DATE: 10/14/16

CERTIFICATE OF RECORDING

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK
PAGE _____ IN THE RECORDS OF THE CLERK OF
SUPERIOR COURT, HALL COUNTY, GEORGIA.

CLERK, HALL COUNTY
SUPERIOR COURT
DATE

CITY OF GAINESVILLE
PUBLIC UTILITIES DEPT

OCT 14 2016

BY: [Signature]



ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239 AND 240 OF THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT) AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING APPROVAL SET FORTH IN ORDINANCES NOS. 2396 AND 2406 AS AMENDED BY THE CITY OF FLOWERY BRANCH.

ENGINEER: [Signature]
DATE: 10/14/16

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist, the field data upon which this plat is based has a closure of one foot in 17,249 feet, and an angular error of 03 seconds per angle point, and was adjusted using Least Square. The equipment used was a Trimble 56 Robotic Total Station. This plat has been calculated for closure and is found to be accurate within one foot in 81,993 feet.

Date of fieldwork: MARCH 11, 2016
By Richard E. Millard:
Registered Georgia Land Surveyor No. 3044
425 Oak Street, NW Gainesville, Georgia 30501
Telephone Number: (770) 718-0600
Date: 8/2/16

OWNER'S CERTIFICATE

State of Georgia
County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP - LOOPER LAKE, LLC
Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542
Date: 10/13/16
Owner's signature: [Signature]
(Owner's signature)

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER: [Signature]
DATE: 10/13/16

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER: [Signature]
DATE: 10/13/16

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Richard E. Millard, License #3044
Rochester & Associates, Inc.
Certificate of Authorization No. LSF-000484
Date: 8/2/16



SHEET 1 OF 6
DATE: 8/2/16
SCALE: N/A
FILED: PDY.FILP01
JOB# GZ08033.P0Y
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
FOR:
STERLING ON THE LAKE
POD Y, PHASE 1
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W., Gainesville, Georgia 30501
(770) 718.0600 (770) 718.9090 Fax: www.rochester-assoc.com



NF
STERLING ON THE LAKE
POD Z
PB 883, PG 85

OPEN SPACE 2
0.736 AC

N62°50'03"E 202.09' TO THE
CENTERLINE INTERSECTION
OF TRAILSIDE DRIVE AND WINDING
CANYON ROAD

NF
STERLING ON THE LAKE
POD X
PB 881, PG 48

NF
NEWLAND COMMUNITIES
FUTURE DEVELOPMENT

CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S43°17'12"W	35.27		
2	S46°06'45"W	29.54	29.55	1025.00
3	S48°37'17"W	60.21	60.22	1025.00
4	S50°18'15"W	28.33		
5	S50°18'15"W	90.00		
6	S50°18'15"W	90.00		
7	S50°18'15"W	51.68		
8	S24°12'03"W	66.00	68.34	75.00
9	S10°52'12"E	23.38	23.48	75.00
10	S19°50'14"E	37.58		
11	S26°50'24"E	67.06	67.22	275.00
12	S44°57'06"W	50.82		
13	N15°26'52"E	74.55	75.71	125.00
14	N41°33'04"E	38.04	38.19	125.00
15	N50°18'15"E	66.99		
16	N50°18'15"E	111.21		
17	N50°18'15"E	81.81		
18	N50°01'17"E	9.63	9.63	975.00
19	N47°30'45"E	75.73	75.75	975.00
20	N45°17'12"E	16.79		
21	N45°16'19"E	18.46		
22	N46°02'43"E	26.71		
23	N46°02'43"E	21.51		



WETLAND
AREA

HALL COUNTY
FUTURE FLOOD
PLAIN (GIS LOCATION)
ELEVATION UNKNOWN

100 YR BASE: 966.10
100 YR FUTURE: 966.50

SHEET
4 OF
6

DATE: 8/2/16
SCALE: 1" = 50'
FILE: POY.FIN.P01
JOB: G208033.P01
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS
THE ORIGINAL SIGNATURE, IN INK, OF THE
REGISTERANT ACROSS THE REGISTRANT'S
SEAL.

GRAPHIC SCALE
0' 25' 50' 100'

NO. DATE DESCRIPTION
REVISIONS

FINAL SUBMISSION PLAT
FOR:
STERLING ON THE LAKE
POD Y, PHASE 1

LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester
& Associates, Inc.

435 Oak Street N.W. • Gainesville, Georgia 30601
(770)718.0600 (770)718.9090 Fax • www.rochester-associates.com



FLOWERY BRANCH CITY COUNCIL

EXECUTIVE SUMMARY



SUBJECT: Consider Resolution 20-008 - A Resolution to Formally Accept Roadways in the Sterling on the Lake Subdivision.

COUNCIL MEETING DATE: March 24, 2020

HISTORY:

Public roadways, upon request of the applicant, are inspected by staff for compliance. A list of required repairs is sent to the applicant. Upon completion of the required repairs staff performs a follow up inspection. Once the roadways are deemed acceptable the applicant requests staff to submit to City Council for formal adoption. Accepting new public roadways is done by resolution and therefore only requires one vote.

FACTS AND ISSUES:

Resolution 20-008 is for .23 miles of street in Pod Y 2.

OPTIONS:

Approve, deny, or table.

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

No

AMOUNT AND SOURCE OF FUNDS:

RECOMMENDATION:

Approve as submitted.

SAMPLE MOTION:

I make a motion to approve resolution 20-008.

COLLABORATING DEPARTMENT:

DEPARTMENT: Planning

Prepared by: Melissa McCain

ATTACHMENTS

- [Combined 20-008.pdf](#)

RESOLUTION NO. 20-008

A RESOLUTION OF THE CITY OF FLOWERY BRANCH CITY COUNCIL ACCEPTING THE DEDICATION OF ROADWAYS AND STORMWATER STRUCTURES THEREIN LOCATED WITHIN THE STERLING ON THE LAKE DEVELOPMENT, FROM NNP LOOPER LAKE, LLC., FOR PUBLIC PURPOSES. THE ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED AS BEING 1.552 ACRES (.23 MILES OF ROADWAY) WITHIN POD Y2. SAID ROADWAYS AND STORMWATER STRUCTURES THEREIN ARE IDENTIFIED IN EXHIBIT “A”.

WHEREAS, the City Council of the City of Flowery Branch reviewed roadway dedications, as required by Condition No. 27 of Ordinance No. 239/240 relating to the Sterling on the Lake Development, and all other related aspects of the proposal as required by the Flowery Branch Subdivision and Land Development Regulations at the meeting of March 19, 2020.

NOW THEREFORE BE IT RESOLVED that the governing authority of the City of Flowery Branch, Georgia hereby accepts the following roadways from NNP, Looper Lake, LLC., for public purposes and hereby places them into the city’s maintenance program: the roadways are identified as being 1.552 acres within Pod Y2 and any stormwater structures located within any portion of the right-of-way of said accepted roadways in Exhibit “A”. Said exhibit is incorporated by reference as if fully set forth herein.

Approved this 19th day of March 2020.

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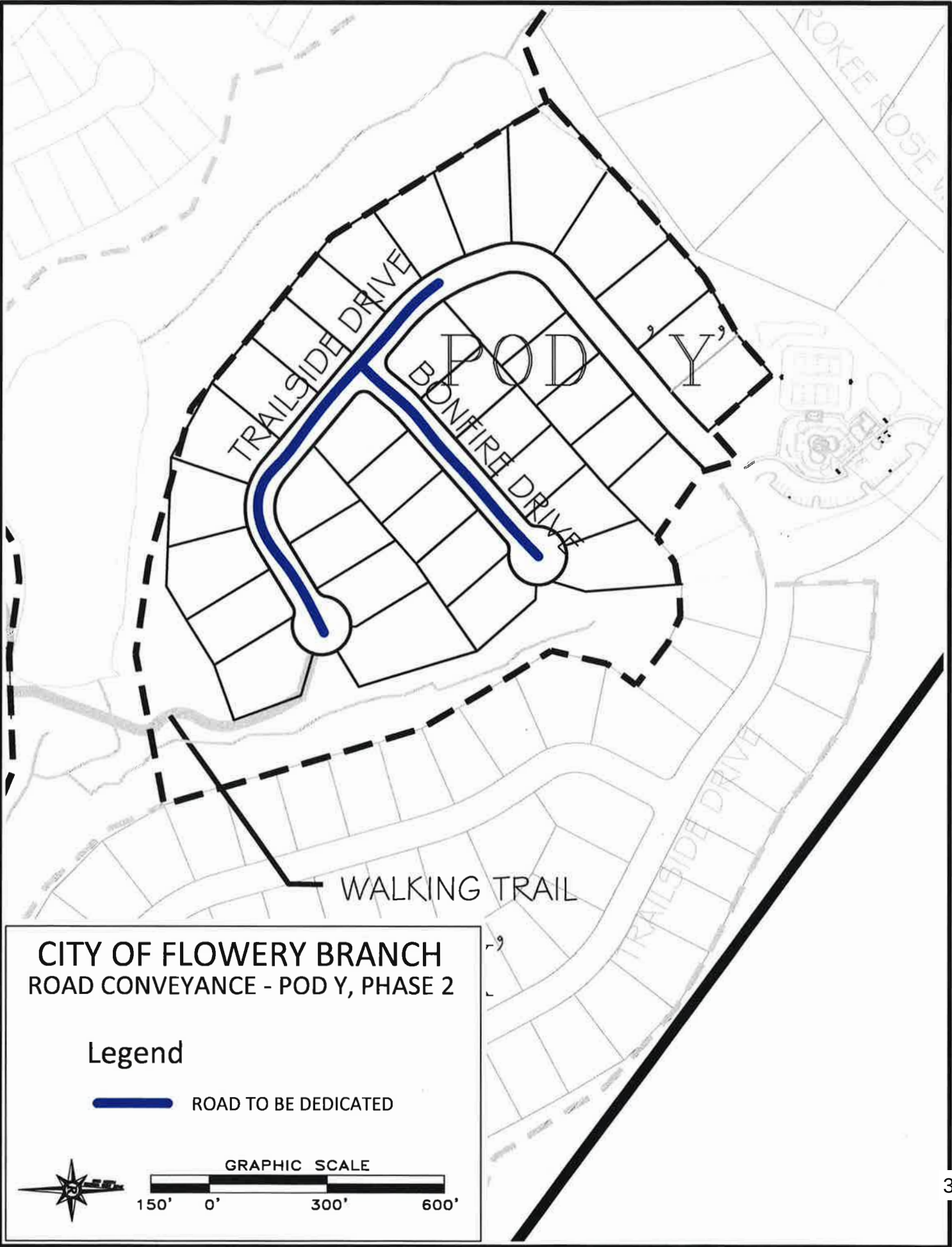
James M. Miller, Mayor

ATTEST

Melissa McCain, City Clerk

APPROVED AS TO FORM

E. Ronald Bennett, Jr. City Attorney



GENERAL NOTES:

- OWNER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- DEVELOPER: NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BOULEVARD
FLOWERY BRANCH, GEORGIA 30542
(770) 960-0233
- ENGINEER: ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
(770) 718-0600
- MINIMUM LOT SIZE, SETBACKS AND DIMENSIONS ESTABLISHED BY EXHIBIT "A"
ORDINANCE NOS. 239G AND 240G OF CITY OF FLOWERY BRANCH AS AMENDED.
- TOTAL AREA = 13.237 AC.
NUMBER OF LOT = 25
DENSITY = 1.96 LOTS/ACRE.
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- CITY OF FLOWERY BRANCH PERSONNEL AND/OR AGENTS SHALL HAVE FREE
AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER PROVIDED BY GDWR.
- NNP-LOOPER LAKE LLC PERSONNEL AND/OR AGENTS SHALL HAVE FREE
AND TOTAL ACCESS TO AND ACROSS ALL PUBLIC EASEMENTS.
- THERE IS A PERPETUAL EASEMENT TO CITY OF FLOWERY BRANCH DEDICATED
ALONG THE RIGHT OF WAY FRONTING ALL LOTS.
- ALL ROADS, RIGHT OF WAY, PERPETUAL AND STORM EASEMENTS OF THE
SUBDIVISION ARE HEREBY DEDICATED TO THE CITY OF FLOWERY BRANCH.
- THE LOT SHOWN ON THIS PLAT IS SUBJECT TO THE COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THAT
COMMUNITY CHARTER FOR STERLING ON THE LAKE, RECORDED
IN DEED BOOK 4926, PAGE 136 HALL COUNTY, GEORGIA RECORDS.
- STERLING ON THE LAKE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR ALL
MAINTENANCE FOR THE OPEN SPACES AND STORMWATER DETENTION FACILITIES.
- BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE "A" OR "AE"
AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA,
COMMUNITY PANEL NO. 13139C0291F, 293F, EFFECTIVE SEPTEMBER 29, 2006.
FUTURE FLOODPLAIN NOTE:
THE FUTURE 100 YEAR FLOOD ELEVATION FOR THE ADJACENT LAKE IS CURRENTLY
ESTABLISHED AT 965.52 BUT THE FLOODPLAIN IS NOT CURRENTLY MAPPED. A
CLOMR HAS BEEN SUBMITTED AND THE FINAL FLOOD ELEVATIONS WILL BE
ESTABLISHED AFTER THE CLOMR AND LOHR HAVE BEEN ACCEPTED BY F.E.M.A.
- ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REBAR PLACED
WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS
OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF NNP-LOOPER LAKE, LLC. ANY USE
BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES SHOWN ON PLAT ARE "GROUND" DISTANCES AND WERE MEASURED IN
"U.S. SURVEY FEET".
- THE HORIZONTAL DATUM IS REFERENCED TO NAD 83.
THE VERTICAL DATUM IS REFERENCED TO NAVD 88.
- ALL STRUCTURES LOCATED IN OR ADJACENT TO A FLOOD HAZARD AREA SHALL
BE CONSTRUCTED SO THAT THE LOWEST FLOOR ELEVATION INCLUDING THE
BASEMENT, IS LOCATED A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION.
- ON STRUCTURES ELEVATED ABOVE THE BASE FLOOD ELEVATION, THE LOWEST
HORIZONTAL STRUCTURAL MEMBER, OR PART THEREOF, SHALL BE POSITIONED
NOT LESS THAN ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION.

FINAL PLAT APPROVAL:

THE CITY OF FLOWERY BRANCH, GEORGIA CERTIFIES THAT THIS PLAT
COMPLIES WITH THE CITY OF FLOWERY BRANCH ZONING ORDINANCE,
CONDITIONS OF ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT
REGULATIONS OF THE CITY OF FLOWERY BRANCH. APPROVAL OF THIS PLAT
IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

R.Pa. 11/14/16
CITY OF FLOWERY BRANCH DATE

CERTIFICATE OF RECORDING

THIS PLAT HAS BEEN RECORDED IN PLAT BOOK _____
PAGE _____ IN THE RECORDS OF THE CLERK OF
SUPERIOR COURT, HALL COUNTY, GEORGIA.

CLERK, HALL COUNTY DATE
SUPERIOR COURT

ENGINEER'S CERTIFICATE

THE UTILITIES, INFRASTRUCTURE AND PHYSICAL PLACEMENT OF
IMPROVEMENTS REFLECTED ON THIS PLAT HAVE BEEN INSTALLED
ACCORDING TO EXHIBIT A OF ORDINANCE NOS. 239 AND 240 OF
THE CITY OF FLOWERY BRANCH (THE CONDITIONS PLACED UPON
FOR ZONING APPROVAL OF THE STERLING ON THE LAKE DEVELOPMENT)
AND ARE NOT IN CONFLICT WITH THE DEVELOPMENT REQUIREMENTS
OF THE CITY OF FLOWERY BRANCH, NOR THE CONDITIONS OF ZONING
APPROVAL SET FORTH IN ORDINANCES NOS. 239G AND 240G AS AMENDED
BY THE CITY OF FLOWERY BRANCH.

Richard E. Millard 11/11/16
ENGINEER

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from
an actual survey of the property by the or under my supervision; that all
monuments shown hereon actually exist, the field data upon which this plat
is based has a closure of one foot in 17,249 feet, and an angular error of
0.3 seconds per angle point, and was adjusted using Least Square. The
equipment used was a Trimble 56 Robotic Total Station. This plat has
been calculated for closure and is found to be accurate within one foot in
81,993 feet.

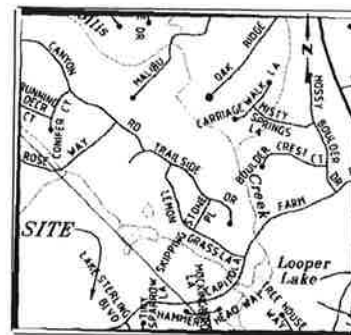
Date of fieldwork: OCTOBER 5, 2016
By Richard E. Millard:
Registered Georgia Land Surveyor No. 3044
425 Oak Street, NW Gainesville, Georgia 30501
Telephone Number: (770) 718-0600
Date: 10/14/16

FINAL SUBDIVISION PLAT
FOR
STERLING ON THE LAKE
POD Y, PHASE 2

LOCATED IN
G.M.D. 1270
(FLOWERY BRANCH DISTRICT)
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

ENGINEER / SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W. GAINESVILLE, GEORGIA 30601
GAINESVILLE: (770) 718-0600
SURVEYOR: RICHARD E. MILLARD, R.L.S.
ENGINEER: ERIC CHINI, P.E.

OWNER / DEVELOPER
NNP-LOOPER LAKE, LLC
7004 LAKE STERLING BLVD
FLOWERY BRANCH, GEORGIA 30542
PHONE: (678) 960-0232
CONTACT: JENNIFER LANDERS



VICINITY MAP - NOT TO SCALE

AREA SUMMARY
ROADS = 1.552 AC
LOTS = 8.733 AC
OPEN SPACE = 2.952 AC
TOTAL AREA = 13.237 AC

0.23 MILES OF ROADWAY

OWNER'S CERTIFICATE

State of Georgia
County of Hall

The undersigned certifies that he or she is the owner of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Flowery Branch Zoning Ordinance and the Flowery Branch Subdivision and Land Development Ordinance. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the City of Flowery Branch forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements.

Owner's name: NNP - LOOPER LAKE, LLC

Owner's address: 7004 LAKE STERLING BLVD, FLOWERY BRANCH, GEORGIA 30542

Jennifer Landers Date 11/11/16
(Owner's signature)

CERTIFICATE OF OWNERSHIP
(CITY OF GAINESVILLE)
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN
ACTUAL SURVEY AND DEDICATES TO THE CITY OF GAINESVILLE FOREVER
ALL WATER MAINS, EASEMENTS AND ASSOCIATED APPURTENANCES
THEREON SHOWN.

Jennifer Landers 11/11/16
OWNER DATE

CERTIFICATE OF OWNERSHIP
(HALL COUNTY, GEORGIA)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN
ACTUAL SURVEY AND DEDICATES TO HALL COUNTY FOREVER ALL SEWER MAINS,
EASEMENTS AND ASSOCIATED APPURTENANCES THERON SHOWN.

Jennifer Landers 11/11/16
OWNER DATE

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY
SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A.
15-6-67.

Richard E. Millard 10/14/16
Richard E. Millard, License #3044
Rochester & Associates, Inc.
Certificate of Authorization No. LSF-000484 Date



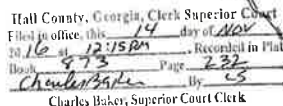
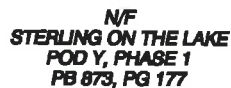
SHEET 1 OF 7
DATE: 10/14/16
SCALE: N/A
FILED: PDY.FIN.P02
JOB: 0208033.PDY
DRAWN BY: WDC

THIS PLAT IS NOT VALID UNLESS IT BEARS
THE ORIGINAL SIGNATURE, IN BLUE INK, OF THE
REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
FOR :
STERLING ON THE LAKE
POD Y, PHASE 2
LOCATED IN
G.M.D. 1270
CITY OF FLOWERY BRANCH
HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770) 718.0600 (770) 718.9090 Fax • www.rochester-assoc.com



Rochester
& Associates, Inc.

425 Oak Street N.W. • Gainesville, Georgia 30601
(770) 771-0600 (770) 771-9990 Fax: (770) 771-9990
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