



City of Flowery Branch
City Council Meeting
Thursday, September 18, 2025, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542



Call Work Session to Order:

Pledge of Allegiance:

Adoption of Agenda:

Awards & Recognitions:

Public Hearing:

Unfinished Business - Work Session:

- a. Discussion of Jones Tract Annexation Ordinance 747 and Rezoning Ordinance 748.

New Business - Work Session:

- a. Presentation and Discussion Only for a Proposed Downtown Residential Townhome Development for Chestnut Street Block.

Department Reports:

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

Adjournment Work Session:

Voting Session Migration

Call Voting Session to Order:

Public Comments:

Please limit to two minutes

Consent Agenda:

- a. Consider July 2025 Per Diem for Council Member Oliver McClellan
- b. Consider August 2025 Per Diem for Council Member Oliver McClellan

- c. Consider August 2025 Per Diem for Council Member Joseph Mezzanotte
- d. Consider August 21, 2025 City Council Meeting Minutes

Unfinished Business - Voting Session:

- a. Consider Ordinance 764 – To Establish the Millage Rate for Tax Year 2025; Fiscal Year 2026.
- b. Consider the Second Reading of Ordinance 747 for Annexation of the Jones Tract Development.
- c. Consider the Second Reading of Ordinance 748 for Rezoning and Variances of the Jones Tract Development.

New Business - Voting Session:

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.



Memorandum

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

From: Chris McCrary, Planning and Community Development Director

Date: September 18th, 2025

Subject: Annexation of a portion of 6300 Jones Road; Rezoning of 6300, 6294, 6290, 6270, 6258, 6246, 6249 Jones Road

Applicant: Chris Hill
Heritage Group Homes, LLC
P.O. Box 1929
Buford, GA 30515
770-822-2499

Existing Zoning: Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District) and Hall County **V-C** (Vacation Cottage)

Proposed Zoning: Flowery Branch **R-2** (Detached Single-Family, Moderate-Density District).

Location:

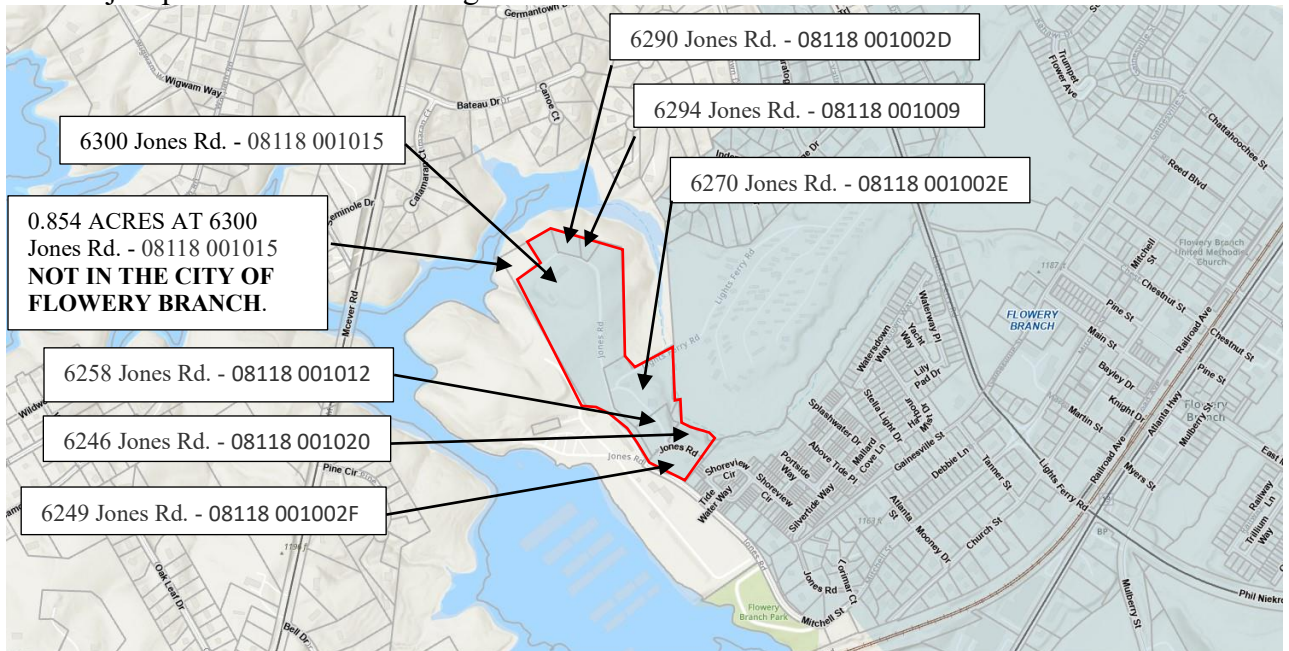
- 6300 Jones Road, tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road, tax parcel identification number **08118 001002E**,
- 6258 Jones Road, tax parcel identification number **08118 001012**,
- 6246 Jones Road, tax parcel identification number **08118 001020**,
- 6249 Jones Road, tax parcel identification number **08118 001002F**

Heritage Group Homes, LLC is applying for an annexation of a portion of 08118 001015 (0.854 acres) and rezoning of all parcels listed above from Hall County **V-C** (Vacation Cottage), Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District) and **A** (Agricultural) to **R-2**- (Detached Single-Family, Moderate-Density District). Total development acreage is +/- 22.14.



Location Map:

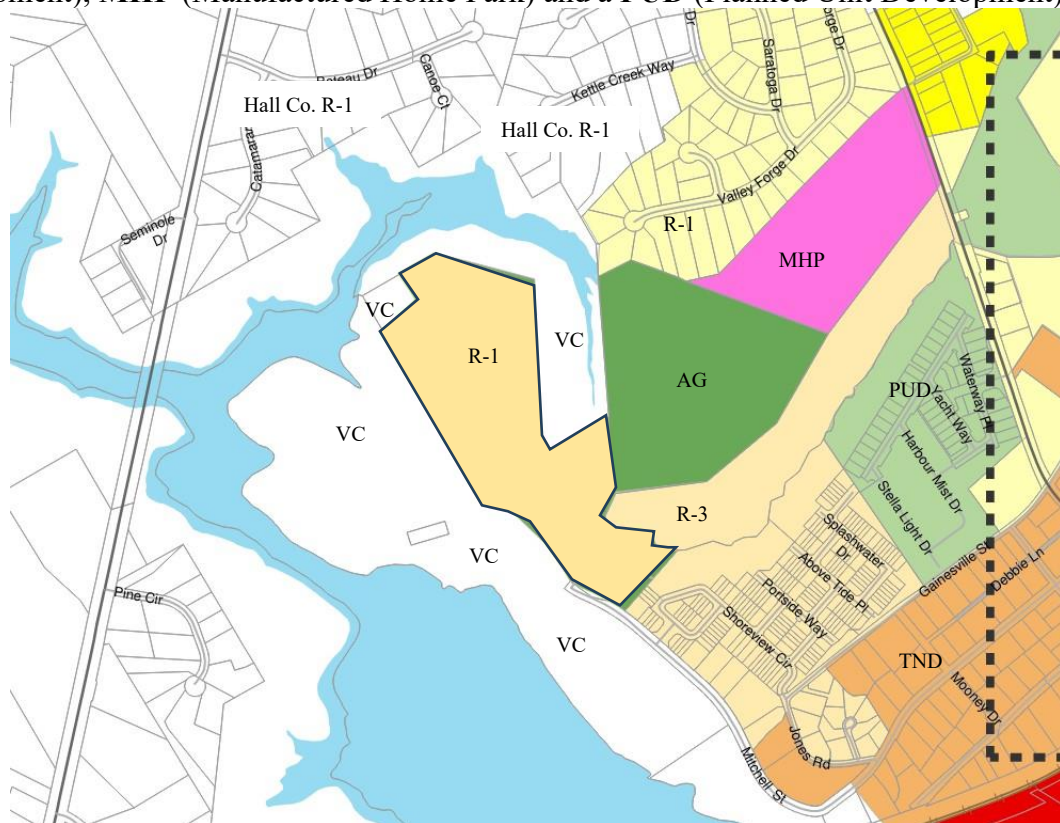
The subject parcels are located along Jones Road near Mitchell Street





Zoning Map:

The subject property is currently zoned Hall County **V-C** (Vacation Cottages) and **R-1** (Residential, Detached Single-Family, Low-Density District). Proposed zoning is Flowery Branch **R-2** (Detached Single-Family, Moderate-Density District). The surrounding properties are zoned Flowery Branch **A** (Agricultural), **R-3** (Residential Multi-family) and the majority of surrounding parcels are zoned Hall County **V-C** (Vacation Cottages). Nearby uses not directly adjacent to the subject site include Hall County **R-1** (Low- Density Residential) and Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District), **TND** (Traditional Neighborhood Development), **MHP** (Manufactured Home Park) and a **PUD** (Planned Unit Development).



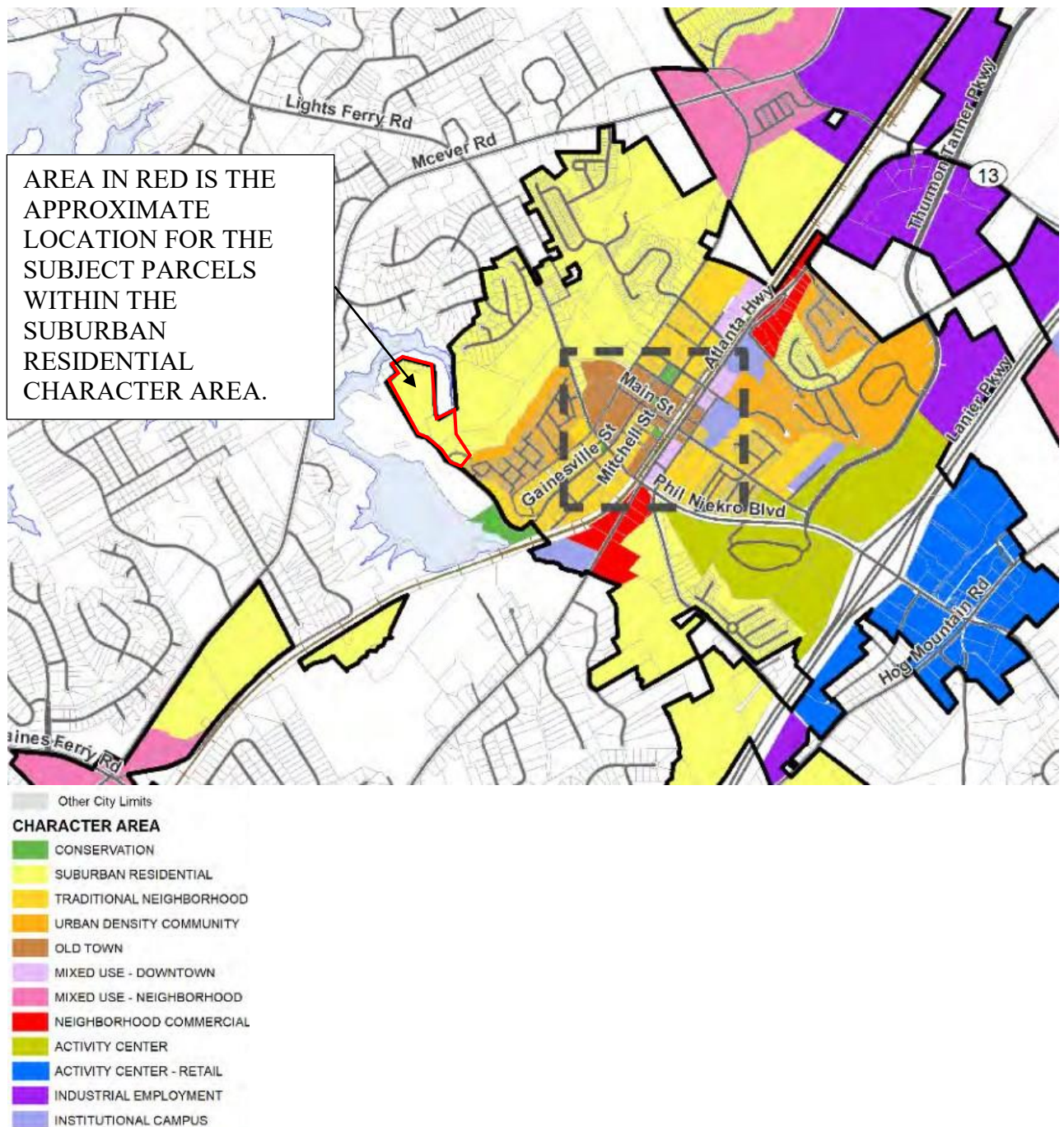
Legend

Zoning Districts

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



Future Development Map





Suburban Residential

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

Vision

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

Design Principles

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

Land Uses

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

Zoning

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

Implementation Strategies

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

Illustrative Photos





The Future Development Map from the City of Flowery Branch Comprehensive Plan indicates that the subject parcels fall within the Suburban Residential Character Area. The proposed zoning to **R-2** (Detached Single-Family, Moderate-Density District) falls in harmony with the Suburban Residential Character Area based on the following criteria:

Land Use:

- Single-Family Detached Residential

Zoning:

- **R-2** (Detached Single-Family, Moderate-Density District)

Design Principles:

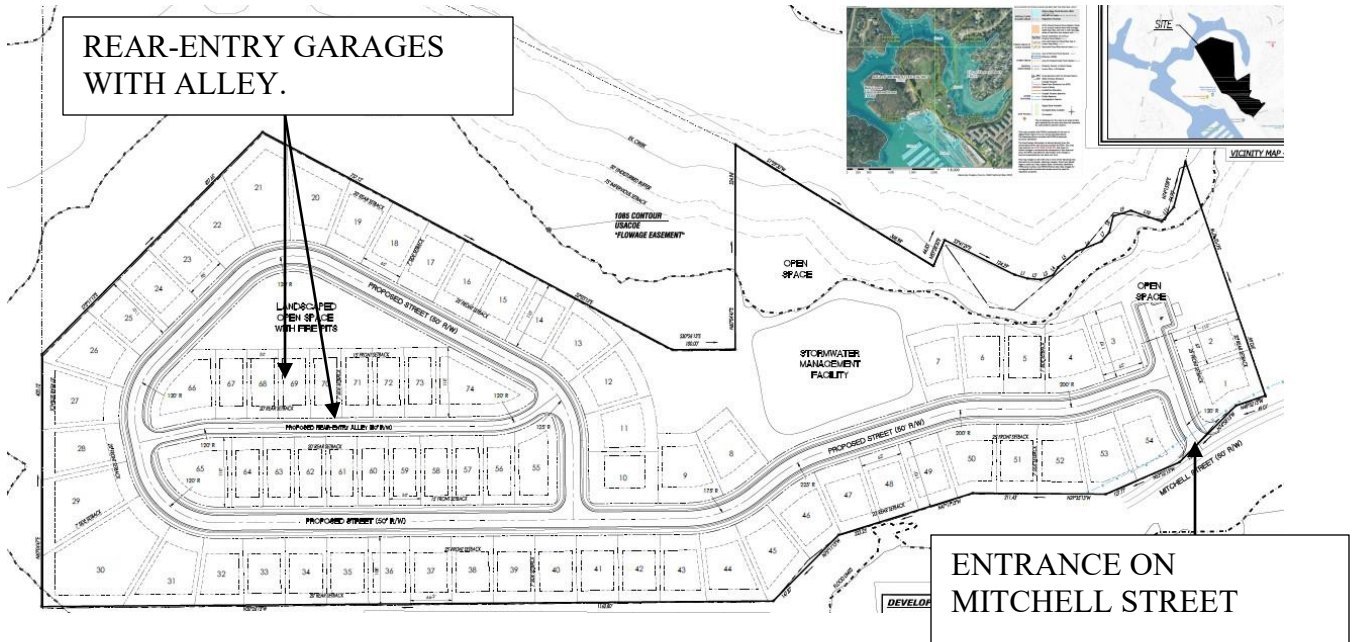
- Larger lots (1/3 to 1 acre) with houses set back from the road,
- Cul-de-sacs and curvilinear streets (that are relatively wide when compared to traditional neighborhoods) with sidewalks,
- Use of high-quality exterior cladding materials (that are consistent on each level of the home),
- Diverse architectural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

The proposed zoning of **R-2** is a listed zoning category in the Suburban Residential Character area. It's reasonable to believe that rezoning the subject site brings the area into the intended zoning based on the Future Development Map.

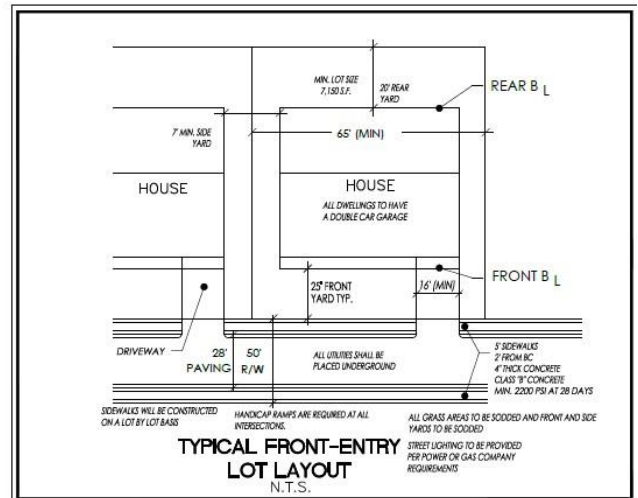
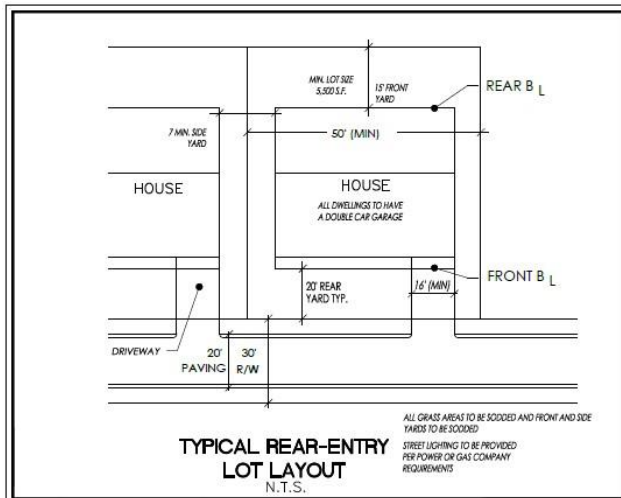
Sewer Design and Capacity Impacts

The proposed development of 74 residential units will generate a peak sanitary sewer demand of **20,350** gallons per day, based on the City's standard rate of 275 gallons per unit. Given the City's current peak capacity of **727,798** gallons per day, bringing these units online would reduce available capacity to approximately **707,448** gallons per day.

Because of the site's location, the sanitary sewer will rely on an existing lift station and the lift station will be required to be upgraded with the added capacity; the Engineer of Record must work closely with the Public Utility Department throughout the design process. All pump station plans must comply with Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), as well as any additional criteria established by the Public Utilities Director.



The proposed subdivision is on 22.17 acres and contains a total of 74 single-family residential homes. Proposed 54 units with front-entry garages and 20 units with rear-entry garages.



Rear-entry dimensions are shown to be 50 feet in width and 5,500 square feet. Front-entry lots are shown as 65 feet and 7,150 square feet.



DEVELOPMENT SUMMARY

1. EXISTING BOUNDARY ACREAGE: ± 22.17 ACRES
2. TAX PARCELS: 08118 001015, 001009, 001002D, 001002E, 001012, 001020, AND 001002F.
3. EXISTING ZONING: R1, AR3 AND VC
4. TOTAL No. PROPOSED UNITS: 74
FRONT-ENTRY: 54 UNITS
REAR-ENTRY: 20 UNITS
GROSS DENSITY: ± 3.34 UNITS/ACRE
NET DENSITY: ± 3.41 UNITS/ACRE
5. OPEN SPACE REQUIRED = 3.33 ACRES (15%)
6. OPEN SPACE PROVIDED = ± 4.86 ACRES (INCLUDING STORM WATER MANAGEMENT FACILITIES)
= ± 3.94 ACRES (EXCLUDING STORM WATER MANAGEMENT FACILITIES)
7. PROPOSED SETBACKS: (SEE TYPICAL LOT DETAIL)
MAXIMUM BUILDING HEIGHT: 35 FT. (14' BUILDING SEPARATION)
8. TOTAL LENGTH OF STREETS: $\pm 3,742$ L.F.
9. BOUNDARY INFORMATION BASED ON HALL COUNTY GIS.
10. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS. DATUM IS MEAN SEA LEVEL.
11. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF FLOWERY BRANCH.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF FLOWERY BRANCH'S STANDARDS AND SPECIFICATIONS.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
14. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
15. PORTIONS OF THE PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAIN (ZONE "A" OR "AE") AS DESIGNATED ON F.I.R.M. FLOOD PANELS 13139C0280G, 13139C0283G, & 13139C0290G DATED APRIL 4TH, 2018, AND FLOOD PANEL 13139C0291H DATED DECEMBER 1ST, 2022.



The applicant is proposing to rezone the site to **R-2** with concurrent variances. The following variances are proposed with the rezoning case:

Variances to Table 6.1:

- Reduction in required side building setbacks for all units from 15-feet to 7-feet.
- Reduction in required front building setbacks for rear-entry garage units from 25-feet to 15-feet.
- Lot size reduction from 15,000 square feet to 7,150 square feet for front-entry garage units and 5,500 square feet for rear-entry garage units.
- Lot width reductions from 75-feet to 65-feet for front entry garages units and 50-feet for rear-entry garage units.

The following variance justification is from the applicant's submittal:

Setbacks: We are building larger footprint homes, including some ranch homes that require smaller setbacks. We are maintaining the required 25-foot front setback and 20-foot rear setback on the front entry homes and maintaining the 20-foot rear setback on the rear entry homes. Since we are providing front entry and rear entry product types, we request the side setbacks of 7 feet (maintaining 14 feet between homes) and a front setback of 15 feet for rear entry homes, to create an enhanced streetscape.

Lot Size and Lot Width: We are requesting a lot width reduction from 75 feet to 65 feet for front entry homes and 55 feet on rear entry homes to accommodate the larger houses. A lot size reduction from 15,000 square feet to 7,150 square feet for front entry and 5,500 square feet for rear entry. This allows for both home types to be constructed with average lot width for front entry homes of 69 feet and slightly over 55 feet for rear entry homes.



Variance to Section 12.7

The primary entrance to a residence must be emphasized through the use of an unenclosed roofed porch, veranda or terrace that is a minimum of: six (6) feet deep (not including the steps); and, 40% of the width of the front façade or 11 feet, whichever is greater.

The applicant is requesting the front porch dimensions be six (6) feet deep (not including the steps) and 11 feet wide. The request would eliminate the percentage portion of the code requirement for front porches which reads, “40% of the width of the façade **or** 11 feet, **whichever is greater**”, adjusting the requirement so that the front porches carry solely the requirement of a minimum of six (6) feet deep (not including the steps) and eleven (11) feet wide.

The following variance justification is from the applicant’s submittal:

Front Porches: We are requesting to eliminate the 40 percent of front façade requirement and comply with front porches of at least 11 feet in width and 6 feet in depth. Our homes are a larger footprint with greater widths and the 40 percent would require a porch that would create a proportional issue with the two car garages and the front facades of the homes.

Variance to Appendix B – Subdivision Regulations – Article 10 – Access and Design Requirements for Road – Table 10.1

Radius of curvature of the center line, minimum 275 feet. The applicant is requesting a reduction to the centerline curvature radius to 120 feet.

The following variance justification is from the applicant’s submittal:

Street radius of 275 feet of curvature of center line: We are requesting a reduction in the requirement of 275 feet radius to a minimum of 120-foot radius in order to provide a safer street layout. Smaller radius and horizontal curves serve as traffic calming devices aim to reduce speeds and improve safety by making curves more visible, providing advance warning, and potentially altering the road’s geometry to encourage slower, more deliberate driving. Larger radiuses encourage street designs with longer and straighter roads that can lead to cars traveling at higher speeds than posted.



The proposed subdivision will be accessed from Mitchell Street. Mitchell Street is not to current design standards concerning right-of-way width and street design.





Road and Right-of-way widths are less than the minimal standards. Curb and gutter, including sidewalks, are required along Mitchell Street at the development.

1. Site Access

- A single entrance is proposed from Mitchell Street.
- The entrance must be to City Standards with street widths and radius returns.
- Mitchell Street must be improved to current standards from Tidewater to the subdivision entrance.
- The remainder of Mitchell Street to Jones Street is a Hall County Road. The city cannot make improvements beyond the development's road frontage unless it is a city street. Ideally the City would study the non-standard portion of Mitchell Street by a Professional Engineer to provide an opinion of probable construction cost (OPCC). The applicant could commit to paying a percentage of the cost of improvement to Mitchell Street based on the engineer's OPCC.

2. Sight Distance

- The entrance design must meet the minimum sight-distance requirements specified in the GDOT Driveway Manual. The engineer shall verify that both stopping-sight distance (SSD) and operational-sight distance (OSD) criteria are satisfied under existing field conditions.



3. Utility Coordination

- Any utilities located within the street improvements must be relocated outside of the pavement area.
- All costs associated with utility relocation shall be borne by the developer and coordination with the respective utility owners must be completed prior to construction.

All design elements shall comply with GDOT standards. Coordination with Hall County DOT, City of Flowery Branch, and affected utility providers should occur early in the design process to avoid delays.

Open Space: Civic and Amenity spaces

The applicant submitted a conceptual site plan and labeled some common areas as open space. However, Article 10, Section 10.22 Open Space Requirements requires more detail to show compliance. For residential developments the code requires 10% of the project area to be Civic Space and 5% of the project area to be Amenity Space. The applicant will be required to provide details of the amenity and civic spaces.

Civic Space:

- 1) *Park*. An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
- 2) *Square*. An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
- 3) *Plaza*. An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-quarter acre.
- 4) *Pocket Park*. An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pocket parks.
- 5) *Playground*. An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be



- interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.
- 6) *Performance Venues*. An open space available for outdoor performances. Performance venues typically include a stage surrounded by formal or informal seating on at least one side. Performance venues may have a combination of landscaped and hardscaped areas. The minimum size for a performance area is one-half acre.
 - 7) *Multi-Use Trails with Potential Connections to Offsite Trails*. A linear open space consisting of a conforming multi-use trail that includes a connection to existing or proposed off-site trails. There is no minimum size for this type of open space.
 - 8) *Park Overlooks*. An open space primarily intended for the viewing of parks and other open spaces. Park overlooks must include seating. There is no minimum size for park overlooks.

Amenity Space

Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:

- 1) Rooftop decks;
- 2) Balconies (min. 6' x 8');
- 3) Patios and porches;
- 4) Outdoor dining areas;
- 5) Pool areas;
- 6) Tennis courts, basketball courts, and similar uses;
- 7) Yards, lawns, and flower gardens;
- 8) Community gardens;
- 9) Hardscape areas improved for pedestrian enjoyment;
- 10) Wooded areas; and
- 11) Runoff reduction measures such as bioretention areas and cisterns.



Each amenity area approved must be available and accessible as exterior space appropriately improved for pedestrian amenities or for aesthetic appeal, subject to approval by Director of Community Development. Above-ground-cistern design and appearance shall also require approval by the Director.

Additional Open Space Requirements:

- Open space requirements may be met using existing and/or new open space, subject to approval of the Director of Community Development.
- Open space may be privately or publicly owned. Private open space is open space that is owned by a corporation, individual, or homeowners' association. Public open space is open space owned by a governmental agency.
- Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the eight types of civic spaces identified in Section 2.10.C or within an amenity space that conforms Section 2.10.10.D, unless part of an approved stormwater management plan for the site that includes runoff reduction measures.
- No required buffer may be used to satisfy open space requirements, except for stream buffers that are improved with trails and other authorized amenities.
- Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.



Architectural Concepts

The applicant submitted conceptual renderings of the proposed architecture. However, without detailed floor plans and a materials list, staff is unable to verify compliance with the City's established single family residential architectural treatment and dimensional standards. To facilitate a thorough review, the applicant must provide complete architectural drawings, including architectural material details and floor-plan details, in order to confirm that all requirements are met. A detailed review is done by staff following Article 40 prior to the issuance of permits. The design concepts provided are for illustrative purposes only and were submitted as part of the rezoning case.









Flowery Branch Code Section 34.7 – Analysis Requirements

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

Rezoning to **R-2** (Detached Single-Family Residential) will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

Rezoning to **R-2** (Detached Single-Family, Moderate-Density District) will not adversely affect the existing use or usability of adjacent or nearby property.

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

It's reasonable to believe that the current zoning of **R-1** (Detached Single-Family Low-Density Residential) does have an economic use due to the trend of residential area development in Flowery Branch.

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

Rezoning to **R-2** (Detached Single-Family Medium-Density Residential) could have measurable impacts to Mitchel Street. The existing streets are not to Flowery Branch standards. Improvements will be needed to support the additional traffic with the development.

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

Rezoning to **R-2** Detached Single-Family, Moderate-Density District) is in conformity with the Flowery Branch Comprehensive Plan.

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



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

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

The surrounding properties are zoned **A** (Agricultural), **R-3** (Residential Multi-family) and the majority of zoning surrounding the parcels are Hall County **V-C** (Vacation Cottages). Nearby uses not directly adjacent to the subject site includes Hall County **R-1** (Low-Density Residential), Flowery Branch **R-1** (Low-Density Residential), **TND** (Traditional Neighborhood Development), **MHP** (Manufactured Home Park), and a **PUD** (Planned Unit Development).

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

It's reasonable to believe that the property value would increase by re-zoning from **R-1** (Detached Single-Family Low-Density Residential) to **R-2** (Detached Single-Family Moderate-Density Residential).

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

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

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

There are nearby Single-Family developments with higher density in the area.



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

Rezoning to **R-2** (Detached Single-Family Moderate-Density Residential) is in harmony with the future land development of the Comprehensive Plan and will be a positive change aligning with the vision of the City.

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

The City of Flowery Branch will do an extensive review of stormwater management and erosion control, including, but not limited to; drainage, soil erosion and sedimentation, flooding, air quality and water quality on any proposed development to minimize impacts on the environment. In **R-2**, mass grading can be avoided, disturbing areas only for infrastructure, streets, and the construction of homes. Limited grading and more undisturbed areas in the development helps with environmental impacts, specifically in this case due to the proximity to Lake Lanier.

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

Rezoning to **R-2** (Detached Single-Family Moderate-Density Residential) is in harmony with the future land development of the Comprehensive Plan

Recommendation:

Staff recommends **APPROVAL** of the proposed annexation of the 0.854-acre tract of parcel 08118 001015. Staff recommends the **APPROVAL** of the proposed rezoning from Flowery Branch **R-1** (Detached Single Family Low Density Residential) and Hall County **V-C** (Vacation Cottage) to Flowery Branch **R-2** (Detached Single-Family Moderate-Density Residential) for the following parcels:

- 6300 Jones Road (including the portion of the parcel in unincorporated Hall County to be annexed into Flowery Branch); tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road, tax parcel identification number **08118 001002E**,
- 6258 Jones Road, tax parcel identification number **08118 001012**,
- 6246 Jones Road, tax parcel identification number **08118 001020**,
- 6249 Jones Road, tax parcel identification number **08118 001002F**



Conditions of Approval:

Please find below the proffered conditions for the proposed rezoning, organized by discipline and drafted to ensure consistency with the submitted concept materials and to protect the public interest:

1. General Development

- a. The total number of residential lots within the development shall not exceed 74.
- b. The development design shall be substantially similar to the concept plan provided with the zoning application.
- c. Density Measurement:
Density shall be calculated on a net basis, in accordance with the definition of “Net Density” set forth in Article 2, Section 2.2 (Design-Related Definitions).
- d. Maximum net density shall not exceed 4 units per acre.
- e. Open Spaces must be compliant with Code Section 10.22 concerning Civic and Amenity space percentages. Civic and Amenity spaces must be in relatively flat areas for public use. Walking trails shall be designed in a manner to avoid steep slopes. Final review and approval of all Open Spaces shall be by the Director of Planning and Community Development.
- f. A mandatory Homeowners Association shall be established.
- g. The development shall be fee-simple homes for sale and the homeowner’s association covenants must contain the following provisions:
 - i. No more than ten percent (10%) of the total homes may be leased
 - ii. No more than two houses may be owned by one owner in the development and the owner or the owner’s immediate family member must reside at one of the two homes
 - iii. A homeowner may apply to the board of directors of the HOA for a “hardship” exception to exceed the 10% lease limit in the event the homeowner can demonstrate the need to lease their home due to extenuating circumstances. A lease permitted under the “hardship” exception shall not exceed one year, after



which the owner must reapply for an exception. The granting of hardship exceptions shall be at the discretion of the HOA board of directors.

2. Civil Site Engineering

- a. The final site-grading, stormwater, and utility plans shall be in substantial conformity with the Rezoning Concept Plan, including all delineated amenities, open spaces, and public gathering areas.
- b. No grading, filling, or earthmoving shall occur within the 75-foot impervious setback from state waters without prior approval of the Director of Planning & Community Development; such activities shall be minimized in accordance with Code § 27.6(b).

3. Building Design

- a. Exterior elevations shall comply with design requirements in Article 12 of the Flowery Branch Zoning Ordinance.
- b. Only authentic brick or natural stone shall be utilized.
- c. All building facades shall be approved through the Design Review process per Article 40 and shall meet the design requirements in Article 10 and Article 12 unless specific variance(s) are approved.

4. Streets, Sidewalks & Stormwater Facilities

- a. All internal streets and sidewalks shall be public to City design standards and be dedicated at the conclusion of the Final Plat. Stormwater management systems shall remain private and be maintained at the HOA's expense.
- b. Internal alley street shall be private and owned and maintained by the HOA.

5. Signage, Landscaping & Lighting

- a. An overall signage program, a detailed landscape plan sealed by a Georgia-registered landscape architect, and a comprehensive site-lighting plan shall be submitted to the Department of Community Development for review and approval.
- b. The landscape plan shall include high-quality treatments for the entrance, open spaces, trails, pathways, and amenities.
- c. As part of the landscape review the applicant shall provide a typical landscape planting for the areas between home demonstrating that mitigation erosion in the



area through landscape application. Final landscape design to be approved by the Director of Planning and Community Development.

6. Transportation Improvements

- a. The entrance must be to City / Hall County Standards with street widths and radius returns.
- b. Mitchell Street must be improved to current standards from Tidewater to the remainder of the subdivision's road frontage.

7. Variances

- a. Unless otherwise stated in Condition 7, approval of this rezoning does not grant any variances from local, state, or federal standards. Any such request must be submitted through the formal variance process to the appropriate jurisdiction.

8. Public Utilities

- a. Due to the site's location, the sanitary sewer will depend on an existing lift station, which must be upgraded to accommodate the increased capacity. The Engineer of Record shall collaborate closely with the Public Utility Department during the design process. All pump station plans must adhere to Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), and any additional requirements set by the Public Utilities Director.

ORDINANCE NO. 747

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE CITY OF FLOWERY BRANCH, STATE OF GEORGIA, REAL PROPERTY TOTALING 0.854 +/- ACRES OF LAND, OWNED BY MARY S. JONES, IDENTIFIED AS 6300 JONES ROAD A PORTION OF TAX PARCEL 08118 001015 AND AS SHOWN ON ATTACHED EXHIBIT "A", PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Mary S. Jones owns the subject parcel of land identified as Hall County Tax Parcel Identification No. 08118 001015 as shown and described on Exhibit "A"; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of Mary S. Jones 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 Community Agenda for annexation into the City's corporate limits; and

WHEREAS, said parcels of land identified as Hall County Tax Parcel Identification No. 0118 001015 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, Mary S. Jones has submitted to the City Council of Flowery Branch, Georgia, a written and signed application and affidavit showing consent to being annexed, and whereas a survey and complete description of the subject parcel being considered to be annexed, is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting on July 17th, 2025, 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 real parcel of land known as Hall County Tax Parcel Identification No. 08118 001015 as shown and 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 and attached Exhibit and have a certified copy of this Ordinance and its Exhibits filed 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 as provided for by law.

SECTION 6. REPEALER.

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

Approved this ____ day of _____ 2025.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney

Exhibit A



PORTION OF PROPERTY TO BE ANNEXED

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

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

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

Said property contains 0.854 acres.

Including Easements within.

ORDINANCE 748

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING REAL PROPERTY TOTALING 21.44+/-ACRES OF LAND, OWNED BY MARY S JONES, ELIZABETH ANN JONES, ANN JONES, DALE A JONES, AND DALE A JONES PROPERTIES #1 LLC, IDENTIFIED AS 6300, 6294, 6290, 6258, 6270, 6246 AND 6249 JONES ROAD, TAX PARCELS 08118 001015, 08118 001009, 08118 001002D, 08118 001002E, 08118 001012, 08118 001020, 08118 001002F AND AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B” AND IN COMPLIANCE WITH ATTACHED EXHIBIT “C” AND AS CONDITIONED ON ATTACHED EXHIBIT “D”; TO BE REZONED FROM UNINCORPORATED HALL COUNTY VACATION COTTAGE (VC) AND CITY OF FLOWERY BRANCH RESIDENTIAL LOW DENSITY DISTRICT (R-1) TO CITY OF FLOWERY BRANCH RESIDENTIAL MODERATE DENSITY DISTRICT (R-2), TO ALLOW FOR APPROVAL OF VARIANCES AS DESCRIBED ON EXHIBIT “E”, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, The owners of 6246 (parcel 08118 001020), 6258 (parcel 08118 001012) and 6270 (parcel 08118 001002E) Jones Road, owned by Dale A. Jones, 6249 Jones Road (parcel 08118 001002f), owned by Dale A. Jones Properties #1 LLC, 6294 Jones Road (parcel 08118 001009), owned by Elizabeth Ann Jones, 6290 Jones Road (parcel 08118 001002d), owned by Ann Jones and 6300 Jones Road (parcel 08118 001015), owned by Mary S. Jones, as shown and described on Exhibit “A” have submitted complete applications for rezoning; and

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

WHEREAS, the City Council of the City of Flowery Branch, Georgia held a public hearing on July 17th, 2025, to consider the rezoning, which was duly noticed as prescribed by law and published in the Gainesville Times, as shall be set forth in the minutes of said meeting; and

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

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

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning from Unincorporated Hall County Vacation Cottage (V-C) and Flowery Branch Residential Low Density District (R-1) to Flowery Branch Residential Moderate Density District (R-2) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. Use as R-2 is appropriate given residential development trends and it is reasonable to believe the property will have reasonable economic value so zoned.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No precise determination has been made by staff with regard to the value differential between development under the current zoning as opposed to R-2, although it is reasonable to believe value would increase as a result of the rezoning.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. REZONING.

The subject parcels, as shown on Exhibit “A” and as legally described in Exhibit “B”, are hereby rezoned from Unincorporated Hall County Vacation Cottage (V-C) and Flowery Branch Residential Low Density District (R-1) to Flowery Branch Residential Moderate Density District (R-2) conditioned on substantial compliance with the sketch depicted in Exhibit “C” and the Conditions of Approval noted in Exhibit “D”. The subject development is approved for variances as described in Exhibit “E”.

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. VARIANCES GRANTED:

The properties as shown on attached Exhibit “A” and as legally described in Exhibit “B”, detailed in Exhibit “C”, shall be granted the Variances from the requirements set forth in the City of Flowery Branch Zoning Ordinance as described in Exhibit “E”.

SECTION 5. 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 6. EFFECTIVE DATE.

This ordinance shall take effect immediately upon approval.

Public Hearing Published 06/25/2025
Public Hearing 07/17/2025

First Reading 07/17/2025
Second Reading 09/18/2025

SECTION 6. REPEALER.

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

Approved this ____ day of _____ 2025.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney

Exhibit "A"

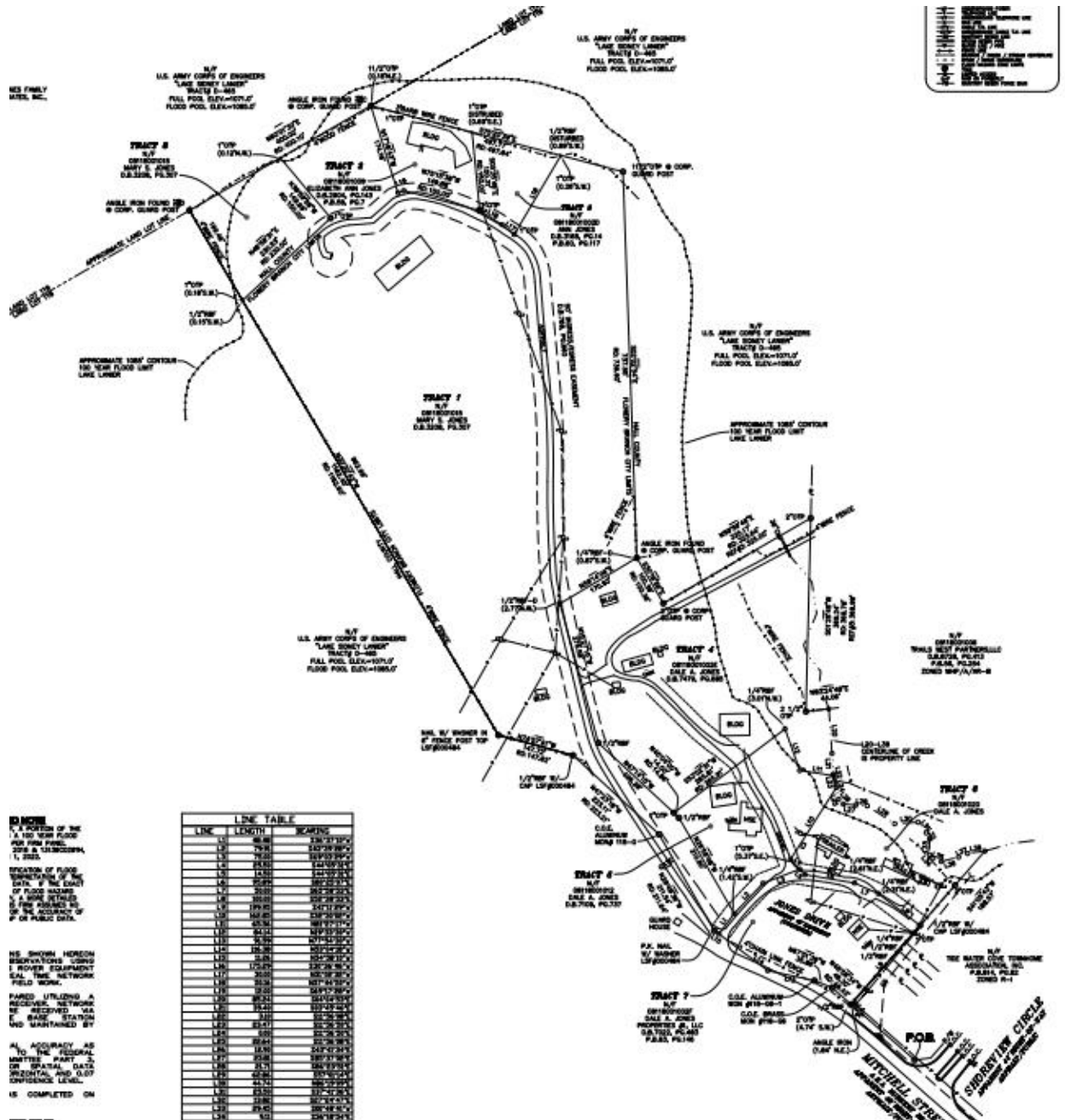


Exhibit "B"

LEGAL DESCRIPTION

OVERALL ACREAGE OF PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Said property contains 22.300 acres.

Including Easements within.

Exhibit 'C'

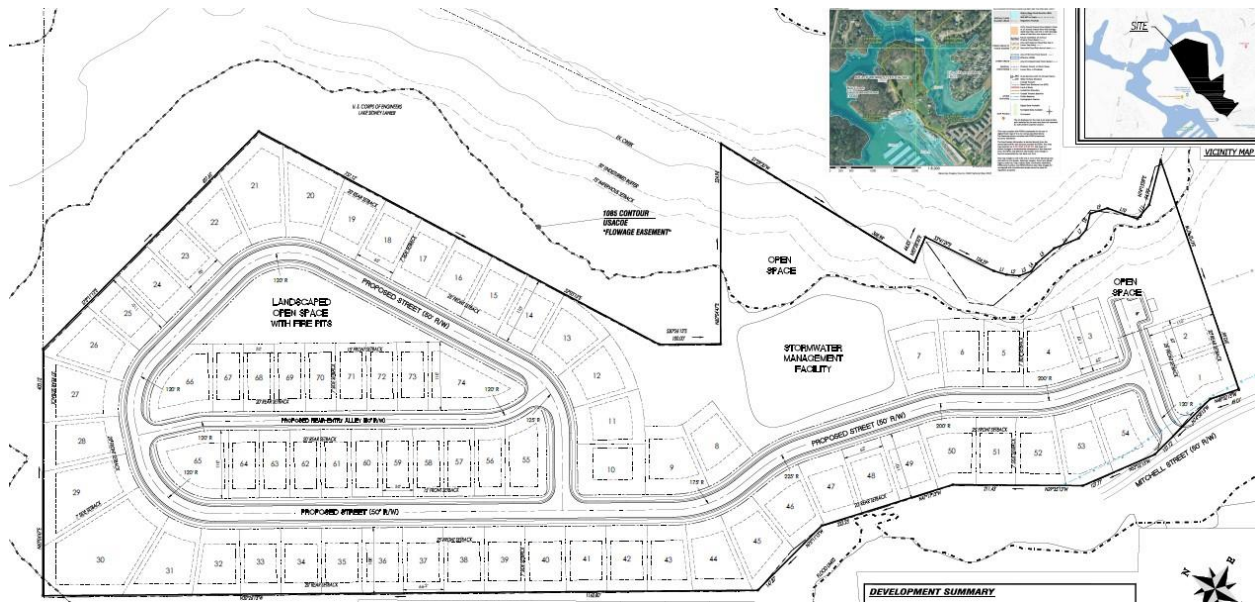


Exhibit 'D'

Conditions of Approval:

1. General Development

- a. The total number of residential lots within the development shall not exceed 74.
- b. The development design shall be substantially similar to the concept plan provided with the zoning application.
- c. Density Measurement:
Density shall be calculated on a net basis, in accordance with the definition of "Net Density" set forth in Article 2, Section 2.2 (Design-Related Definitions).
- d. Maximum net density shall not exceed 4 units per acre.
- e. Open Spaces must be compliant with Code Section 10.22 concerning Civic and Amenity space percentages. Civic and Amenity spaces must be in relatively flat areas for public use. Walking trails shall be designed in a manner to avoid steep slopes. Final review and approval of all Open Spaces shall be by the Director of Planning and Community Development.
- f. A mandatory Homeowners Association shall be established.
- g. The development shall be fee-simple homes for sale and the homeowner's association covenants must contain the following provisions:
 - i. No more than ten percent (10%) of the total homes may be leased

- ii. No more than two houses may be owned by one owner in the development, and the owner or the owner's immediate family member must reside at one of the two homes
- iii. A homeowner may apply to the board of directors of the HOA for a "hardship" exception to exceed the 10% lease limit in the event the homeowner can demonstrate the need to lease their home due to extenuating circumstances. A lease permitted under the "hardship" exception shall not exceed one year, after which the owner must reapply for an exception. The granting of hardship exceptions shall be at the discretion of the HOA board of directors.

2. Civil Site Engineering

- a. The final site-grading, stormwater, and utility plans shall be in substantial conformity with the Rezoning Concept Plan, including all delineated amenities, open spaces, and public gathering areas.
- b. No grading, filling, or earthmoving shall occur within the 75-foot impervious setback from state waters without prior approval of the Director of Planning & Community Development; such activities shall be minimized in accordance with Code § 27.6(b).

3. Building Design

- a. Exterior elevations shall comply with design requirements in Article 12 of the Flowery Branch Zoning Ordinance.
- b. Only authentic brick or natural stone shall be utilized.
- c. All building facades shall be approved through the Design Review process per Article 40 and shall meet the design requirements in Article 10 and Article 12 unless specific variance(s) are approved.

4. Streets, Sidewalks & Stormwater Facilities

- a. All internal streets and sidewalks shall be public to City design standards and be dedicated at the conclusion of the Final Plat. Stormwater management systems shall remain private and be maintained at the HOA's expense.
- b. Internal alley streets shall be private and owned and maintained by the HOA.

5. Signage, Landscaping & Lighting

- a. An overall signage program, a detailed landscape plan sealed by a Georgia-registered landscape architect, and a comprehensive site-lighting plan shall be submitted to the Department of Community Development for review and approval.
- b. The landscape plan shall include high-quality treatments for the entrance, open spaces, trails, pathways, and amenities.

- c. As part of the landscape review the applicant shall provide a typical landscape planting for the areas between home demonstrating mitigation of erosion in the area through landscape application. Final landscape design to be approved by the Director of Planning and Community Development.

6. Transportation Improvements

- a. The entrance must be to City / Hall County Standards with street widths and radius returns. If the entrance requires an easement agreement revision from the USACE, the applicant is responsible for obtaining the required approval.
- b. Mitchell Street must be improved to current standards from Tidewater Cove subdivision to the remainder of the subdivision's road frontage.

7. Variances

- a. Unless otherwise stated in Condition 7, approval of this rezoning does not grant any variances from local, state, or federal standards. Any such request must be submitted through the formal variance process to the appropriate jurisdiction.

8. Public Utilities

- a. Due to the site's location, the sanitary sewer will depend on an existing lift station, which must be upgraded to accommodate the increased capacity. The Engineer of Record shall collaborate closely with the Public Utility Department during the design process. All pump station plans must adhere to Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), and any additional requirements set by the Public Utilities Director.

Exhibit 'E'

Variances to Article 6, Table 6.2 – Dimensional Requirements for Agricultural and Conventional Zoning Districts; Article 12, Section 12.7 – Single-Family Detached Dwellings; and Appendix B, Article 10, Table 10.1 – Street Improvement Requirements:

A. Approval of the following variances to Table 6.2,

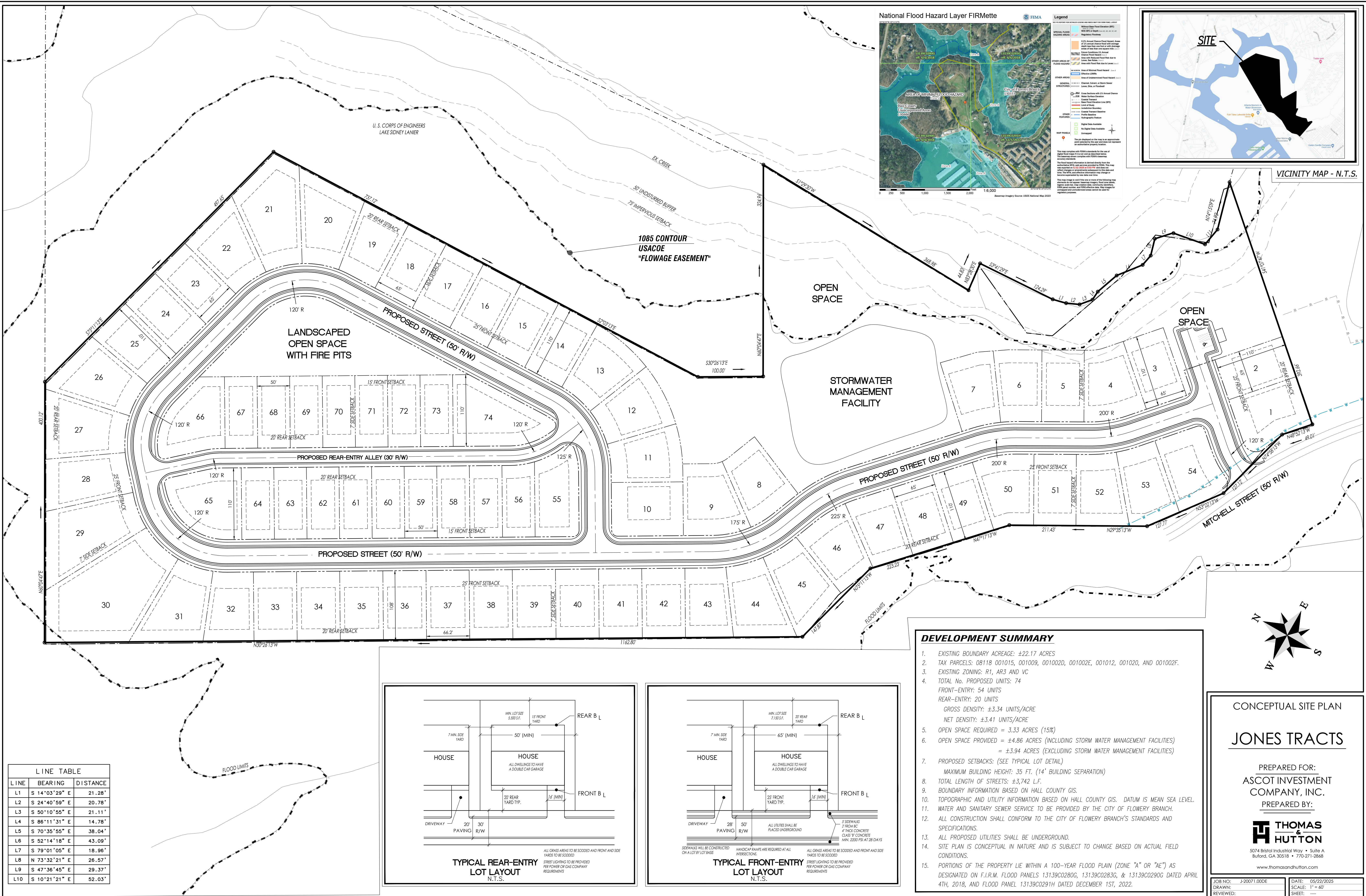
- i. Reduction in the required side building setbacks for all units from 15 feet to 7 feet.
- ii. Reduction in required front building setbacks for rear entry garage units from 25-feet to 15-feet.
- iii. Lot size reduction from 15,000 square feet to 7,150 square feet for front entry garage units and 5,500 square feet for rear entry garage units.
- iv. Lot width reductions from 75 feet to 65 feet for front entry garages units and 50 feet for rear entry garage units.

B. Approval of the following variance to Section 12.7.

- i. The porch dimensions shall be six (6) feet deep (not including the steps); and 11 feet wide without considering 40% of the façade width.

C. Approval of the following variance to Appendix B – Subdivision Regulations – Article 10 – Access and Design Requirements for Roads – Table 10.1.

- i. A reduction of the radius curvature of the center line of the road from 275 feet to 120 feet.



Letter of Intent

May 9, 2025

City of Flowery Branch
5410 Pine Street
Flowery Branch, Georgia 30542

RE: Rezoning & Annexation Application
Jones Road

Rezoning Tax Parcels:

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

Annexation Tax Parcel:

Portion of 08118 001015 (0.854 acres of unincorporated Hall Co.)

To whom it may concern:

Please let this letter serve as the letter of intent to rezone the following properties:

6270 Jones Road, 6258 Jones Road, 6246 Jones Road, 6300 Jones Road, 6294 Jones Road, 6290 Jones Road, & 6249 Jones Road from the existing R1 zoning designation to R2. The proposed project is a 74-lot single family residential subdivision, which includes 50 front entry homes and 24 rear entry homes as shown on the submitted rezoning exhibit.

The City of Flowery Branch 2041 Comprehensive Plan designates this property as suburban residential on the Future Development Map, and Suburban Residential is described as the following "include locations where low- to- moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses." The subject property's surrounding uses are MHP (Mobile Home Park), R3 (Townhome Development), and a commercial marina (unincorporated Hall County), which are all more intensive uses than the proposed R2 zoning designation.

Heritage Group Homes, as the builder and developer, has built many homes in the City of Flowery Branch and surrounding cities and counties. The proposed project will



complement the surrounding area and add much needed housing to the City of Howery Branch.

The following are our proposed development and building standards:

Minimum House Square Footage/Maximum Height	2,100 Square feet/ 35 feet
Architectural Treatments	Combination of Brick, Board & Batten, Concrete Siding (Hardi-plank), and Shake
Garages	Minimum two car garage with decorative doors and hardware
Porches and Stoops	Combination of Porches and Stoops
Sidewalks	Sidewalks minimum 5 feet in width on both sides of Streets (excluding alleys)
Landscaping	All yards will be sodded, and trees will be planted throughout the lots in the development

Variance Requests for Jones Road Tracts

The following are variances that we would like to request during the rezoning and annexation process:

<u>Variance</u> <u>Section Table</u> <u>6.1</u>	<u>Required</u>	<u>Requested Variance</u> <u>Front Entry Homes</u>	<u>Requested Variance</u> <u>Rear Entry Homes</u>
Setbacks	Front setback 25 feet Side Setback 15 Rear Setback 20	Variance Request in bold Front setback 25 feet Side Setback 7 Rear Setback 20	Variances in bold Front setback 15 feet Side Setback 7 Rear Setback 20
Lot Size	15,000 Square Feet	7,150 Square Feet	5,500 Square feet
Lot Width	75 Feet	65 Feet	50 Feet
Front Porches Section 7.5	Porches no less than 40 percent of the width/6 feet depth or 11 feet if greater	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth

Justification for Variance Requests from 6.1:

Setbacks: We are building larger footprint homes, including some ranch homes that require smaller setbacks. We are maintaining the required 25-foot front setback and 20-foot rear setback on the front entry homes and maintaining the 20-foot rear setback on the rear entry homes. Since we are providing front entry and rear entry product types, we request the side setbacks of 7 feet (maintaining 14 feet between homes) and a front setback of 15 feet for rear entry homes, to create an enhanced streetscape.

Lot Size and Lot Width: We are requesting a lot width reduction from 75 feet to 65 feet for front entry homes and 55 feet on rear entry homes to accommodate the larger houses. A lot size reduction from 15,000 square feet to 7,150 square feet for front entry and 5,500 square feet for rear entry. This allows for both home types to be constructed with average lot width for front entry homes of 69 feet and slightly over 55 feet for rear entry homes.

Front Porches: We are requesting to eliminate the 40 percent of front façade requirement and comply with front porches of at least 11 feet in width and 6 feet in depth. Our homes are a larger footprint with greater widths and the 40 percent would require a porch that would create a proportional issue with the two car garages and the front facades of the homes.

<u>Variance from Standard T10.1</u>	<u>Requested Variance</u>
Street Improvements Requirements 275 Feet radius of curvature of center line	To reduce to 120' Radius

Street radius of 275 feet of curvature of center line: We are requesting a reduction in the requirement of 275 feet radius to a minimum of 120-foot radius in order to provide a safer street layout. Smaller radius and horizontal curves serve as traffic calming devices aim to reduce speeds and improve safety by making curves more visible, providing advance warning, and potentially altering the road's geometry to encourage slower, more deliberate driving. Larger radiuses encourage street designs with longer and straighter roads that can lead to cars traveling at higher speeds than posted.

We appreciate your consideration of these variances requests and please do not hesitate to give me a call if you have any questions.

Sincerely,

Chris Hill

Heritage Group Homes, LLC

See Exhibit A attached

The following are variances that we would like to request during the rezoning and annexation process:

<u>Variance Section Table 6.1</u>	<u>Required</u>	<u>Requested Variance Front Entry Homes</u>	<u>Requested Variance Rear Entry Homes</u>
Setbacks	Front setback 25 feet Side Setback 15 Rear Setback 20	Variance Request in bold Front setback 25 feet Side Setback 7 Rear Setback 20	Variances in bold Front setback 15 feet Side Setback 7 Rear Setback 20
Lot Size	15,000 Square Feet	7,150 Square Feet	5,500 Square feet
Lot Width	75 Feet	65 Feet	50 Feet
Maximum Coverage of Principal and Accessory Buildings Section:	35%	45.5%	50.4%
Front Porches Section 7.5	Porches no less than 40 percent of the width/6 feet depth or 11 feet if greater	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth

<u>Variance from Standard T10.1</u>	<u>Requested Variance</u>
Street Improvements Requirements 275 Feet radius of curvature of center line	To reduce to 120' Radius

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

Sincerely,

Chris Hill

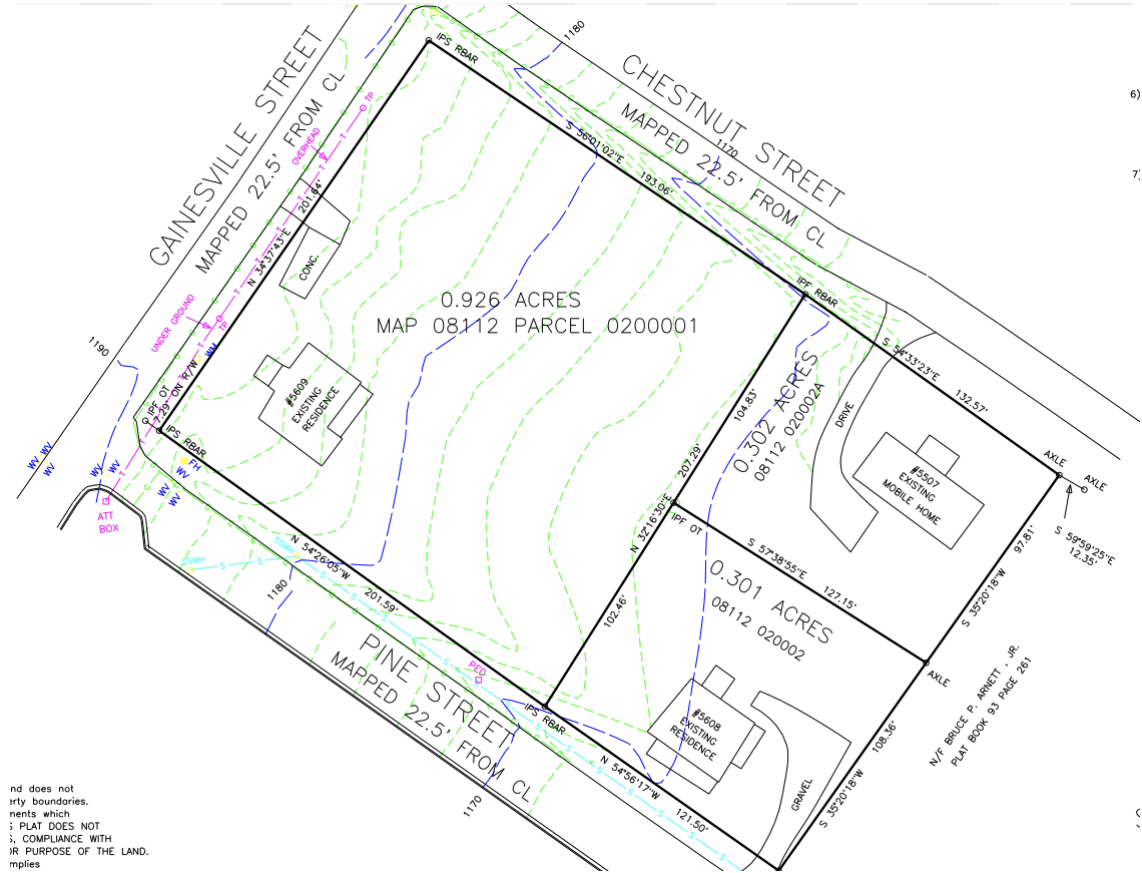
Heritage Group Homes, LLC



Proudly Presents For Consideration

The Chestnut Commons

- Lot Size: 1.55 acres
- Current Zoning: TND
- Current Dimensional Standards: TND
- Current Density: 6.5 units/acre
- Current Allowed Unit Count: 10 units
- Existing Structures: Rough condition, surrounded by improved structures, eye sore on downtown
- Proximity To Downtown: Walkable





5507 W Chestnut St

Multiple code violations during previous ownership, since we've taken ownership the property cleanup process has begun to help maintain the condition of the property.



5608 W Pine St

Older home in need of significant repair.

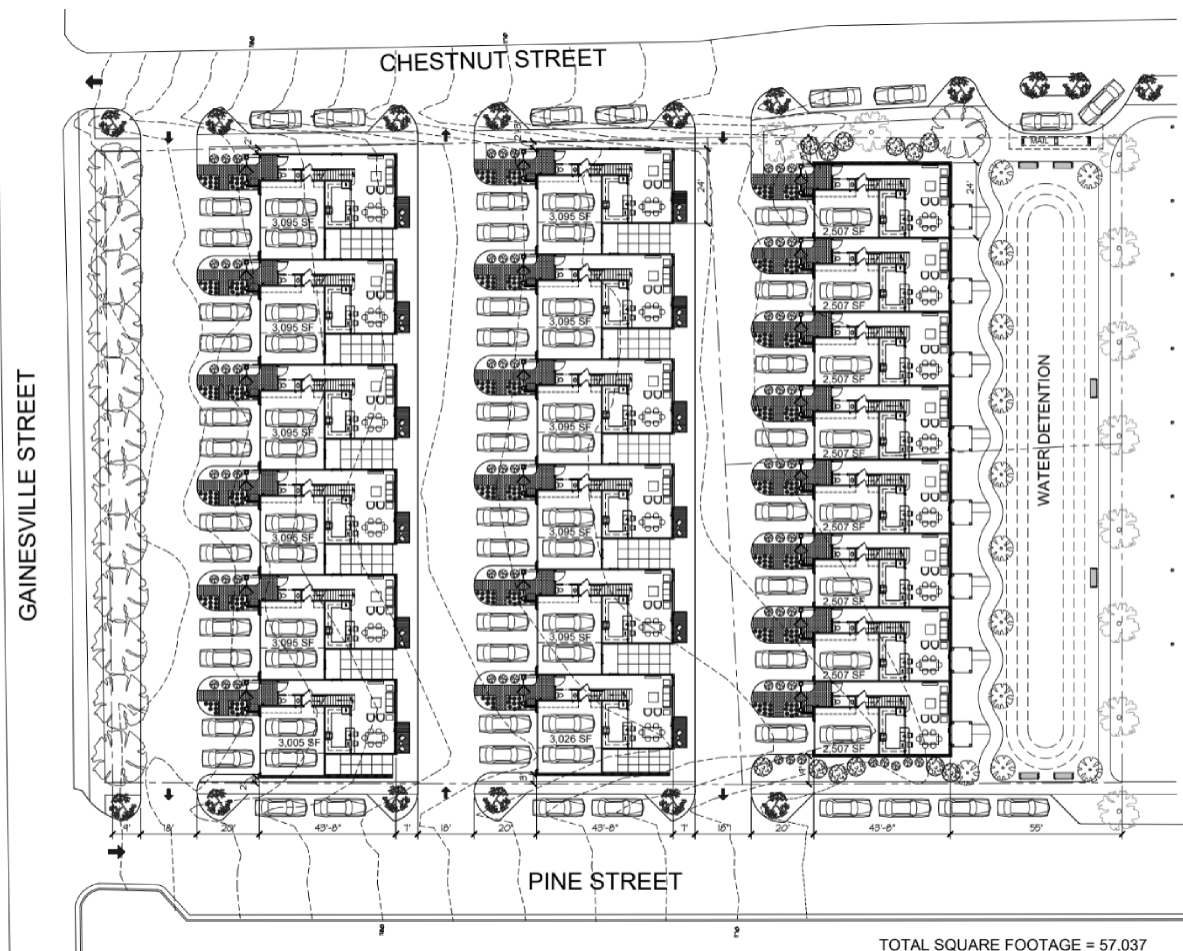


5609 Gainesville St

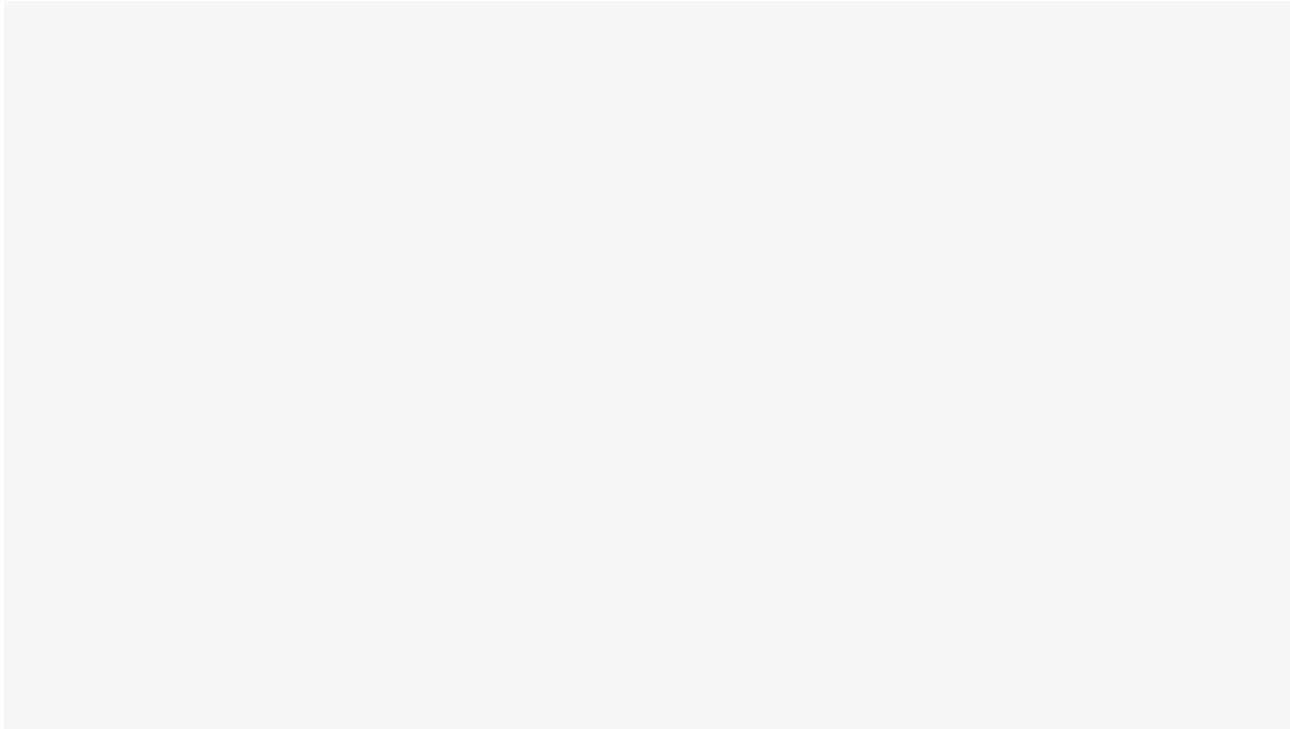
Older home in need of significant repair with the best course of action being tear down. Significant yard cleanup required including tractor trailers requiring removal

Community Focused Living

- Lot Size: 1.55 acres
- Proposed Zoning: CBD
- Proposed Dimensional Standards: R-MU
- Proposed Density: 12.9 units/acre
- Proposed Unit Count: 20 units
- Proposed Public Parking: 14 spots



TOTAL SQUARE FOOTAGE = 57,037



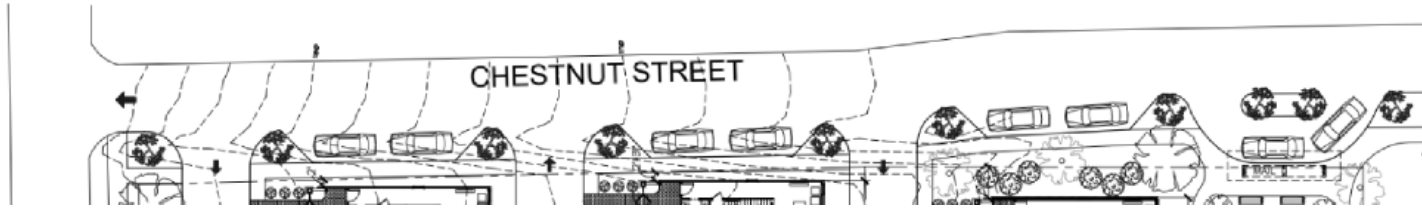
Video demonstration of potential development proposal

Road & Drainage Improvements

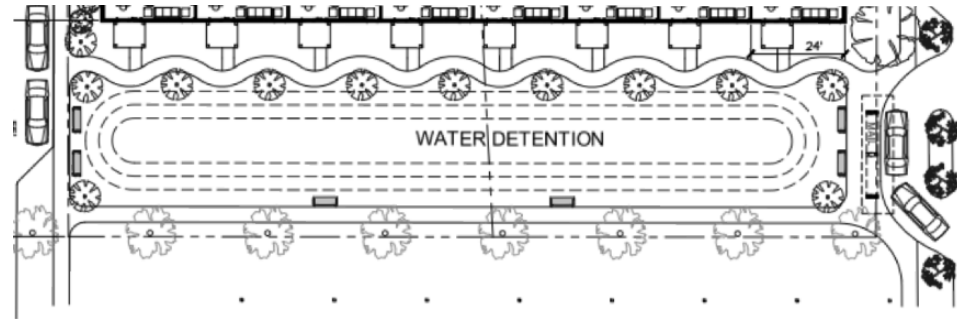
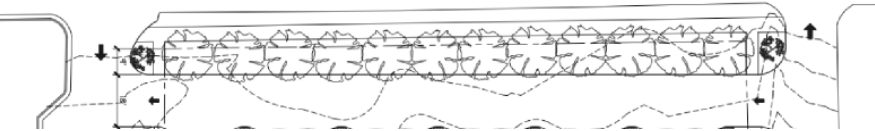


Existing Road and Drainage

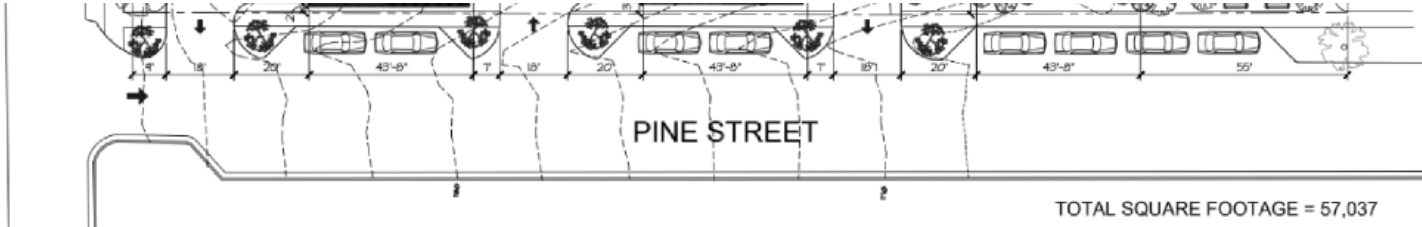
Enhanced Landscaping and Walkability Improvements



GAINESVILLE STREET

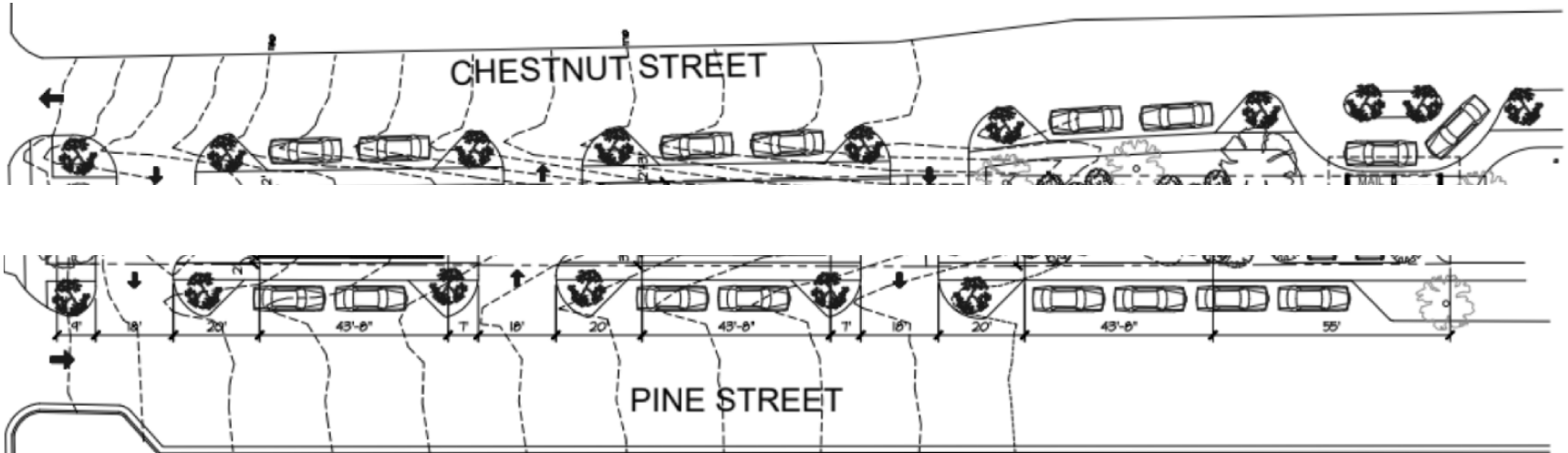


PINE STREET



TOTAL SQUARE FOOTAGE = 57,037

Off Street Parking



14 community parking spaces

3-Story Elevation



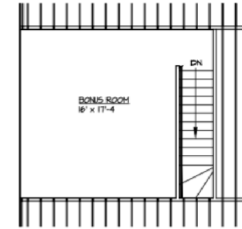
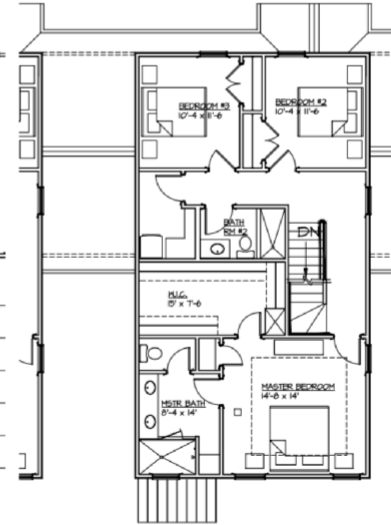
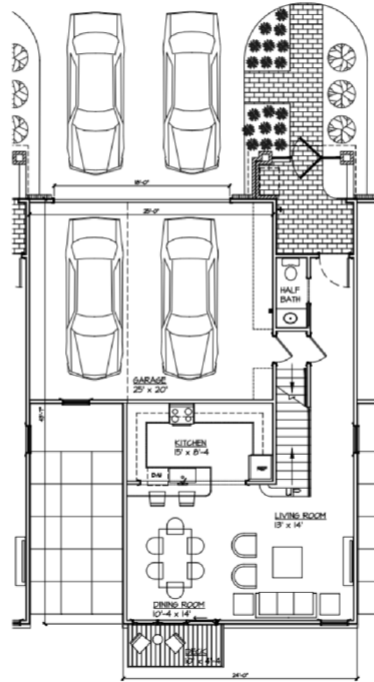
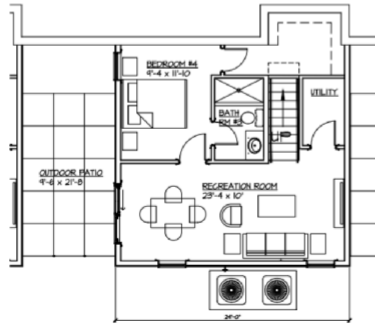
1 ENTRY SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



2 ELEVATIONS - 3 STORIES
SCALE: 1/8" = 1'-0"

3-Story Floor Plans

BONUS ROOM (ATTIC)	277 SQ. FT.
UPPER LEVEL FLOOR PLAN	1,030 SQ. FT.
MAIN LEVEL FLOOR PLAN	1,200 SQ. FT.
LOWER LEVEL	588 SQ. FT.
TOTAL SQ. FT.	3,095 SQ. FT.



4 BONUS ROOM (ATTIC)
SCALE: 1/4" = 1'-0"
277 SQ. FT.

2-Story Elevation – 1 car garage



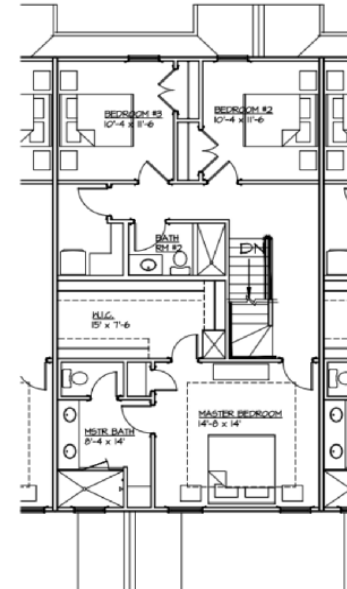
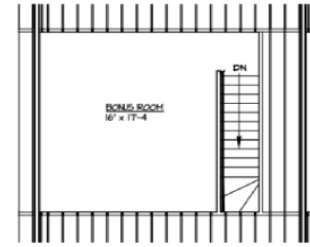
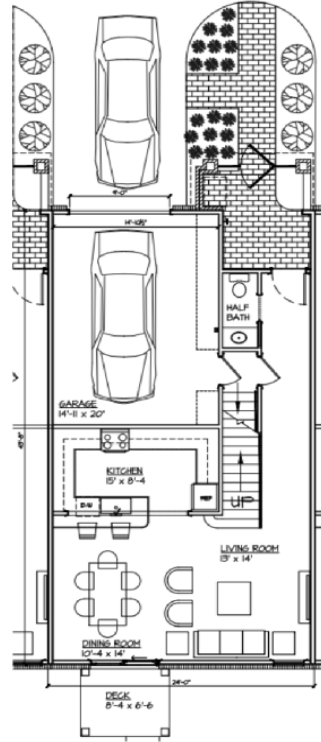
① GARAGE SIDE ELEVATIONS - 2 STORY
SCALE: 1/8" = 1'-0"



② ELEVATIONS - 2 STORIES
SCALE: 1/8" = 1'-0"

2-Story Floor Plans

BONUS ROOM (ATTIC) 277 SQ. FT.
 UPPER LEVEL FLOOR PLAN 1,030 SQ. FT.
 MAIN LEVEL FLOOR PLAN 1,200 SQ. FT.
 TOTAL SQ. FT. 2,507 SQ. FT.



Thank You!

Find More Information

www.thechestnutcommons.com

www.refreshpropertyco.com

Scan Me For More Info





**City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay**

Name: Oliver McClellan Month/Year: July 2025

Meeting Date	Description of Meeting
July 16, 2025	Hall County Chamber - Issues Committee - Trails

My signature certifies that I am eligible to be paid for 1 meeting dates, a maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of \$50.00 per meeting.

Total of \$ 50.00

Oliver McClellan

Signature



**City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay**

Name: Oliver McClellan Month/Year: August 2025

Meeting Date	Description of Meeting
August 1, 2025	Ribbon Cutting McAvoy Deli
August 13, 2025	Hall Chamber - Public Safety Update
August 27, 2025	South Hall Business Coalition - Road Atlanta

My signature certifies that I am eligible to be paid for 3 meeting dates, a maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of \$50.00 per meeting.

Total of \$ 150 .00

Oliver McClellan

Signature



**City of Flowery Branch
Mayor & Council Attendance Sheet Per Diem Pay**

Name: Joseph Mezzanotte Month/Year: August/25

Meeting Date	Description of Meeting
8/1	McAvoy Grand Opening
8/5	South Hall Busier Coalition Performance
8/12	GHCC Digital Seminar
8/13	Issues - Public Safety
8/27	Michelin Raceway Reception

My signature certifies that I am eligible to be paid for 5 meeting dates, a maximum of 5 per month, in accordance with the Per Diem Pay as described in Ordinance 477 and at a rate of \$50.00 per meeting.

Total of \$ 250.00


Signature



**City of Flowery Branch
City Council Meeting
Thursday, August 21, 2025, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542**



Call Work Session to Order:

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

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

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Planning and Community Development Director Chris McCrary, Public Works and Utilities Director Bill Whidden, Human Resources Director Krystle Hightower, Police Chief Chris Hulsey, and City Attorney Ted Baggett.

Absent: Council Member Oliver McCellan

Pledge of Allegiance:

Mayor Asbridge led the Pledge of Allegiance.

Executive Session:

There was a motion made to enter an executive session for matters related to the acquisition/disposition of real estate, for matters related to certain personnel issues, and for matters related to pending or potential litigation at 6:02 p.m.

Motion: Chris Mundy
Second: William McDaniel
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

There was a motion made to exit executive session at 6:11 p.m.

Motion: Joe Anglin
Second: Chris Mundy
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

Adoption of Agenda:

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

Motion: Chris Mundy
Second: William McDaniel
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: passed

Awards & Recognitions:

There were no awards or recognitions.

Unfinished Business - Work Session:

- a. Discussion Only of Ordinance 747 for an Annexation Request at 6300 Jones Road. Director McCrary presented a discussion regarding an annexation request from Heritage Group Homes, LLC for a +/- .854 acre portion of 6300 Jones Rd. and rezoning of seven contiguous parcels (6300, 6294, 6290, 6270, 6258, 6246, 6249 Jones Rd.) from Hall County V-C, Flowery Branch R-1, and Flowery Branch A to Flowery Branch R-2 for a proposed +/- 22.14 acres subdivision. The proposed subdivision would contain a total of 74 single-family, detached residential homes with a mixture of front-entry and rear-entry garages. Several concurrent variances are being requested, including reductions in setbacks, lot sizes, and porch dimensions.

Staff recommends approval of the proposed annexation of the 0.854-acre tract of parcel 08118 001015. Staff recommends the approval of the proposed rezoning from Flowery Branch R-1 (Detached Single Family Low-Density Residential) and Hall County V-C (Vacation Cottage) to Flowery Branch R-2 (Detached Single-Family Moderate-Density Residential) for the following parcels:

6300 Jones Road (including the portion of the parcel in unincorporated Hall County to be annexed into Flowery Branch); tax parcel identification number 08118 001015,
6294 Jones Road, tax parcel identification number 08118 001009, 6290 Jones Road, tax parcel identification number 08118 001002D, 6270 Jones Road, tax parcel identification number 08118 001002E,
6258 Jones Road, tax parcel identification number 08118 001012, 6246 Jones Road, tax parcel identification number 08118 001020, 6249 Jones Road, tax parcel identification number 08118 001002F.

Council held a discussion with Director McCrary.

Chris Hill of Heritage Group Homes, LLC presented a brief discussion regarding the proposed development.

Council held a discussion with Mr. Hill.

b. Discussion Only of Ordinance 748 for a Rezoning Request and Variance Request at 6300 Jones Road

Director McCrary presented a discussion regarding an annexation and rezoning request from Heritage Group Homes, LLC for a +/- .854 acre portion of 6300 Jones Rd. and rezoning of seven contiguous parcels (6300, 6294, 6290, 6270, 6258, 6246, 6249 Jones Rd.) from Hall County V-C, Flowery Branch R-1, and Flowery Branch A to Flowery Branch R-2 for a proposed +/- 22.14 acres subdivision. The proposed subdivision would contain a total of 74 single-family, detached residential homes with a mixture of front-entry and rear-entry garages. Several concurrent variances are being requested, including reductions in setbacks, lot sizes, and porch dimensions.

Staff recommends approval of the proposed annexation of the 0.854-acre tract of parcel 08118 001015. Staff recommends the approval of the proposed rezoning from Flowery Branch R-1 (Detached Single Family Low-Density Residential) and Hall County V-C (Vacation Cottage) to Flowery Branch R-2 (Detached Single-Family Moderate-Density Residential) for the following parcels:

6300 Jones Road (including the portion of the parcel in unincorporated Hall County to be annexed into Flowery Branch); tax parcel identification number 08118 001015, 6294 Jones Road, tax parcel identification number 08118 001009, 6290 Jones Road, tax parcel identification number 08118 001002D, 6270 Jones Road, tax parcel identification number 08118 001002E, 6258 Jones Road, tax parcel identification number 08118 001012, 6246 Jones Road, tax parcel identification number 08118 001020, 6249 Jones Road, tax parcel identification number 08118 001002F.

Council held a discussion with Director McCrary.

Chris Hill of Heritage Group Homes, LLC presented a brief discussion regarding the proposed development.

Council held a discussion with Mr. Hill.

New Business -Work Session:

a. Consider the Purchase and Sale Agreement for Purchasing a Parcel of Land on Thurmon Tanner Parkway

City Manager Parrish presented the consideration of a Purchase and Sale Agreement for purchasing a parcel of land on Thurmon Tanner Parkway. The City of Flowery Branch has grown in population and in staff over the past several years. Employees moved into the current City Hall building in March 2018 with Administration and Community Development upstairs and the Police Department downstairs. The Police Department has outgrown the space downstairs in City Hall. As the City of Flowery Branch grows, council has explored options for additional space for various departments. The parcel on Thurmon Tanner was identified as a potential site for a future public safety building, and the parties have come to an agreement for the terms of the purchase.

Council held a discussion with City Manager Parrish.

Department Reports:

a. City Manager Report

No report.

b. City Clerk Report

City Clerk Cooper read the Public Notice from Hall County Elections: Pursuant to O.C.G.A. 21-2-291 and 21-2-325, notice is hereby given that Flowery Branch General Municipal Election scheduled for November 4, 2025, is canceled. The following candidates have qualified for office and are unopposed:

Oliver McClellan - Mayor

William McDaniel (I) - City Council, Post 3

Charles Vanderbilt - City Council, Post 4

Peter Lena - City Council, Post 5

The above unopposed candidates shall be deemed to have voted for themselves.

c. Department of Fun Report

Director Carden noted upcoming events.

d. Finance Department Report

Director Hamby reported the final tax digest has been released. There will be a full roll back from 3.264 to 3.247.

e. Human Resources Report

No report.

f. Planning Department Report

Director McCrary presented a proposal for future public hearings, work sessions, and voting sessions and asked Council for feedback on possible new procedures for future meetings.

g. Police Department Report

No report.

h. Public Works & Utilities Report

No report.

i. Attorney Report

No report.

j. Council Report

Council Member William McDaniel stated he is blessed and grateful to be on City Council for another four years.

Mayor Asbridge welcomed two new members to City Council starting in January 2026.

At the conclusion of the Department Reports, Council Member Anglin wanted to give direction about enhancements to Mitchell Street regarding the proposed development of the Jones Road Tracts.

Adjournment Work Session:

Mayor Asbridge adjourned the work session at 7:07 p.m.

Voting Session Migration

Call Voting Session to Order:

Mayor Asbridge called the voting session to order at 7:07 p.m.

Public Comments:

Please limit to two minutes

Michelle Golden, 6105 Mitchell Street, Flowery Branch, Georgia 30542. Ms. Golden is concerned about the sidewalks on Mitchell Street.

Richard Flegal, 5708 Westin Circle, Flowery Branch, Georgia 30542. Mr. Flegal is concerned about the intersection of Mulberry Street and Phil Niekro.

Patricia Clark Davis, 6164 Lake Lanier Heights Road, Buford, Georgia 30518. Ms. Davis is in favor of the variances for 5572 & 5578 Mulberry Street.

Randy Jennings, 5912 Mitchell Street, Flowery Branch, Georgia 30542. Mr. Jennings is concerned about Mitchell Street.

Michael Phelps, 390 Brodgon Road, Suwanee, Georgia 30024. Mr. Phelps advised that Mitchell Street will need improvements in the next few years.

Consent Agenda:

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

Motion: Joe Anglin
Second: William McDaniel
Ayes: Joe Anglin, William McDaniel, Joseph Mezzanotte, Chris Mundy
Nays: None
Result: Passed

- a. Consider Mayor Asbridge July 2025 Per Diem
- b. Consider July 26, 2025 Special Called City Council Meeting Minutes
- c. Consider August 7, 2025 City Council Meeting Minutes

Unfinished Business - Voting Session:

- a. Second Reading to Consider Ordinance 749 for a Conditional Use Permit and Variance Request for the Vines Assisted Living at 5111 Spring Street.

City Clerk Cooper read the caption for Ordinance 749 for a Conditional Use Permit and Variance Request for the Vines Assisted Living at 5111 Spring Street.

There was a motion made to Approve the Second Reading of Ordinance 749.

MOTION: Chris Mundy

SECOND: Joseph Mezzanotte

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

NAYS: None

Motion Passed

- b. Second Reading to Consider Ordinance 750 Regarding Variances at 5572 and 5578 Mulberry Street.

City Clerk Cooper read the caption for Ordinance 750 for Variances at 5572 and 5578 Mulberry Street.

There was a motion made to Approve the Second Reading of Ordinance 750 for Variances at 5572 and 5578 Mulberry Street.

MOTION: Joe Anglin

SECOND: Chris Mundy

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

NAYS: None

Motion Passed

- c. Second Reading to Consider Ordinance 751 to Add Farm Winery Tasting Rooms to the Use Table and Place Dimensional Standards in CBD Zoning.

City Clerk Cooper read the caption for Ordinance 751 to Add Farm Winery Tasting Rooms to the Use Table and Place Dimensional Standards in the CBD Zoning.

There was a motion made to Approve the Second Reading of Ordinance 751.

MOTION: Chris Mundy

SECOND: William McDaniel

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

NAYS: None

Motion Passed

New Business - Voting Session:

- a. Consider the Purchase and Sale Agreement for Purchasing a Parcel of Land on Thurmon Tanner Parkway

There was a motion made to Approve the Purchase and Sale Agreement for Purchasing a Parcel of Land on Thurmon Tanner Parkway.

MOTION: Joseph Mezzanotte

SECOND: William McDaniel

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

NAYS: None

Motion Passed

Executive Session:

There was a motion made to enter an executive session for matters related to the acquisition/disposition of real estate, for matters related to certain personnel issues, and for matters related to pending or potential litigation at 7:21 p.m.

Motion: Chris Mundy

Second: William McDaniel

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

Nays: None

Result: Motion carried

There was a motion made to exit executive session at 7:46 p.m.

Motion: Chris Mundy

Second: William McDaniel

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

Nays: None

Result: Motion carried

Council Member Joe Anglin led a brief discussion regarding him being Mayor Pro Tem. He is advised he is concerned about what the Council would do if he and Mayor Asbridge were out at the same council meeting. City Attorney Baggett advised that the City Charter states that Council would elect an acting mayor from their number, to preside and who shall have all the powers of the mayor during the absence, disability, or disqualification of the mayor and mayor pro tem.

Adjournment:

There was a motion made to adjourn the meeting at 7:49 p.m.

Motion: Joseph Mezzanotte

Second: Chris Mundy

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

Nays: None

Result: Motion carried

FLOWERY BRANCH CITY COUNCIL
EXECUTIVE SUMMARY

SUBJECT: Ordinance 764 – To Establish the Millage Rate for Tax Year 2025; Fiscal Year 2026.

DATE: 09/04/2025

(X) RECOMMENDATION

() POLICY DISCUSSION

() STATUS REPORT

BUDGET INFORMATION:
ANNUAL-
CAPITAL-

COUNCIL ACTION REQUESTED ON: 09/04/2025

PURPOSE:

Ordinance 764 – To Establish the Millage Rate for Tax Year 2025; Fiscal Year 2026.

HISTORY:

FACTS AND ISSUES:

O.C.G.A. § 36-81-3(b)(1) requires the City of Flowery Branch to adopt and operate under an annual balanced budget for the City’s fiscal year, which runs from July 1st to June 30th of each year. The FY2026 budget was prepared using a millage rate of 3.264, however; a full roll-back millage rate of 3.247 is recommended.

OPTIONS: Ordinance 764 – To Establish the Millage Rate for Tax Year 2025; Fiscal Year 2026.

RECOMMENDED SAMPLE MOTION:

I make a motion to approve Ordinance 764, with a full roll-back, to Establish the Millage Rate for Tax Year 2025; Fiscal Year 2026 at 3.247.

DEPARTMENT: Administration

Prepared by: Matthew Hamby

ORDINANCE NO. 764

AN ORDINANCE TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF FLOWERY BRANCH, GEORGIA FOR THE TAX YEAR 2025 AND THE FISCAL YEAR OF 2026; TO LEVY SAID TAX UPON ALL PROPERTY SUBJECT TO TAXATION BY THE CITY OF FLOWERY BRANCH, GEORGIA; TO PROVIDE FOR THE TIME OF PAYMENT OF SAID TAXES; TO PROVIDE FOR INTEREST AND PENALTIES FOR THE FAILURE TO PAY TAXES; TO PROVIDE FOR AN ADMINISTRATIVE PROCEDURE FOR THE COLLECTION OF DELINQUENT AD VALOREM TAXES; TO PROVIDE AN ADMINISTRATIVE PROCEDURE FOR THE COLLECTION OF DELINQUENT AD VALOREM TAXES FOR YEARS PRIOR TO 2025; TO REPEAL CONFLICTING ORDINANCES TO THE EXTENT OF ANY CONFLICT; FOR SEVERABILITY; AND, FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS the City of Flowery Branch, Georgia is authorized to assess, levy and collect an ad valorem tax for the purpose of raising revenue to defray the costs of operating the city government, providing governmental services, for the repayment of principal and interest on general obligations, and for all other lawful public purposes; and,

WHEREAS the City of Flowery Branch, Georgia is authorized to establish for said tax a millage rate, a due date and in what length of time said tax must be paid; and,

WHEREAS; the City of Flowery Branch, Georgia is authorized to provide for interest and penalties for unpaid taxes and the collection of delinquent taxes.

WHEREAS, the City of Flowery Branch caused the Public Notice required by O.C.G.A. Sec. 48-5-32.1(c)(2) to be advertised in a newspaper of general circulation and on the city's website at least one week prior to each hearing; and

NOW THEREFORE the Council of the City of Flowery Branch hereby ordains as follows:

SECTION 1. GROSS MILLAGE RATE.

The ad valorem tax rate for the City of Flowery Branch, Georgia for the tax year 2025 and for the 2026 fiscal year for the City of Flowery Branch, Georgia based upon an estimated total valuation by the tax assessors of Hall County of property subject to ad valorem taxation by the City of Flowery Branch, Georgia is hereby set at a gross millage of 5.425 mills.

SECTION 2. CALCULATION AND PURPOSE OF NET MILLAGE RATE.

Upon dividing the net property value of \$1,235,792,789 into the total receipts of the local option sales tax for the 2025 tax year, which is \$2,692,087 provides a total roll back of 2.178 mills. Subtracting the total roll back of 2.178 mills from the gross millage rate of 5.425 mills

provides for a net millage rate of 3.247 mills to be levied on each \$1,000 of taxable property within the corporate limits for the purpose of raising revenue:

- a) to defray the cost of operating the city government;
- b) to provide governmental services;
- c) for the repayment of principal and interest on general obligations; and/or,
- d) any other public purpose.

SECTION 3. 2024 AD VALOREM TAX LEVY.

There is hereby levied upon all property subject to ad valorem taxation by the City of Flowery Branch, Georgia, an ad valorem tax for the year 2025 of 3.247 mills on each \$1,000 of value of taxable property.

SECTION 4. DUE DATE OF TAX.

The said tax imposed is due and payable upon receipt of a tax notice mailed to each owner of the property subject to taxation. In any event, all taxes due under this Ordinance shall be paid no later than the one hundred twentieth (120th) day after the postmark of said tax bills, without penalty.

SECTION 5. INTEREST AND PENALTIES ASSESSED.

(A) In any instance in which any person willfully fails to pay within 120 days of the date when due, any ad valorem tax owed, such person shall pay, in absence of a specific statutory civil penalty for failure, a penalty of five percent (5%) of the amount of tax due and not paid at the time such penalty is assessed with interest as specified in this section. After 120 days from the imposition of the initial penalty, an additional penalty of five percent (5%) of any tax amount remaining due shall be imposed, together with interest as specified in this section. Should any tax amount remain due 120 days after such date, a penalty of five percent (5%) shall be imposed, together with interest as specified in this section. The aggregate amount of penalties shall not exceed an amount equal to twenty (20%) of the principal amount of the tax originally due. These penalties shall not, however, apply in the case of:

(1) Ad valorem taxes of \$500.00 or less on homestead property as defined in Part 1 of Article 2 of Chapter 5 of Title 48 of the Official Code of Georgia Annotated; or

(2) With respect to tax year 1986 and future tax years, ad valorem taxes of any amount on homestead property as defined in Part 1 of Article 2 of Chapter 5 of Title 48 of the Official Code of Georgia Annotated, if the homestead property was during the tax year acquired by a new owner who did not receive a tax bill for the tax year and who immediately before acquiring the homestead property

resided outside the State of Georgia and if the taxes are paid within one year following the due date.

(B) Taxes owed the city shall bear interest at an annual rate equal to the bank prime loan rate as posted by the Board of Governors of the Federal Reserve System in statistical release H. 15 or any publication that may supersede it, plus three percent (3%), to accrue monthly. Such annual interest rate shall be determined for each calendar year based on the first weekly posting of statistical release H. 15 on or after January 1 of each calendar year. Interest shall begin to accrue from the date the tax is due until the date the tax is paid. For the purpose of this section, any period of less than one month shall be considered one month.

SECTION 6. NOTICE, ISSUANCE OF FI. FA. AND LEVY AND SALE TO COLLECT PAST DUE AND DELINQUENT AD VALOREM TAXES.

A past due and delinquent tax notice shall be mailed by the Mayor, City Manager, or other duly authorized agent of the City of Flowery Branch, Georgia to all owners of property subject to taxation who have not paid the tax due on or before the sixty first (61st) day after the postmark on said tax bills. The past due and delinquent tax notice shall be sent by certified or registered mail, return receipt requested. Upon failure to pay the tax due within thirty days of the return receipt of the past due and delinquent tax notice sent by certified or registered mail, the Mayor, the City Manager, or other property duly authorized agent of the City of Flowery Branch, Georgia shall cause a writ of fieri facias to be issued and recorded on the appropriate tax digest of the City of Flowery Branch, Georgia or on the general execution docket of Hall County. **The City of Flowery Branch shall be entitled to assess the expenses of issuing and recording a writ of fieri facias, not to exceed \$30.00, incurred due to the failure of the owner (taxpayer) to pay the ad valorem taxes owed.** All property of a taxpayer subject to said writ shall be subject to levy and sale in accordance with the provisions for sheriff's sales to secure payment of the past due and the delinquent ad valorem taxes, or through any other foreclosure procedure allowed under Georgia Law including, but not limited to the procedure set out by O.C.G.A. Section 48-4-75, et seq. The City of Flowery Branch, Georgia shall also be entitled to assess the expenses of any tax foreclosure sale, including attorney's fees, which the City of Flowery Branch, Georgia incurred due to the failure of the owner (taxpayer) to pay the ad valorem taxes owed.

SECTION 7. PROCEDURE FOR COLLECTION OF PAST DUE AND DELINQUENT AD VALOREM TAXES FOR THE YEARS PRIOR TO 2025.

For all past due and delinquent ad valorem taxes for the years prior to the calendar year 2025, which are due and owing to the City of Flowery Branch, Georgia by delinquent taxpayers, the City of Flowery Branch, Georgia, through a duly authorized agent which may be, but does not have to be, the Mayor, the City Manager, or other authorized agent, shall send a past due and delinquent tax notice by mail to all owners of property subject to taxation for the calendar years. This past due and delinquent tax notice shall be sent to aid delinquent by certified or registered mail, return receipt requested. Upon failure to pay the tax due within sixty (60) days of the return receipt of the past due and delinquent tax notice sent by certified or registered mail, the Mayor, the

City Manager, or other properly duly authorized agent of the City of Flowery Branch, Georgia shall cause a writ of fieri facias to be issued and recorded on the appropriate tax digest of the City of Flowery Branch, Georgia or on the general execution docket of Hall County. All property of a taxpayer subject to said writ shall be subject to levy and sale in accordance with the provisions for sheriff's sales to secure payment of the past due and the delinquent ad valorem taxes, or through any other foreclosure procedure allowed under Georgia Law including, but not limited to the procedure set out by O.C.G.A. Section 48-4-75, et seq. The City of Flowery Branch, Georgia shall also be entitled to assess the expenses of any tax foreclosure sale, including attorney's fees, which the City of Flowery Branch, Georgia incurred due to the failure of the owner (taxpayer) to pay the ad valorem taxes owed."

SECTION 8. REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF THE CONFLICT.

Any part of any prior ordinances, in conflict with the terms of this Ordinance, are hereby repealed to the extent of the conflict; but it is hereby provided, that any ordinance or law which may be applicable hereto and aid in carrying out and making effective the intent, purpose and provisions hereof, is hereby adopted as a part hereof and shall be legally construed to be in favor of upholding this Ordinance on behalf of the City of Flowery Branch, Georgia.

SECTION 9. SEVERABILITY.

If any paragraph, subparagraph, sentence, clause, phrase or any portion of this Ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of the Ordinance to other circumstances not so held to be invalid. It is hereby declared to be the intent of the City Council of the City of Flowery Branch to provide for separate and divisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

SO ORDAINED this 18th day of September, 2025.

Edward R. Asbridge, Mayor

ATTEST:

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM:

Ted Baggett, City Attorney



Memorandum

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

From: Chris McCrary, Planning and Community Development Director

Date: September 18th, 2025

Subject: Annexation of a portion of 6300 Jones Road; Rezoning of 6300, 6294, 6290, 6270, 6258, 6246, 6249 Jones Road

Applicant: Chris Hill
Heritage Group Homes, LLC
P.O. Box 1929
Buford, GA 30515
770-822-2499

Existing Zoning: Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District) and Hall County **V-C** (Vacation Cottage)

Proposed Zoning: Flowery Branch **R-2** (Detached Single-Family, Moderate-Density District).

Location:

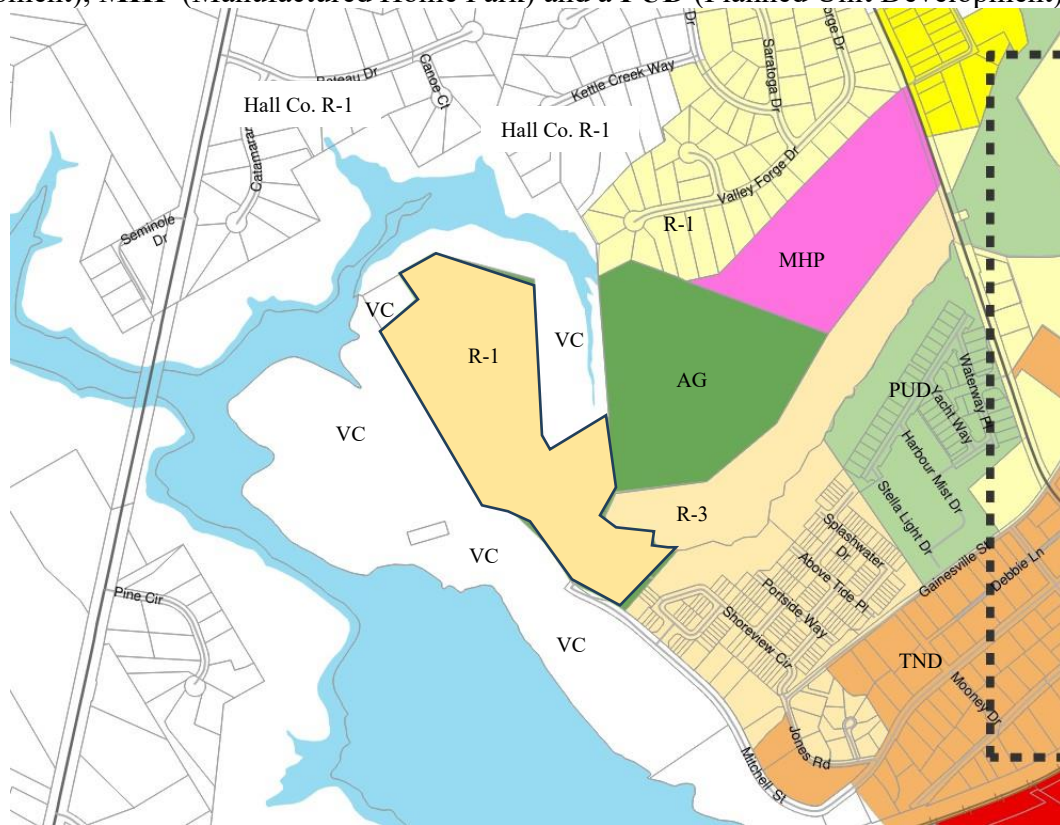
- 6300 Jones Road, tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road, tax parcel identification number **08118 001002E**,
- 6258 Jones Road, tax parcel identification number **08118 001012**,
- 6246 Jones Road, tax parcel identification number **08118 001020**,
- 6249 Jones Road, tax parcel identification number **08118 001002F**

Heritage Group Homes, LLC is applying for an annexation of a portion of 08118 001015 (0.854 acres) and rezoning of all parcels listed above from Hall County **V-C** (Vacation Cottage), Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District) and **A** (Agricultural) to **R-2**- (Detached Single-Family, Moderate-Density District). Total development acreage is +/- 22.14.



Zoning Map:

The subject property is currently zoned Hall County **V-C** (Vacation Cottages) and **R-1** (Residential, Detached Single-Family, Low-Density District). Proposed zoning is Flowery Branch **R-2** (Detached Single-Family, Moderate-Density District). The surrounding properties are zoned Flowery Branch **A** (Agricultural), **R-3** (Residential Multi-family) and the majority of surrounding parcels are zoned Hall County **V-C** (Vacation Cottages). Nearby uses not directly adjacent to the subject site include Hall County **R-1** (Low-Density Residential) and Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District), **TND** (Traditional Neighborhood Development), **MHP** (Manufactured Home Park) and a **PUD** (Planned Unit Development).



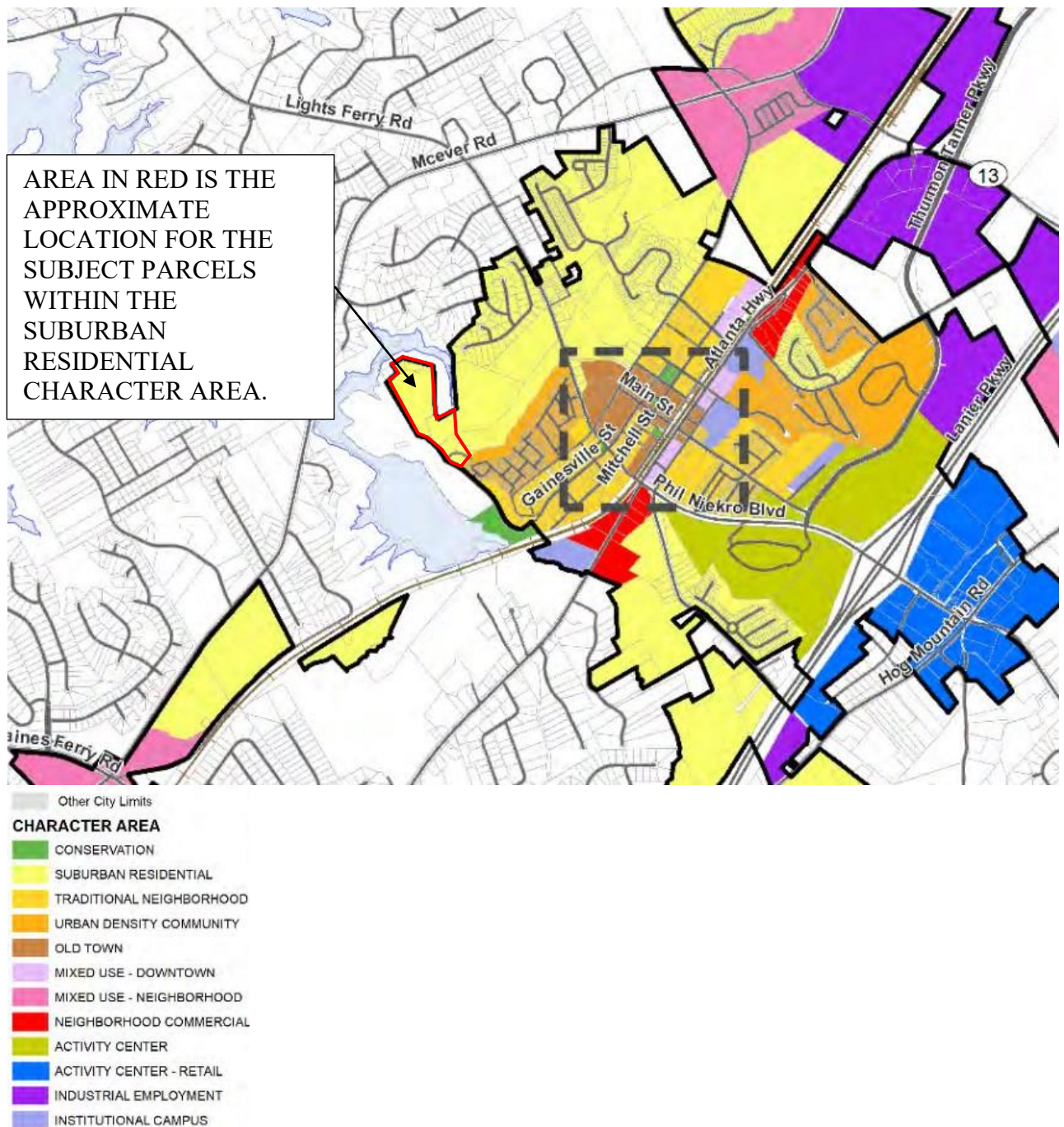
Legend

Zoning Districts

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



Future Development Map





Suburban Residential

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

Vision

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

Design Principles

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

Land Uses

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

Zoning

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

Implementation Strategies

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

Illustrative Photos





The Future Development Map from the City of Flowery Branch Comprehensive Plan indicates that the subject parcels fall within the Suburban Residential Character Area. The proposed zoning to **R-2** (Detached Single-Family, Moderate-Density District) falls in harmony with the Suburban Residential Character Area based on the following criteria:

Land Use:

- Single-Family Detached Residential

Zoning:

- **R-2** (Detached Single-Family, Moderate-Density District)

Design Principles:

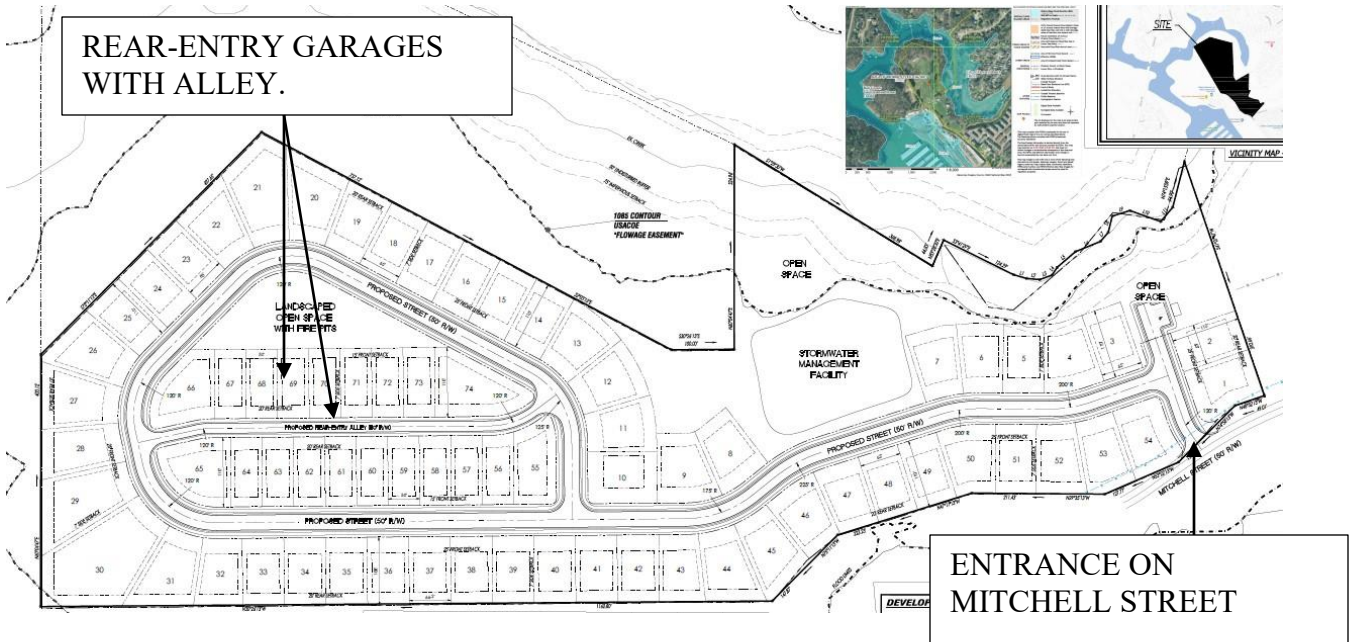
- Larger lots (1/3 to 1 acre) with houses set back from the road,
- Cul-de-sacs and curvilinear streets (that are relatively wide when compared to traditional neighborhoods) with sidewalks,
- Use of high-quality exterior cladding materials (that are consistent on each level of the home),
- Diverse architectural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

The proposed zoning of **R-2** is a listed zoning category in the Suburban Residential Character area. It's reasonable to believe that rezoning the subject site brings the area into the intended zoning based on the Future Development Map.

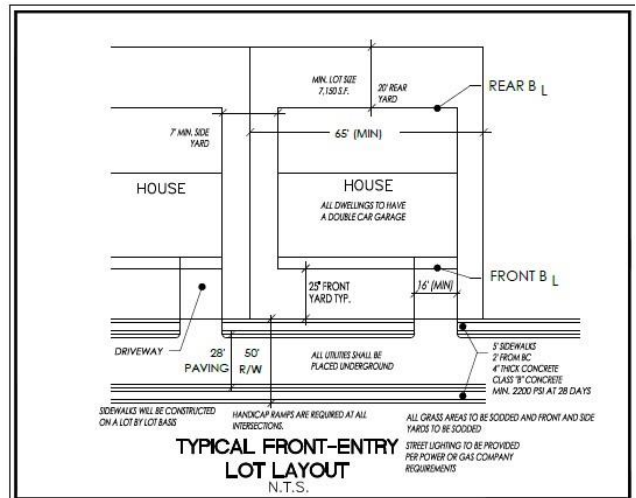
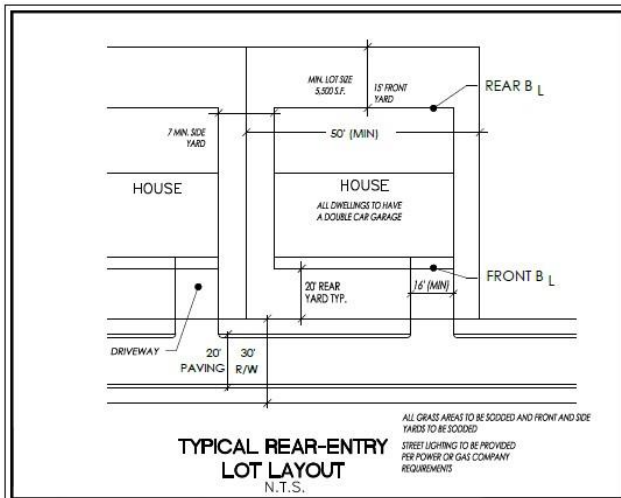
Sewer Design and Capacity Impacts

The proposed development of 74 residential units will generate a peak sanitary sewer demand of **20,350** gallons per day, based on the City's standard rate of 275 gallons per unit. Given the City's current peak capacity of **727,798** gallons per day, bringing these units online would reduce available capacity to approximately **707,448** gallons per day.

Because of the site's location, the sanitary sewer will rely on an existing lift station and the lift station will be required to be upgraded with the added capacity; the Engineer of Record must work closely with the Public Utility Department throughout the design process. All pump station plans must comply with Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), as well as any additional criteria established by the Public Utilities Director.



The proposed subdivision is on 22.17 acres and contains a total of 74 single-family residential homes. Proposed 54 units with front-entry garages and 20 units with rear-entry garages.



Rear-entry dimensions are shown to be 50 feet in width and 5,500 square feet. Front-entry lots are shown as 65 feet and 7,150 square feet.



DEVELOPMENT SUMMARY

1. EXISTING BOUNDARY ACREAGE: ± 22.17 ACRES
2. TAX PARCELS: 08118 001015, 001009, 001002D, 001002E, 001012, 001020, AND 001002F.
3. EXISTING ZONING: R1, AR3 AND VC
4. TOTAL No. PROPOSED UNITS: 74
FRONT-ENTRY: 54 UNITS
REAR-ENTRY: 20 UNITS
GROSS DENSITY: ± 3.34 UNITS/ACRE
NET DENSITY: ± 3.41 UNITS/ACRE
5. OPEN SPACE REQUIRED = 3.33 ACRES (15%)
6. OPEN SPACE PROVIDED = ± 4.86 ACRES (INCLUDING STORM WATER MANAGEMENT FACILITIES)
= ± 3.94 ACRES (EXCLUDING STORM WATER MANAGEMENT FACILITIES)
7. PROPOSED SETBACKS: (SEE TYPICAL LOT DETAIL)
MAXIMUM BUILDING HEIGHT: 35 FT. (14' BUILDING SEPARATION)
8. TOTAL LENGTH OF STREETS: $\pm 3,742$ L.F.
9. BOUNDARY INFORMATION BASED ON HALL COUNTY GIS.
10. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS. DATUM IS MEAN SEA LEVEL.
11. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF FLOWERY BRANCH.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF FLOWERY BRANCH'S STANDARDS AND SPECIFICATIONS.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
14. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
15. PORTIONS OF THE PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAIN (ZONE "A" OR "AE") AS DESIGNATED ON F.I.R.M. FLOOD PANELS 13139C0280G, 13139C0283G, & 13139C0290G DATED APRIL 4TH, 2018, AND FLOOD PANEL 13139C0291H DATED DECEMBER 1ST, 2022.



The applicant is proposing to rezone the site to **R-2** with concurrent variances. The following variances are proposed with the rezoning case:

Variances to Table 6.1:

- Reduction in required side building setbacks for all units from 15-feet to 7-feet.
- Reduction in required front building setbacks for rear-entry garage units from 25-feet to 15-feet.
- Lot size reduction from 15,000 square feet to 7,150 square feet for front-entry garage units and 5,500 square feet for rear-entry garage units.
- Lot width reductions from 75-feet to 65-feet for front entry garages units and 50-feet for rear-entry garage units.

The following variance justification is from the applicant's submittal:

Setbacks: We are building larger footprint homes, including some ranch homes that require smaller setbacks. We are maintaining the required 25-foot front setback and 20-foot rear setback on the front entry homes and maintaining the 20-foot rear setback on the rear entry homes. Since we are providing front entry and rear entry product types, we request the side setbacks of 7 feet (maintaining 14 feet between homes) and a front setback of 15 feet for rear entry homes, to create an enhanced streetscape.

Lot Size and Lot Width: We are requesting a lot width reduction from 75 feet to 65 feet for front entry homes and 55 feet on rear entry homes to accommodate the larger houses. A lot size reduction from 15,000 square feet to 7,150 square feet for front entry and 5,500 square feet for rear entry. This allows for both home types to be constructed with average lot width for front entry homes of 69 feet and slightly over 55 feet for rear entry homes.



Variance to Section 12.7

The primary entrance to a residence must be emphasized through the use of an unenclosed roofed porch, veranda or terrace that is a minimum of: six (6) feet deep (not including the steps); and, 40% of the width of the front façade or 11 feet, whichever is greater.

The applicant is requesting the front porch dimensions be six (6) feet deep (not including the steps) and 11 feet wide. The request would eliminate the percentage portion of the code requirement for front porches which reads, “40% of the width of the façade **or** 11 feet, **whichever is greater**”, adjusting the requirement so that the front porches carry solely the requirement of a minimum of six (6) feet deep (not including the steps) and eleven (11) feet wide.

The following variance justification is from the applicant’s submittal:

Front Porches: We are requesting to eliminate the 40 percent of front façade requirement and comply with front porches of at least 11 feet in width and 6 feet in depth. Our homes are a larger footprint with greater widths and the 40 percent would require a porch that would create a proportional issue with the two car garages and the front facades of the homes.

Variance to Appendix B – Subdivision Regulations – Article 10 – Access and Design Requirements for Road – Table 10.1

Radius of curvature of the center line, minimum 275 feet. The applicant is requesting a reduction to the centerline curvature radius to 120 feet.

The following variance justification is from the applicant’s submittal:

Street radius of 275 feet of curvature of center line: We are requesting a reduction in the requirement of 275 feet radius to a minimum of 120-foot radius in order to provide a safer street layout. Smaller radius and horizontal curves serve as traffic calming devices aim to reduce speeds and improve safety by making curves more visible, providing advance warning, and potentially altering the road’s geometry to encourage slower, more deliberate driving. Larger radiuses encourage street designs with longer and straighter roads that can lead to cars traveling at higher speeds than posted.



Road and Right-of-way widths are less than the minimal standards. Curb and gutter, including sidewalks, are required along Mitchell Street at the development.

1. Site Access

- A single entrance is proposed from Mitchell Street.
- The entrance must be to City Standards with street widths and radius returns.
- Mitchell Street must be improved to current standards from Tidewater to the subdivision entrance.
- The remainder of Mitchell Street to Jones Street is a Hall County Road. The city cannot make improvements beyond the development's road frontage unless it is a city street. Ideally the City would study the non-standard portion of Mitchell Street by a Professional Engineer to provide an opinion of probable construction cost (OPCC). The applicant could commit to paying a percentage of the cost of improvement to Mitchell Street based on the engineer's OPCC.

2. Sight Distance

- The entrance design must meet the minimum sight-distance requirements specified in the GDOT Driveway Manual. The engineer shall verify that both stopping-sight distance (SSD) and operational-sight distance (OSD) criteria are satisfied under existing field conditions.



3. Utility Coordination

- Any utilities located within the street improvements must be relocated outside of the pavement area.
- All costs associated with utility relocation shall be borne by the developer and coordination with the respective utility owners must be completed prior to construction.

All design elements shall comply with GDOT standards. Coordination with Hall County DOT, City of Flowery Branch, and affected utility providers should occur early in the design process to avoid delays.

Open Space: Civic and Amenity spaces

The applicant submitted a conceptual site plan and labeled some common areas as open space. However, Article 10, Section 10.22 Open Space Requirements requires more detail to show compliance. For residential developments the code requires 10% of the project area to be Civic Space and 5% of the project area to be Amenity Space. The applicant will be required to provide details of the amenity and civic spaces.

Civic Space:

- 1) *Park*. An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
- 2) *Square*. An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
- 3) *Plaza*. An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-quarter acre.
- 4) *Pocket Park*. An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pocket parks.
- 5) *Playground*. An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be



- interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.
- 6) *Performance Venues*. An open space available for outdoor performances. Performance venues typically include a stage surrounded by formal or informal seating on at least one side. Performance venues may have a combination of landscaped and hardscaped areas. The minimum size for a performance area is one-half acre.
 - 7) *Multi-Use Trails with Potential Connections to Offsite Trails*. A linear open space consisting of a conforming multi-use trail that includes a connection to existing or proposed off-site trails. There is no minimum size for this type of open space.
 - 8) *Park Overlooks*. An open space primarily intended for the viewing of parks and other open spaces. Park overlooks must include seating. There is no minimum size for park overlooks.

Amenity Space

Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:

- 1) Rooftop decks;
- 2) Balconies (min. 6' x 8');
- 3) Patios and porches;
- 4) Outdoor dining areas;
- 5) Pool areas;
- 6) Tennis courts, basketball courts, and similar uses;
- 7) Yards, lawns, and flower gardens;
- 8) Community gardens;
- 9) Hardscape areas improved for pedestrian enjoyment;
- 10) Wooded areas; and
- 11) Runoff reduction measures such as bioretention areas and cisterns.



Each amenity area approved must be available and accessible as exterior space appropriately improved for pedestrian amenities or for aesthetic appeal, subject to approval by Director of Community Development. Above-ground-cistern design and appearance shall also require approval by the Director.

Additional Open Space Requirements:

- Open space requirements may be met using existing and/or new open space, subject to approval of the Director of Community Development.
- Open space may be privately or publicly owned. Private open space is open space that is owned by a corporation, individual, or homeowners' association. Public open space is open space owned by a governmental agency.
- Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the eight types of civic spaces identified in Section 2.10.C or within an amenity space that conforms Section 2.10.10.D, unless part of an approved stormwater management plan for the site that includes runoff reduction measures.
- No required buffer may be used to satisfy open space requirements, except for stream buffers that are improved with trails and other authorized amenities.
- Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.



Architectural Concepts

The applicant submitted conceptual renderings of the proposed architecture. However, without detailed floor plans and a materials list, staff is unable to verify compliance with the City's established single family residential architectural treatment and dimensional standards. To facilitate a thorough review, the applicant must provide complete architectural drawings, including architectural material details and floor-plan details, in order to confirm that all requirements are met. A detailed review is done by staff following Article 40 prior to the issuance of permits. The design concepts provided are for illustrative purposes only and were submitted as part of the rezoning case.









Flowery Branch Code Section 34.7 – Analysis Requirements

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

Rezoning to **R-2** (Detached Single-Family Residential) will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

Rezoning to **R-2** (Detached Single-Family, Moderate-Density District) will not adversely affect the existing use or usability of adjacent or nearby property.

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

It's reasonable to believe that the current zoning of **R-1** (Detached Single-Family Low-Density Residential) does have an economic use due to the trend of residential area development in Flowery Branch.

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

Rezoning to **R-2** (Detached Single-Family Medium-Density Residential) could have measurable impacts to Mitchel Street. The existing streets are not to Flowery Branch standards. Improvements will be needed to support the additional traffic with the development.

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

Rezoning to **R-2** Detached Single-Family, Moderate-Density District) is in conformity with the Flowery Branch Comprehensive Plan.

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



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

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

The surrounding properties are zoned **A** (Agricultural), **R-3** (Residential Multi-family) and the majority of zoning surrounding the parcels are Hall County **V-C** (Vacation Cottages). Nearby uses not directly adjacent to the subject site includes Hall County **R-1** (Low-Density Residential), Flowery Branch **R-1** (Low-Density Residential), **TND** (Traditional Neighborhood Development), **MHP** (Manufactured Home Park), and a **PUD** (Planned Unit Development).

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

It's reasonable to believe that the property value would increase by re-zoning from **R-1** (Detached Single-Family Low-Density Residential) to **R-2** (Detached Single-Family Moderate-Density Residential).

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

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

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

There are nearby Single-Family developments with higher density in the area.



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

Rezoning to **R-2** (Detached Single-Family Moderate-Density Residential) is in harmony with the future land development of the Comprehensive Plan and will be a positive change aligning with the vision of the City.

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

The City of Flowery Branch will do an extensive review of stormwater management and erosion control, including, but not limited to; drainage, soil erosion and sedimentation, flooding, air quality and water quality on any proposed development to minimize impacts on the environment. In **R-2**, mass grading can be avoided, disturbing areas only for infrastructure, streets, and the construction of homes. Limited grading and more undisturbed areas in the development helps with environmental impacts, specifically in this case due to the proximity to Lake Lanier.

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

Rezoning to **R-2** (Detached Single-Family Moderate-Density Residential) is in harmony with the future land development of the Comprehensive Plan

Recommendation:

Staff recommends **APPROVAL** of the proposed annexation of the 0.854-acre tract of parcel 08118 001015. Staff recommends the **APPROVAL** of the proposed rezoning from Flowery Branch **R-1** (Detached Single Family Low Density Residential) and Hall County **V-C** (Vacation Cottage) to Flowery Branch **R-2** (Detached Single-Family Moderate-Density Residential) for the following parcels:

- 6300 Jones Road (including the portion of the parcel in unincorporated Hall County to be annexed into Flowery Branch); tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road, tax parcel identification number **08118 001002E**,
- 6258 Jones Road, tax parcel identification number **08118 001012**,
- 6246 Jones Road, tax parcel identification number **08118 001020**,
- 6249 Jones Road, tax parcel identification number **08118 001002F**



Conditions of Approval:

Please find below the proffered conditions for the proposed rezoning, organized by discipline and drafted to ensure consistency with the submitted concept materials and to protect the public interest:

1. General Development

- a. The total number of residential lots within the development shall not exceed 74.
- b. The development design shall be substantially similar to the concept plan provided with the zoning application.
- c. Density Measurement:
Density shall be calculated on a net basis, in accordance with the definition of “Net Density” set forth in Article 2, Section 2.2 (Design-Related Definitions).
- d. Maximum net density shall not exceed 4 units per acre.
- e. Open Spaces must be compliant with Code Section 10.22 concerning Civic and Amenity space percentages. Civic and Amenity spaces must be in relatively flat areas for public use. Walking trails shall be designed in a manner to avoid steep slopes. Final review and approval of all Open Spaces shall be by the Director of Planning and Community Development.
- f. A mandatory Homeowners Association shall be established.
- g. The development shall be fee-simple homes for sale and the homeowner’s association covenants must contain the following provisions:
 - i. No more than ten percent (10%) of the total homes may be leased
 - ii. No more than two houses may be owned by one owner in the development and the owner or the owner’s immediate family member must reside at one of the two homes
 - iii. A homeowner may apply to the board of directors of the HOA for a “hardship” exception to exceed the 10% lease limit in the event the homeowner can demonstrate the need to lease their home due to extenuating circumstances. A lease permitted under the “hardship” exception shall not exceed one year, after



which the owner must reapply for an exception. The granting of hardship exceptions shall be at the discretion of the HOA board of directors.

2. Civil Site Engineering

- a. The final site-grading, stormwater, and utility plans shall be in substantial conformity with the Rezoning Concept Plan, including all delineated amenities, open spaces, and public gathering areas.
- b. No grading, filling, or earthmoving shall occur within the 75-foot impervious setback from state waters without prior approval of the Director of Planning & Community Development; such activities shall be minimized in accordance with Code § 27.6(b).

3. Building Design

- a. Exterior elevations shall comply with design requirements in Article 12 of the Flowery Branch Zoning Ordinance.
- b. Only authentic brick or natural stone shall be utilized.
- c. All building facades shall be approved through the Design Review process per Article 40 and shall meet the design requirements in Article 10 and Article 12 unless specific variance(s) are approved.

4. Streets, Sidewalks & Stormwater Facilities

- a. All internal streets and sidewalks shall be public to City design standards and be dedicated at the conclusion of the Final Plat. Stormwater management systems shall remain private and be maintained at the HOA's expense.
- b. Internal alley street shall be private and owned and maintained by the HOA.

5. Signage, Landscaping & Lighting

- a. An overall signage program, a detailed landscape plan sealed by a Georgia-registered landscape architect, and a comprehensive site-lighting plan shall be submitted to the Department of Community Development for review and approval.
- b. The landscape plan shall include high-quality treatments for the entrance, open spaces, trails, pathways, and amenities.
- c. As part of the landscape review the applicant shall provide a typical landscape planting for the areas between home demonstrating that mitigation erosion in the



area through landscape application. Final landscape design to be approved by the Director of Planning and Community Development.

6. Transportation Improvements

- a. The entrance must be to City / Hall County Standards with street widths and radius returns.
- b. Mitchell Street must be improved to current standards from Tidewater to the remainder of the subdivision's road frontage.

7. Variances

- a. Unless otherwise stated in Condition 7, approval of this rezoning does not grant any variances from local, state, or federal standards. Any such request must be submitted through the formal variance process to the appropriate jurisdiction.

8. Public Utilities

- a. Due to the site's location, the sanitary sewer will depend on an existing lift station, which must be upgraded to accommodate the increased capacity. The Engineer of Record shall collaborate closely with the Public Utility Department during the design process. All pump station plans must adhere to Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), and any additional requirements set by the Public Utilities Director.

Letter of Intent

May 9, 2025

City of Flowery Branch
5410 Pine Street
Flowery Branch, Georgia 30542

RE: Rezoning & Annexation Application
Jones Road

Rezoning Tax Parcels:

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

Annexation Tax Parcel:

Portion of 08118 001015 (0.854 acres of unincorporated Hall Co.)

To whom it may concern:

Please let this letter serve as the letter of intent to rezone the following properties:

6270 Jones Road, 6258 Jones Road, 6246 Jones Road, 6300 Jones Road, 6294 Jones Road, 6290 Jones Road, & 6249 Jones Road from the existing R1 zoning designation to R2. The proposed project is a 74-lot single family residential subdivision, which includes 50 front entry homes and 24 rear entry homes as shown on the submitted rezoning exhibit.

The City of Flowery Branch 2041 Comprehensive Plan designates this property as suburban residential on the Future Development Map, and Suburban Residential is described as the following "include locations where low- to- moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses." The subject property's surrounding uses are MHP (Mobile Home Park), R3 (Townhome Development), and a commercial marina (unincorporated Hall County), which are all more intensive uses than the proposed R2 zoning designation.

Heritage Group Homes, as the builder and developer, has built many homes in the City of Flowery Branch and surrounding cities and counties. The proposed project will



complement the surrounding area and add much needed housing to the City of Howery Branch.

The following are our proposed development and building standards:

Minimum House Square Footage/Maximum Height	2,100 Square feet/ 35 feet
Architectural Treatments	Combination of Brick, Board & Batten, Concrete Siding (Hardi-plank), and Shake
Garages	Minimum two car garage with decorative doors and hardware
Porches and Stoops	Combination of Porches and Stoops
Sidewalks	Sidewalks minimum 5 feet in width on both sides of Streets (excluding alleys)
Landscaping	All yards will be sodded, and trees will be planted throughout the lots in the development

Variance Requests for Jones Road Tracts

The following are variances that we would like to request during the rezoning and annexation process:

<u>Variance</u> <u>Section Table</u> <u>6.1</u>	<u>Required</u>	<u>Requested Variance</u> <u>Front Entry Homes</u>	<u>Requested Variance</u> <u>Rear Entry Homes</u>
Setbacks	Front setback 25 feet Side Setback 15 Rear Setback 20	Variance Request in bold Front setback 25 feet Side Setback 7 Rear Setback 20	Variances in bold Front setback 15 feet Side Setback 7 Rear Setback 20
Lot Size	15,000 Square Feet	7,150 Square Feet	5,500 Square feet
Lot Width	75 Feet	65 Feet	50 Feet
Front Porches Section 7.5	Porches no less than 40 percent of the width/6 feet depth or 11 feet if greater	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth

Justification for Variance Requests from 6.1:

Setbacks: We are building larger footprint homes, including some ranch homes that require smaller setbacks. We are maintaining the required 25-foot front setback and 20-foot rear setback on the front entry homes and maintaining the 20-foot rear setback on the rear entry homes. Since we are providing front entry and rear entry product types, we request the side setbacks of 7 feet (maintaining 14 feet between homes) and a front setback of 15 feet for rear entry homes, to create an enhanced streetscape.

Lot Size and Lot Width: We are requesting a lot width reduction from 75 feet to 65 feet for front entry homes and 55 feet on rear entry homes to accommodate the larger houses. A lot size reduction from 15,000 square feet to 7,150 square feet for front entry and 5,500 square feet for rear entry. This allows for both home types to be constructed with average lot width for front entry homes of 69 feet and slightly over 55 feet for rear entry homes.

Front Porches: We are requesting to eliminate the 40 percent of front façade requirement and comply with front porches of at least 11 feet in width and 6 feet in depth. Our homes are a larger footprint with greater widths and the 40 percent would require a porch that would create a proportional issue with the two car garages and the front facades of the homes.

<u>Variance from Standard T10.1</u>	<u>Requested Variance</u>
Street Improvements Requirements 275 Feet radius of curvature of center line	To reduce to 120' Radius

Street radius of 275 feet of curvature of center line: We are requesting a reduction in the requirement of 275 feet radius to a minimum of 120-foot radius in order to provide a safer street layout. Smaller radius and horizontal curves serve as traffic calming devices aim to reduce speeds and improve safety by making curves more visible, providing advance warning, and potentially altering the road's geometry to encourage slower, more deliberate driving. Larger radiuses encourage street designs with longer and straighter roads that can lead to cars traveling at higher speeds than posted.

We appreciate your consideration of these variances requests and please do not hesitate to give me a call if you have any questions.

Sincerely,

Chris Hill

Heritage Group Homes, LLC

See Exhibit A attached

The following are variances that we would like to request during the rezoning and annexation process:

<u>Variance</u> <u>Section Table</u> <u>6.1</u>	<u>Required</u>	<u>Requested Variance</u> <u>Front Entry Homes</u>	<u>Requested Variance</u> <u>Rear Entry Homes</u>
Setbacks	Front setback 25 feet Side Setback 15 Rear Setback 20	Variance Request in bold Front setback 25 feet Side Setback 7 Rear Setback 20	Variances in bold Front setback 15 feet Side Setback 7 Rear Setback 20
Lot Size	15,000 Square Feet	7,150 Square Feet	5,500 Square feet
Lot Width	75 Feet	65 Feet	50 Feet
Maximum Coverage of Principal and Accessory Buildings Section:	35%	45.5%	50.4%
Front Porches Section 7.5	Porches no less than 40 percent of the width/6 feet depth or 11 feet if greater	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth

<u>Variance from Standard T10.1</u>	<u>Requested Variance</u>
Street Improvements Requirements 275 Feet radius of curvature of center line	To reduce to 120' Radius

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

Sincerely,

Chris Hill

Heritage Group Homes, LLC

ORDINANCE NO. 747

AN ORDINANCE TO ANNEX AND BRING WITHIN THE CORPORATE LIMITS OF THE CITY OF FLOWERY BRANCH, STATE OF GEORGIA, REAL PROPERTY TOTALING 0.854 +/- ACRES OF LAND, OWNED BY MARY S. JONES, IDENTIFIED AS 6300 JONES ROAD A PORTION OF TAX PARCEL 08118 001015 AND AS SHOWN ON ATTACHED EXHIBIT “A”, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Mary S. Jones owns the subject parcel of land identified as Hall County Tax Parcel Identification No. 08118 001015 as shown and described on Exhibit “A”; and

WHEREAS, the City Council of the City of Flowery Branch has considered the application of Mary S. Jones 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 Community Agenda for annexation into the City’s corporate limits; and

WHEREAS, said parcels of land identified as Hall County Tax Parcel Identification No. 0118 001015 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, Mary S. Jones has submitted to the City Council of Flowery Branch, Georgia, a written and signed application and affidavit showing consent to being annexed, and whereas a survey and complete description of the subject parcel being considered to be annexed, is included in the application; and

WHEREAS, the City Council held a public hearing at the meeting on July 17th, 2025, 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 real parcel of land known as Hall County Tax Parcel Identification No. 08118 001015 as shown and 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 and attached Exhibit and have a certified copy of this Ordinance and its Exhibits filed 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 as provided for by law.

SECTION 6. REPEALER.

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

Approved this ____ day of _____ 2025.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney

Exhibit A



PORTION OF PROPERTY TO BE ANNEXED

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

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

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

Said property contains 0.854 acres.

Including Easements within.



Memorandum

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

From: Chris McCrary, Planning and Community Development Director

Date: September 18th, 2025

Subject: Annexation of a portion of 6300 Jones Road; Rezoning of 6300, 6294, 6290, 6270, 6258, 6246, 6249 Jones Road

Applicant: Chris Hill
Heritage Group Homes, LLC
P.O. Box 1929
Buford, GA 30515
770-822-2499

Existing Zoning: Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District) and Hall County **V-C** (Vacation Cottage)

Proposed Zoning: Flowery Branch **R-2** (Detached Single-Family, Moderate-Density District).

Location:

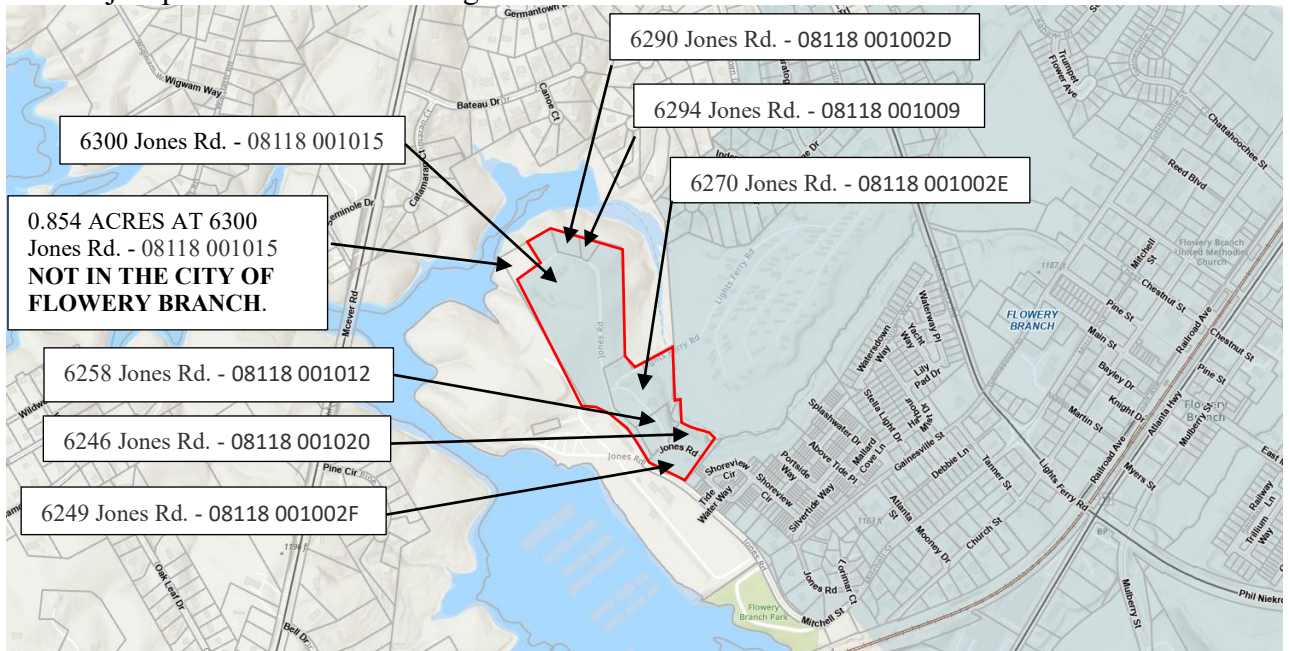
- 6300 Jones Road, tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road, tax parcel identification number **08118 001002E**,
- 6258 Jones Road, tax parcel identification number **08118 001012**,
- 6246 Jones Road, tax parcel identification number **08118 001020**,
- 6249 Jones Road, tax parcel identification number **08118 001002F**

Heritage Group Homes, LLC is applying for an annexation of a portion of 08118 001015 (0.854 acres) and rezoning of all parcels listed above from Hall County **V-C** (Vacation Cottage), Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District) and **A** (Agricultural) to **R-2**- (Detached Single-Family, Moderate-Density District). Total development acreage is +/- 22.14.



Location Map:

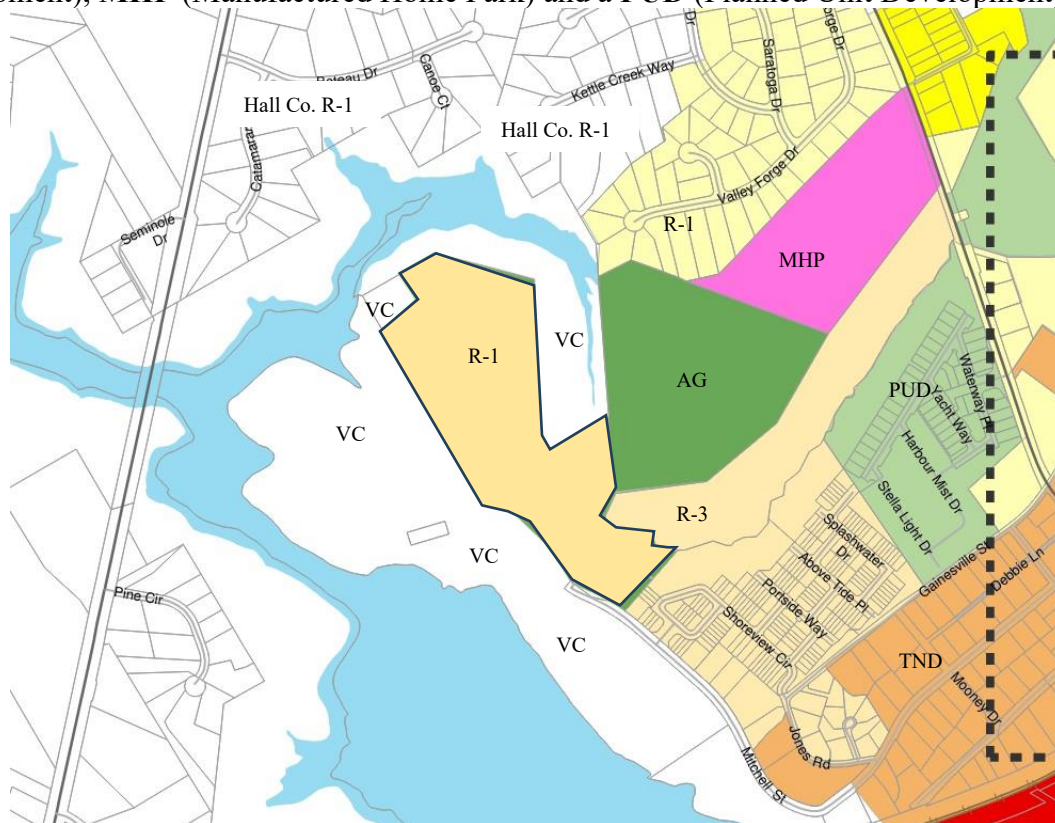
The subject parcels are located along Jones Road near Mitchell Street





Zoning Map:

The subject property is currently zoned Hall County **V-C** (Vacation Cottages) and **R-1** (Residential, Detached Single-Family, Low-Density District). Proposed zoning is Flowery Branch **R-2** (Detached Single-Family, Moderate-Density District). The surrounding properties are zoned Flowery Branch **A** (Agricultural), **R-3** (Residential Multi-family) and the majority of surrounding parcels are zoned Hall County **V-C** (Vacation Cottages). Nearby uses not directly adjacent to the subject site include Hall County **R-1** (Low-Density Residential) and Flowery Branch **R-1** (Residential, Detached Single-Family, Low-Density District), **TND** (Traditional Neighborhood Development), **MHP** (Manufactured Home Park) and a **PUD** (Planned Unit Development).



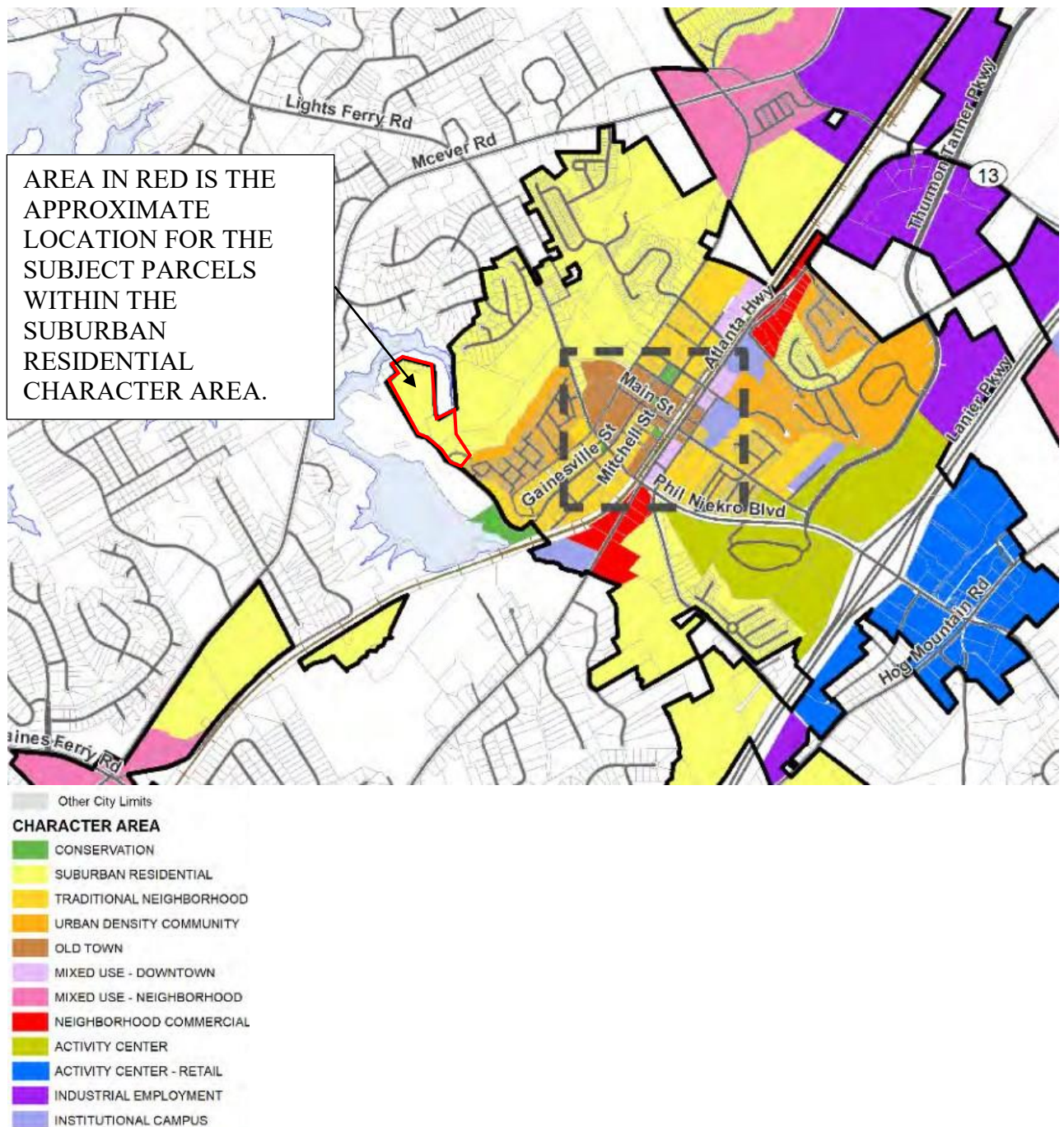
Legend

Zoning Districts

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



Future Development Map





Suburban Residential

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

Vision

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

Design Principles

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

Land Uses

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

Zoning

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

Implementation Strategies

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

Illustrative Photos





The Future Development Map from the City of Flowery Branch Comprehensive Plan indicates that the subject parcels fall within the Suburban Residential Character Area. The proposed zoning to **R-2** (Detached Single-Family, Moderate-Density District) falls in harmony with the Suburban Residential Character Area based on the following criteria:

Land Use:

- Single-Family Detached Residential

Zoning:

- **R-2** (Detached Single-Family, Moderate-Density District)

Design Principles:

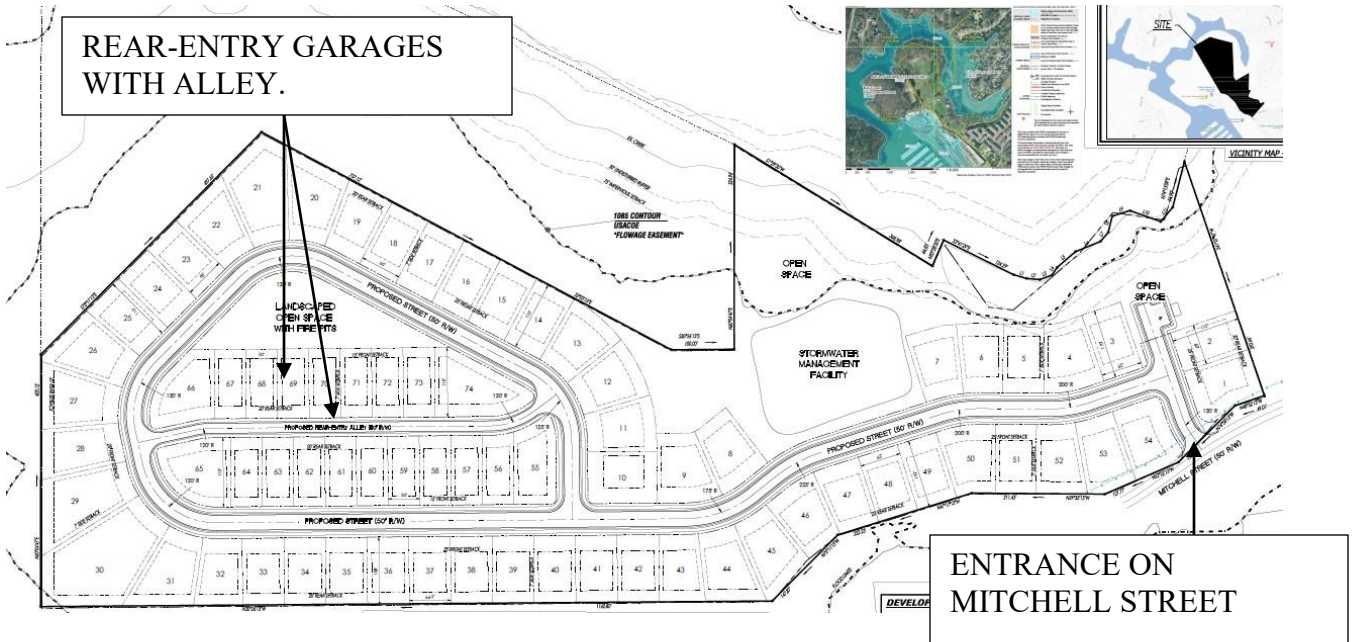
- Larger lots (1/3 to 1 acre) with houses set back from the road,
- Cul-de-sacs and curvilinear streets (that are relatively wide when compared to traditional neighborhoods) with sidewalks,
- Use of high-quality exterior cladding materials (that are consistent on each level of the home),
- Diverse architectural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

The proposed zoning of **R-2** is a listed zoning category in the Suburban Residential Character area. It's reasonable to believe that rezoning the subject site brings the area into the intended zoning based on the Future Development Map.

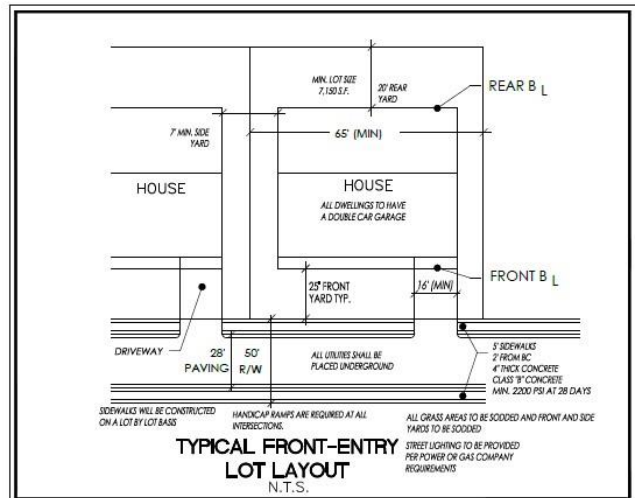
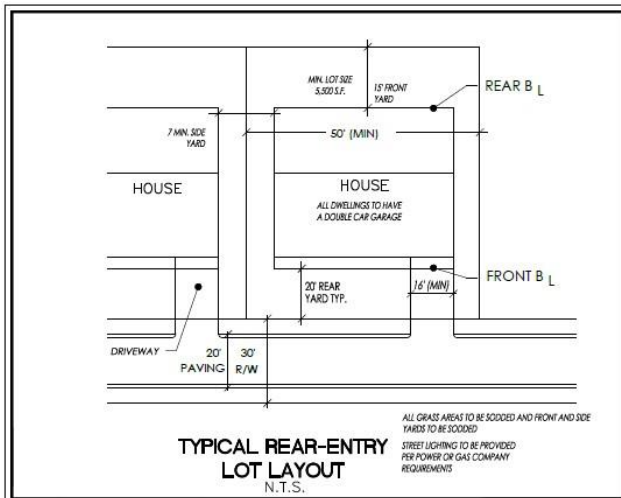
Sewer Design and Capacity Impacts

The proposed development of 74 residential units will generate a peak sanitary sewer demand of **20,350** gallons per day, based on the City's standard rate of 275 gallons per unit. Given the City's current peak capacity of **727,798** gallons per day, bringing these units online would reduce available capacity to approximately **707,448** gallons per day.

Because of the site's location, the sanitary sewer will rely on an existing lift station and the lift station will be required to be upgraded with the added capacity; the Engineer of Record must work closely with the Public Utility Department throughout the design process. All pump station plans must comply with Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), as well as any additional criteria established by the Public Utilities Director.



The proposed subdivision is on 22.17 acres and contains a total of 74 single-family residential homes. Proposed 54 units with front-entry garages and 20 units with rear-entry garages.



Rear-entry dimensions are shown to be 50 feet in width and 5,500 square feet. Front-entry lots are shown as 65 feet and 7,150 square feet.



DEVELOPMENT SUMMARY

1. EXISTING BOUNDARY ACREAGE: ± 22.17 ACRES
2. TAX PARCELS: 08118 001015, 001009, 001002D, 001002E, 001012, 001020, AND 001002F.
3. EXISTING ZONING: R1, AR3 AND VC
4. TOTAL No. PROPOSED UNITS: 74
FRONT-ENTRY: 54 UNITS
REAR-ENTRY: 20 UNITS
GROSS DENSITY: ± 3.34 UNITS/ACRE
NET DENSITY: ± 3.41 UNITS/ACRE
5. OPEN SPACE REQUIRED = 3.33 ACRES (15%)
6. OPEN SPACE PROVIDED = ± 4.86 ACRES (INCLUDING STORM WATER MANAGEMENT FACILITIES)
= ± 3.94 ACRES (EXCLUDING STORM WATER MANAGEMENT FACILITIES)
7. PROPOSED SETBACKS: (SEE TYPICAL LOT DETAIL)
MAXIMUM BUILDING HEIGHT: 35 FT. (14' BUILDING SEPARATION)
8. TOTAL LENGTH OF STREETS: $\pm 3,742$ L.F.
9. BOUNDARY INFORMATION BASED ON HALL COUNTY GIS.
10. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS. DATUM IS MEAN SEA LEVEL.
11. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF FLOWERY BRANCH.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF FLOWERY BRANCH'S STANDARDS AND SPECIFICATIONS.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
14. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
15. PORTIONS OF THE PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAIN (ZONE "A" OR "AE") AS DESIGNATED ON F.I.R.M. FLOOD PANELS 13139C0280G, 13139C0283G, & 13139C0290G DATED APRIL 4TH, 2018, AND FLOOD PANEL 13139C0291H DATED DECEMBER 1ST, 2022.



The applicant is proposing to rezone the site to **R-2** with concurrent variances. The following variances are proposed with the rezoning case:

Variances to Table 6.1:

- Reduction in required side building setbacks for all units from 15-feet to 7-feet.
- Reduction in required front building setbacks for rear-entry garage units from 25-feet to 15-feet.
- Lot size reduction from 15,000 square feet to 7,150 square feet for front-entry garage units and 5,500 square feet for rear-entry garage units.
- Lot width reductions from 75-feet to 65-feet for front entry garages units and 50-feet for rear-entry garage units.

The following variance justification is from the applicant's submittal:

Setbacks: We are building larger footprint homes, including some ranch homes that require smaller setbacks. We are maintaining the required 25-foot front setback and 20-foot rear setback on the front entry homes and maintaining the 20-foot rear setback on the rear entry homes. Since we are providing front entry and rear entry product types, we request the side setbacks of 7 feet (maintaining 14 feet between homes) and a front setback of 15 feet for rear entry homes, to create an enhanced streetscape.

Lot Size and Lot Width: We are requesting a lot width reduction from 75 feet to 65 feet for front entry homes and 55 feet on rear entry homes to accommodate the larger houses. A lot size reduction from 15,000 square feet to 7,150 square feet for front entry and 5,500 square feet for rear entry. This allows for both home types to be constructed with average lot width for front entry homes of 69 feet and slightly over 55 feet for rear entry homes.



Variance to Section 12.7

The primary entrance to a residence must be emphasized through the use of an unenclosed roofed porch, veranda or terrace that is a minimum of: six (6) feet deep (not including the steps); and, 40% of the width of the front façade or 11 feet, whichever is greater.

The applicant is requesting the front porch dimensions be six (6) feet deep (not including the steps) and 11 feet wide. The request would eliminate the percentage portion of the code requirement for front porches which reads, “40% of the width of the façade **or** 11 feet, **whichever is greater**”, adjusting the requirement so that the front porches carry solely the requirement of a minimum of six (6) feet deep (not including the steps) and eleven (11) feet wide.

The following variance justification is from the applicant’s submittal:

Front Porches: We are requesting to eliminate the 40 percent of front façade requirement and comply with front porches of at least 11 feet in width and 6 feet in depth. Our homes are a larger footprint with greater widths and the 40 percent would require a porch that would create a proportional issue with the two car garages and the front facades of the homes.

Variance to Appendix B – Subdivision Regulations – Article 10 – Access and Design Requirements for Road – Table 10.1

Radius of curvature of the center line, minimum 275 feet. The applicant is requesting a reduction to the centerline curvature radius to 120 feet.

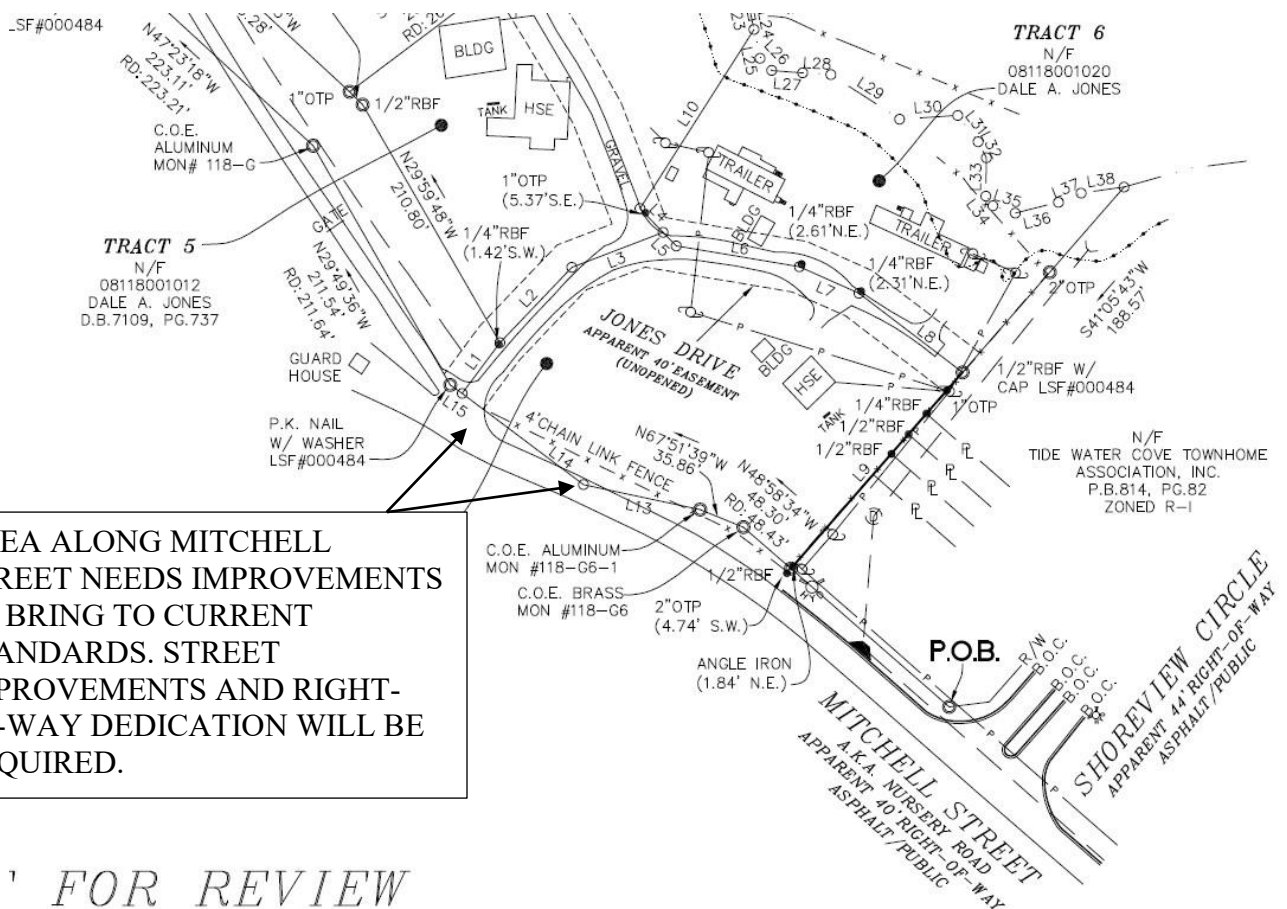
The following variance justification is from the applicant’s submittal:

Street radius of 275 feet of curvature of center line: We are requesting a reduction in the requirement of 275 feet radius to a minimum of 120-foot radius in order to provide a safer street layout. Smaller radius and horizontal curves serve as traffic calming devices aim to reduce speeds and improve safety by making curves more visible, providing advance warning, and potentially altering the road’s geometry to encourage slower, more deliberate driving. Larger radiuses encourage street designs with longer and straighter roads that can lead to cars traveling at higher speeds than posted.



Road Access

The proposed subdivision will be accessed from Mitchell Street. Mitchell Street is not to current design standards concerning right-of-way width and street design.



FOR REVIEW



Road and Right-of-way widths are less than the minimal standards. Curb and gutter, including sidewalks, are required along Mitchell Street at the development.

1. Site Access

- A single entrance is proposed from Mitchell Street.
- The entrance must be to City Standards with street widths and radius returns.
- Mitchell Street must be improved to current standards from Tidewater to the subdivision entrance.
- The remainder of Mitchell Street to Jones Street is a Hall County Road. The city cannot make improvements beyond the development's road frontage unless it is a city street. Ideally the City would study the non-standard portion of Mitchell Street by a Professional Engineer to provide an opinion of probable construction cost (OPCC). The applicant could commit to paying a percentage of the cost of improvement to Mitchell Street based on the engineer's OPCC.

2. Sight Distance

- The entrance design must meet the minimum sight-distance requirements specified in the GDOT Driveway Manual. The engineer shall verify that both stopping-sight distance (SSD) and operational-sight distance (OSD) criteria are satisfied under existing field conditions.



3. Utility Coordination

- Any utilities located within the street improvements must be relocated outside of the pavement area.
- All costs associated with utility relocation shall be borne by the developer and coordination with the respective utility owners must be completed prior to construction.

All design elements shall comply with GDOT standards. Coordination with Hall County DOT, City of Flowery Branch, and affected utility providers should occur early in the design process to avoid delays.

Open Space: Civic and Amenity spaces

The applicant submitted a conceptual site plan and labeled some common areas as open space. However, Article 10, Section 10.22 Open Space Requirements requires more detail to show compliance. For residential developments the code requires 10% of the project area to be Civic Space and 5% of the project area to be Amenity Space. The applicant will be required to provide details of the amenity and civic spaces.

Civic Space:

- 1) *Park*. An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one acre.
- 2) *Square*. An open space available for unstructured recreation and civic purposes. A square is spatially defined by building or streets at its edges. Its landscape must consist of paths and trees and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half acre.
- 3) *Plaza*. An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by building or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-quarter acre.
- 4) *Pocket Park*. An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawn and trees and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pocket parks.
- 5) *Playground*. An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be



- interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.
- 6) *Performance Venues*. An open space available for outdoor performances. Performance venues typically include a stage surrounded by formal or informal seating on at least one side. Performance venues may have a combination of landscaped and hardscaped areas. The minimum size for a performance area is one-half acre.
 - 7) *Multi-Use Trails with Potential Connections to Offsite Trails*. A linear open space consisting of a conforming multi-use trail that includes a connection to existing or proposed off-site trails. There is no minimum size for this type of open space.
 - 8) *Park Overlooks*. An open space primarily intended for the viewing of parks and other open spaces. Park overlooks must include seating. There is no minimum size for park overlooks.

Amenity Space

Amenity space is the covered or uncovered, but unenclosed, outdoor areas of at least 100 square feet each for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Amenity spaces may include, but are not limited to:

- 1) Rooftop decks;
- 2) Balconies (min. 6' x 8');
- 3) Patios and porches;
- 4) Outdoor dining areas;
- 5) Pool areas;
- 6) Tennis courts, basketball courts, and similar uses;
- 7) Yards, lawns, and flower gardens;
- 8) Community gardens;
- 9) Hardscape areas improved for pedestrian enjoyment;
- 10) Wooded areas; and
- 11) Runoff reduction measures such as bioretention areas and cisterns.



Each amenity area approved must be available and accessible as exterior space appropriately improved for pedestrian amenities or for aesthetic appeal, subject to approval by Director of Community Development. Above-ground-cistern design and appearance shall also require approval by the Director.

Additional Open Space Requirements:

- Open space requirements may be met using existing and/or new open space, subject to approval of the Director of Community Development.
- Open space may be privately or publicly owned. Private open space is open space that is owned by a corporation, individual, or homeowners' association. Public open space is open space owned by a governmental agency.
- Wetlands, lakes, ponds, streams, rivers, flood zones, and stream buffers may only be considered open space when located within one of the eight types of civic spaces identified in Section 2.10.C or within an amenity space that conforms Section 2.10.10.D, unless part of an approved stormwater management plan for the site that includes runoff reduction measures.
- No required buffer may be used to satisfy open space requirements, except for stream buffers that are improved with trails and other authorized amenities.
- Stormwater management facilities for the site may be used to satisfy open space requirements if they meet this Chapter's definition of open space. Open space credit may be given at the discretion of the Director of Community Development.
- No areas used for vehicles, except for incidental service, maintenance, or emergency actions, may be used to satisfy open space requirements.



Architectural Concepts

The applicant submitted conceptual renderings of the proposed architecture. However, without detailed floor plans and a materials list, staff is unable to verify compliance with the City's established single family residential architectural treatment and dimensional standards. To facilitate a thorough review, the applicant must provide complete architectural drawings, including architectural material details and floor-plan details, in order to confirm that all requirements are met. A detailed review is done by staff following Article 40 prior to the issuance of permits. The design concepts provided are for illustrative purposes only and were submitted as part of the rezoning case.









Flowery Branch Code Section 34.7 – Analysis Requirements

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

Rezoning to **R-2** (Detached Single-Family Residential) will permit a use that is suitable in view of the use and development of adjacent and nearby property.

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

Rezoning to **R-2** (Detached Single-Family, Moderate-Density District) will not adversely affect the existing use or usability of adjacent or nearby property.

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

It's reasonable to believe that the current zoning of **R-1** (Detached Single-Family Low-Density Residential) does have an economic use due to the trend of residential area development in Flowery Branch.

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

Rezoning to **R-2** (Detached Single-Family Medium-Density Residential) could have measurable impacts to Mitchel Street. The existing streets are not to Flowery Branch standards. Improvements will be needed to support the additional traffic with the development.

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

Rezoning to **R-2** Detached Single-Family, Moderate-Density District) is in conformity with the Flowery Branch Comprehensive Plan.

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



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

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

The surrounding properties are zoned **A** (Agricultural), **R-3** (Residential Multi-family) and the majority of zoning surrounding the parcels are Hall County **V-C** (Vacation Cottages). Nearby uses not directly adjacent to the subject site includes Hall County **R-1** (Low-Density Residential), Flowery Branch **R-1** (Low-Density Residential), **TND** (Traditional Neighborhood Development), **MHP** (Manufactured Home Park), and a **PUD** (Planned Unit Development).

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

It's reasonable to believe that the property value would increase by re-zoning from **R-1** (Detached Single-Family Low-Density Residential) to **R-2** (Detached Single-Family Moderate-Density Residential).

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

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

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

There are nearby Single-Family developments with higher density in the area.



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

Rezoning to **R-2** (Detached Single-Family Moderate-Density Residential) is in harmony with the future land development of the Comprehensive Plan and will be a positive change aligning with the vision of the City.

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

The City of Flowery Branch will do an extensive review of stormwater management and erosion control, including, but not limited to; drainage, soil erosion and sedimentation, flooding, air quality and water quality on any proposed development to minimize impacts on the environment. In **R-2**, mass grading can be avoided, disturbing areas only for infrastructure, streets, and the construction of homes. Limited grading and more undisturbed areas in the development helps with environmental impacts, specifically in this case due to the proximity to Lake Lanier.

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

Rezoning to **R-2** (Detached Single-Family Moderate-Density Residential) is in harmony with the future land development of the Comprehensive Plan

Recommendation:

Staff recommends **APPROVAL** of the proposed annexation of the 0.854-acre tract of parcel 08118 001015. Staff recommends the **APPROVAL** of the proposed rezoning from Flowery Branch **R-1** (Detached Single Family Low Density Residential) and Hall County **V-C** (Vacation Cottage) to Flowery Branch **R-2** (Detached Single-Family Moderate-Density Residential) for the following parcels:

- 6300 Jones Road (including the portion of the parcel in unincorporated Hall County to be annexed into Flowery Branch); tax parcel identification number **08118 001015**,
- 6294 Jones Road, tax parcel identification number **08118 001009**,
- 6290 Jones Road, tax parcel identification number **08118 001002D**,
- 6270 Jones Road, tax parcel identification number **08118 001002E**,
- 6258 Jones Road, tax parcel identification number **08118 001012**,
- 6246 Jones Road, tax parcel identification number **08118 001020**,
- 6249 Jones Road, tax parcel identification number **08118 001002F**



Conditions of Approval:

Please find below the proffered conditions for the proposed rezoning, organized by discipline and drafted to ensure consistency with the submitted concept materials and to protect the public interest:

1. General Development

- a. The total number of residential lots within the development shall not exceed 74.
- b. The development design shall be substantially similar to the concept plan provided with the zoning application.
- c. Density Measurement:
Density shall be calculated on a net basis, in accordance with the definition of “Net Density” set forth in Article 2, Section 2.2 (Design-Related Definitions).
- d. Maximum net density shall not exceed 4 units per acre.
- e. Open Spaces must be compliant with Code Section 10.22 concerning Civic and Amenity space percentages. Civic and Amenity spaces must be in relatively flat areas for public use. Walking trails shall be designed in a manner to avoid steep slopes. Final review and approval of all Open Spaces shall be by the Director of Planning and Community Development.
- f. A mandatory Homeowners Association shall be established.
- g. The development shall be fee-simple homes for sale and the homeowner’s association covenants must contain the following provisions:
 - i. No more than ten percent (10%) of the total homes may be leased
 - ii. No more than two houses may be owned by one owner in the development and the owner or the owner’s immediate family member must reside at one of the two homes
 - iii. A homeowner may apply to the board of directors of the HOA for a “hardship” exception to exceed the 10% lease limit in the event the homeowner can demonstrate the need to lease their home due to extenuating circumstances. A lease permitted under the “hardship” exception shall not exceed one year, after



which the owner must reapply for an exception. The granting of hardship exceptions shall be at the discretion of the HOA board of directors.

2. Civil Site Engineering

- a. The final site-grading, stormwater, and utility plans shall be in substantial conformity with the Rezoning Concept Plan, including all delineated amenities, open spaces, and public gathering areas.
- b. No grading, filling, or earthmoving shall occur within the 75-foot impervious setback from state waters without prior approval of the Director of Planning & Community Development; such activities shall be minimized in accordance with Code § 27.6(b).

3. Building Design

- a. Exterior elevations shall comply with design requirements in Article 12 of the Flowery Branch Zoning Ordinance.
- b. Only authentic brick or natural stone shall be utilized.
- c. All building facades shall be approved through the Design Review process per Article 40 and shall meet the design requirements in Article 10 and Article 12 unless specific variance(s) are approved.

4. Streets, Sidewalks & Stormwater Facilities

- a. All internal streets and sidewalks shall be public to City design standards and be dedicated at the conclusion of the Final Plat. Stormwater management systems shall remain private and be maintained at the HOA's expense.
- b. Internal alley street shall be private and owned and maintained by the HOA.

5. Signage, Landscaping & Lighting

- a. An overall signage program, a detailed landscape plan sealed by a Georgia-registered landscape architect, and a comprehensive site-lighting plan shall be submitted to the Department of Community Development for review and approval.
- b. The landscape plan shall include high-quality treatments for the entrance, open spaces, trails, pathways, and amenities.
- c. As part of the landscape review the applicant shall provide a typical landscape planting for the areas between home demonstrating that mitigation erosion in the



area through landscape application. Final landscape design to be approved by the Director of Planning and Community Development.

6. Transportation Improvements

- a. The entrance must be to City / Hall County Standards with street widths and radius returns.
- b. Mitchell Street must be improved to current standards from Tidewater to the remainder of the subdivision's road frontage.

7. Variances

- a. Unless otherwise stated in Condition 7, approval of this rezoning does not grant any variances from local, state, or federal standards. Any such request must be submitted through the formal variance process to the appropriate jurisdiction.

8. Public Utilities

- a. Due to the site's location, the sanitary sewer will depend on an existing lift station, which must be upgraded to accommodate the increased capacity. The Engineer of Record shall collaborate closely with the Public Utility Department during the design process. All pump station plans must adhere to Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), and any additional requirements set by the Public Utilities Director.

ORDINANCE 748

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FLOWERY BRANCH, GEORGIA, BY REZONING REAL PROPERTY TOTALING 21.44+/-ACRES OF LAND, OWNED BY MARY S JONES, ELIZABETH ANN JONES, ANN JONES, DALE A JONES, AND DALE A JONES PROPERTIES #1 LLC, IDENTIFIED AS 6300, 6294, 6290, 6258, 6270, 6246 AND 6249 JONES ROAD, TAX PARCELS 08118 001015, 08118 001009, 08118 001002D, 08118 001002E, 08118 001012, 08118 001020, 08118 001002F AND AS SHOWN ON ATTACHED EXHIBIT “A”, AND AS DESCRIBED ON ATTACHED EXHIBIT “B” AND IN COMPLIANCE WITH ATTACHED EXHIBIT “C” AND AS CONDITIONED ON ATTACHED EXHIBIT “D”; TO BE REZONED FROM UNINCORPORATED HALL COUNTY VACATION COTTAGE (VC) AND CITY OF FLOWERY BRANCH RESIDENTIAL LOW DENSITY DISTRICT (R-1) TO CITY OF FLOWERY BRANCH RESIDENTIAL MODERATE DENSITY DISTRICT (R-2), TO ALLOW FOR APPROVAL OF VARIANCES AS DESCRIBED ON EXHIBIT “E”, PROVIDING FOR SEVERABILITY, REPEALING CONFLICTING ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, The owners of 6246 (parcel 08118 001020), 6258 (parcel 08118 001012) and 6270 (parcel 08118 001002E) Jones Road, owned by Dale A. Jones, 6249 Jones Road (parcel 08118 001002f), owned by Dale A. Jones Properties #1 LLC, 6294 Jones Road (parcel 08118 001009), owned by Elizabeth Ann Jones, 6290 Jones Road (parcel 08118 001002d), owned by Ann Jones and 6300 Jones Road (parcel 08118 001015), owned by Mary S. Jones, as shown and described on Exhibit “A” have submitted complete applications for rezoning; and

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

WHEREAS, the City Council of the City of Flowery Branch, Georgia held a public hearing on July 17th, 2025, to consider the rezoning, which was duly noticed as prescribed by law and published in the Gainesville Times, as shall be set forth in the minutes of said meeting; and

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

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

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning from Unincorporated Hall County Vacation Cottage (V-C) and Flowery Branch Residential Low Density District (R-1) to Flowery Branch Residential Moderate Density District (R-2) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. The proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. The proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.
3. Use as R-2 is appropriate given residential development trends and it is reasonable to believe the property will have reasonable economic value so zoned.
4. The development if approved and constructed is not expected to result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
5. The proposal is generally in conformity with the policy and intent of the comprehensive plan including the character area map and future land use plan map.
6. The proposal is considered appropriate in view of existing use(s) and zoning of the subject property and nearby properties.
7. No precise determination has been made by staff with regard to the value differential between development under the current zoning as opposed to R-2, although it is reasonable to believe value would increase as a result of the rezoning.
8. A proposed development will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
9. There are no known adverse effects that would result from the change in zoning district map, or change in use, on the character of a zoning district.
10. Development as proposed is not expected to impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality. Compliance with city subdivision and land development regulations will be required, which include but are not limited to soil erosion and sedimentation, stormwater, and flood damage prevention.

SECTION 2. REZONING.

The subject parcels, as shown on Exhibit “A” and as legally described in Exhibit “B”, are hereby rezoned from Unincorporated Hall County Vacation Cottage (V-C) and Flowery Branch Residential Low Density District (R-1) to Flowery Branch Residential Moderate Density District (R-2) conditioned on substantial compliance with the sketch depicted in Exhibit “C” and the Conditions of Approval noted in Exhibit “D”. The subject development is approved for variances as described in Exhibit “E”.

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. VARIANCES GRANTED:

The properties as shown on attached Exhibit “A” and as legally described in Exhibit “B”, detailed in Exhibit “C”, shall be granted the Variances from the requirements set forth in the City of Flowery Branch Zoning Ordinance as described in Exhibit “E”.

SECTION 5. 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 6. EFFECTIVE DATE.

This ordinance shall take effect immediately upon approval.

Public Hearing Published 06/25/2025
Public Hearing 07/17/2025

First Reading 07/17/2025
Second Reading 09/18/2025

SECTION 6. REPEALER.

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

Approved this ____ day of _____ 2025.

Edward R. Asbridge, Mayor

Shelia R. Cooper, City Clerk

APPROVED AS TO FORM

Ted C. Baggett, City Attorney

Exhibit "A"

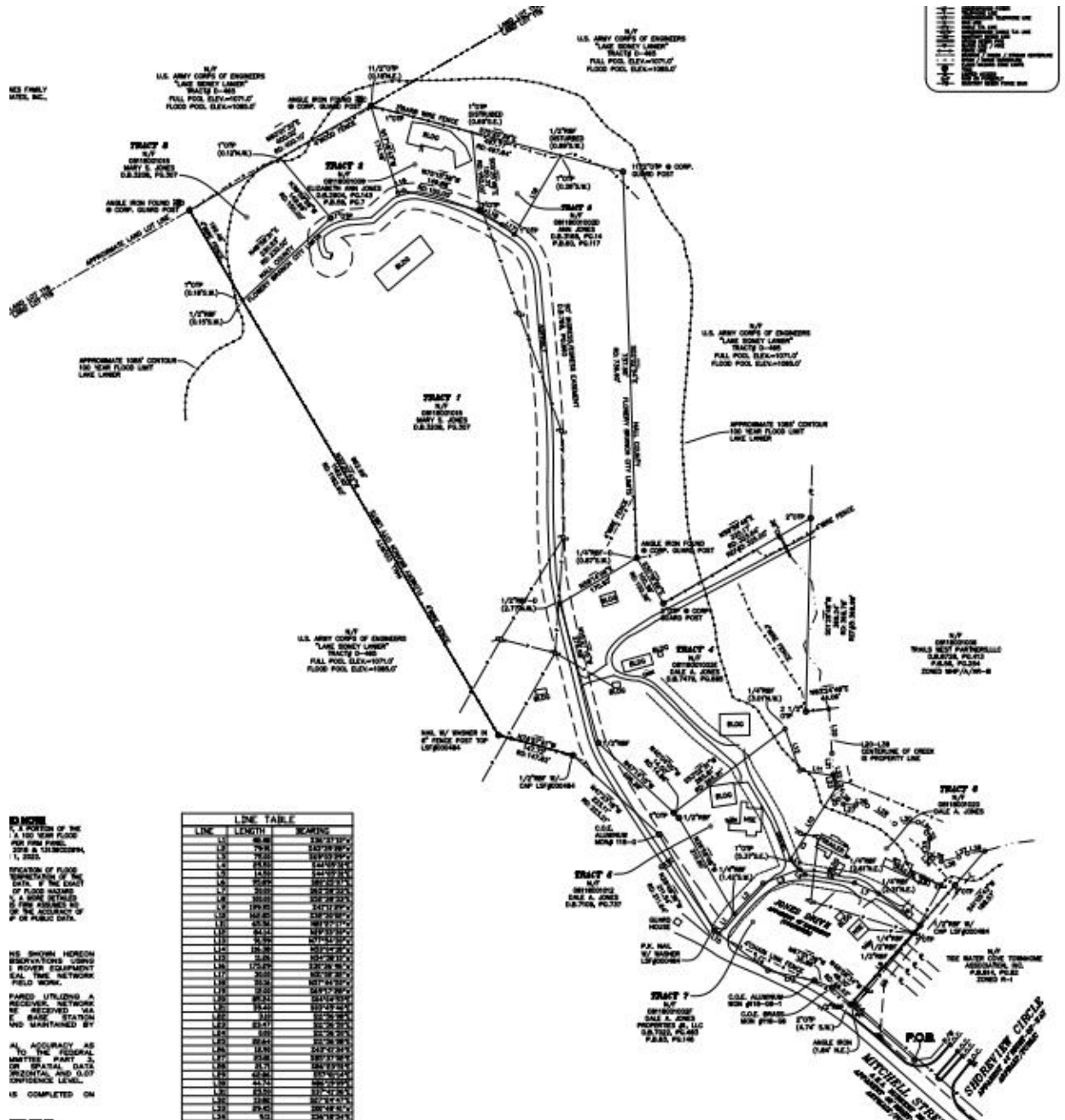


Exhibit "B"

LEGAL DESCRIPTION

OVERALL ACREAGE OF PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Said property contains 22.300 acres.

Including Easements within.

Exhibit 'C'

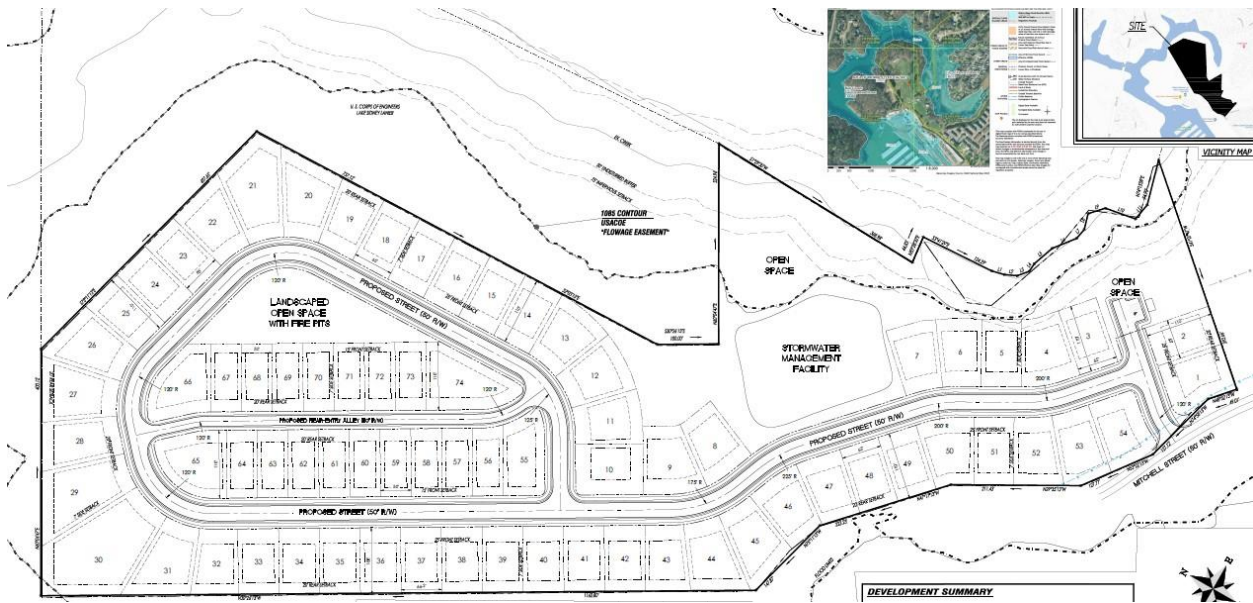


Exhibit 'D'

Conditions of Approval:

1. General Development

- a. The total number of residential lots within the development shall not exceed 74.
- b. The development design shall be substantially similar to the concept plan provided with the zoning application.
- c. Density Measurement:
Density shall be calculated on a net basis, in accordance with the definition of "Net Density" set forth in Article 2, Section 2.2 (Design-Related Definitions).
- d. Maximum net density shall not exceed 4 units per acre.
- e. Open Spaces must be compliant with Code Section 10.22 concerning Civic and Amenity space percentages. Civic and Amenity spaces must be in relatively flat areas for public use. Walking trails shall be designed in a manner to avoid steep slopes. Final review and approval of all Open Spaces shall be by the Director of Planning and Community Development.
- f. A mandatory Homeowners Association shall be established.
- g. The development shall be fee-simple homes for sale and the homeowner's association covenants must contain the following provisions:
 - i. No more than ten percent (10%) of the total homes may be leased

- ii. No more than two houses may be owned by one owner in the development, and the owner or the owner's immediate family member must reside at one of the two homes
- iii. A homeowner may apply to the board of directors of the HOA for a "hardship" exception to exceed the 10% lease limit in the event the homeowner can demonstrate the need to lease their home due to extenuating circumstances. A lease permitted under the "hardship" exception shall not exceed one year, after which the owner must reapply for an exception. The granting of hardship exceptions shall be at the discretion of the HOA board of directors.

2. Civil Site Engineering

- a. The final site-grading, stormwater, and utility plans shall be in substantial conformity with the Rezoning Concept Plan, including all delineated amenities, open spaces, and public gathering areas.
- b. No grading, filling, or earthmoving shall occur within the 75-foot impervious setback from state waters without prior approval of the Director of Planning & Community Development; such activities shall be minimized in accordance with Code § 27.6(b).

3. Building Design

- a. Exterior elevations shall comply with design requirements in Article 12 of the Flowery Branch Zoning Ordinance.
- b. Only authentic brick or natural stone shall be utilized.
- c. All building facades shall be approved through the Design Review process per Article 40 and shall meet the design requirements in Article 10 and Article 12 unless specific variance(s) are approved.

4. Streets, Sidewalks & Stormwater Facilities

- a. All internal streets and sidewalks shall be public to City design standards and be dedicated at the conclusion of the Final Plat. Stormwater management systems shall remain private and be maintained at the HOA's expense.
- b. Internal alley streets shall be private and owned and maintained by the HOA.

5. Signage, Landscaping & Lighting

- a. An overall signage program, a detailed landscape plan sealed by a Georgia-registered landscape architect, and a comprehensive site-lighting plan shall be submitted to the Department of Community Development for review and approval.
- b. The landscape plan shall include high-quality treatments for the entrance, open spaces, trails, pathways, and amenities.

- c. As part of the landscape review the applicant shall provide a typical landscape planting for the areas between home demonstrating mitigation of erosion in the area through landscape application. Final landscape design to be approved by the Director of Planning and Community Development.

6. Transportation Improvements

- a. The entrance must be to City / Hall County Standards with street widths and radius returns. If the entrance requires an easement agreement revision from the USACE, the applicant is responsible for obtaining the required approval.
- b. Mitchell Street must be improved to current standards from Tidewater Cove subdivision to the remainder of the subdivision's road frontage.

7. Variances

- a. Unless otherwise stated in Condition 7, approval of this rezoning does not grant any variances from local, state, or federal standards. Any such request must be submitted through the formal variance process to the appropriate jurisdiction.

8. Public Utilities

- a. Due to the site's location, the sanitary sewer will depend on an existing lift station, which must be upgraded to accommodate the increased capacity. The Engineer of Record shall collaborate closely with the Public Utility Department during the design process. All pump station plans must adhere to Chapter 50 (Utilities), Article II (Standard Specifications), Division 2 (Construction), Subdivision VII (Pump Stations), and any additional requirements set by the Public Utilities Director.

Exhibit ‘E’

Variances to Article 6, Table 6.2 – Dimensional Requirements for Agricultural and Conventional Zoning Districts; Article 12, Section 12.7 – Single-Family Detached Dwellings; and Appendix B, Article 10, Table 10.1 – Street Improvement Requirements:

A. Approval of the following variances to Table 6.2,

- i. Reduction in the required side building setbacks for all units from 15 feet to 7 feet.
- ii. Reduction in required front building setbacks for rear entry garage units from 25-feet to 15-feet.
- iii. Lot size reduction from 15,000 square feet to 7,150 square feet for front entry garage units and 5,500 square feet for rear entry garage units.
- iv. Lot width reductions from 75 feet to 65 feet for front entry garages units and 50 feet for rear entry garage units.

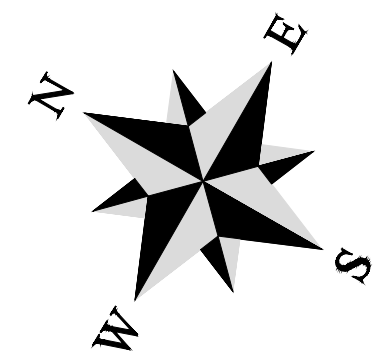
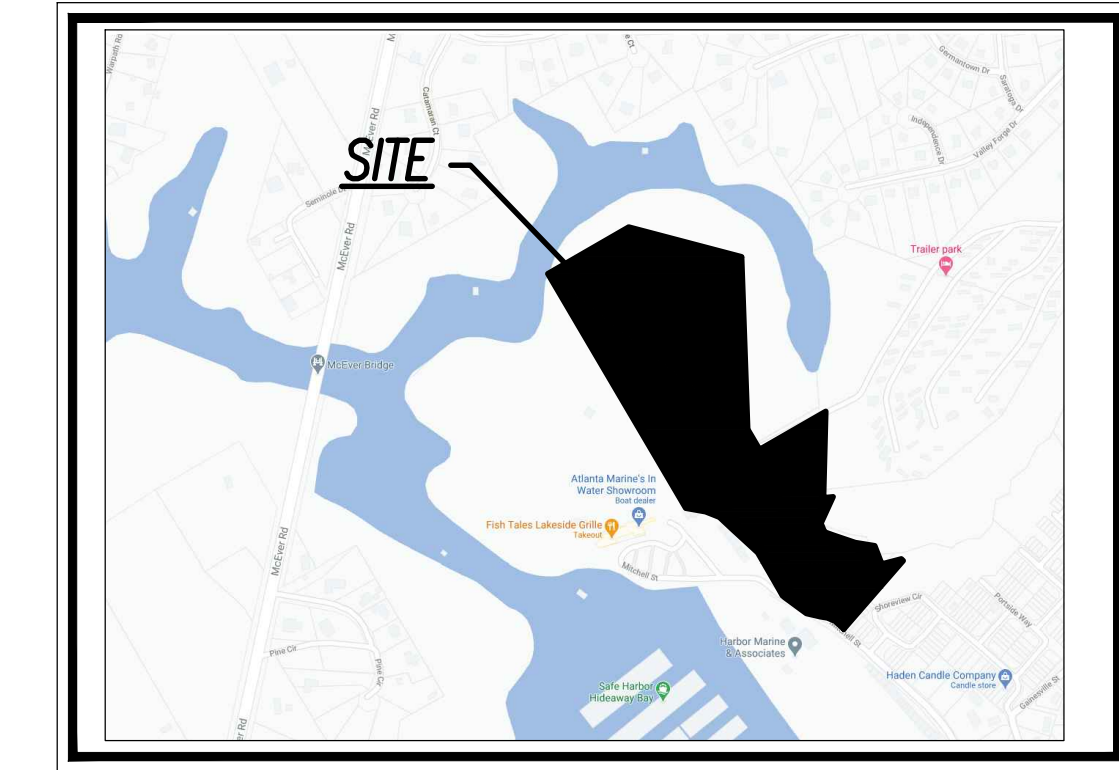
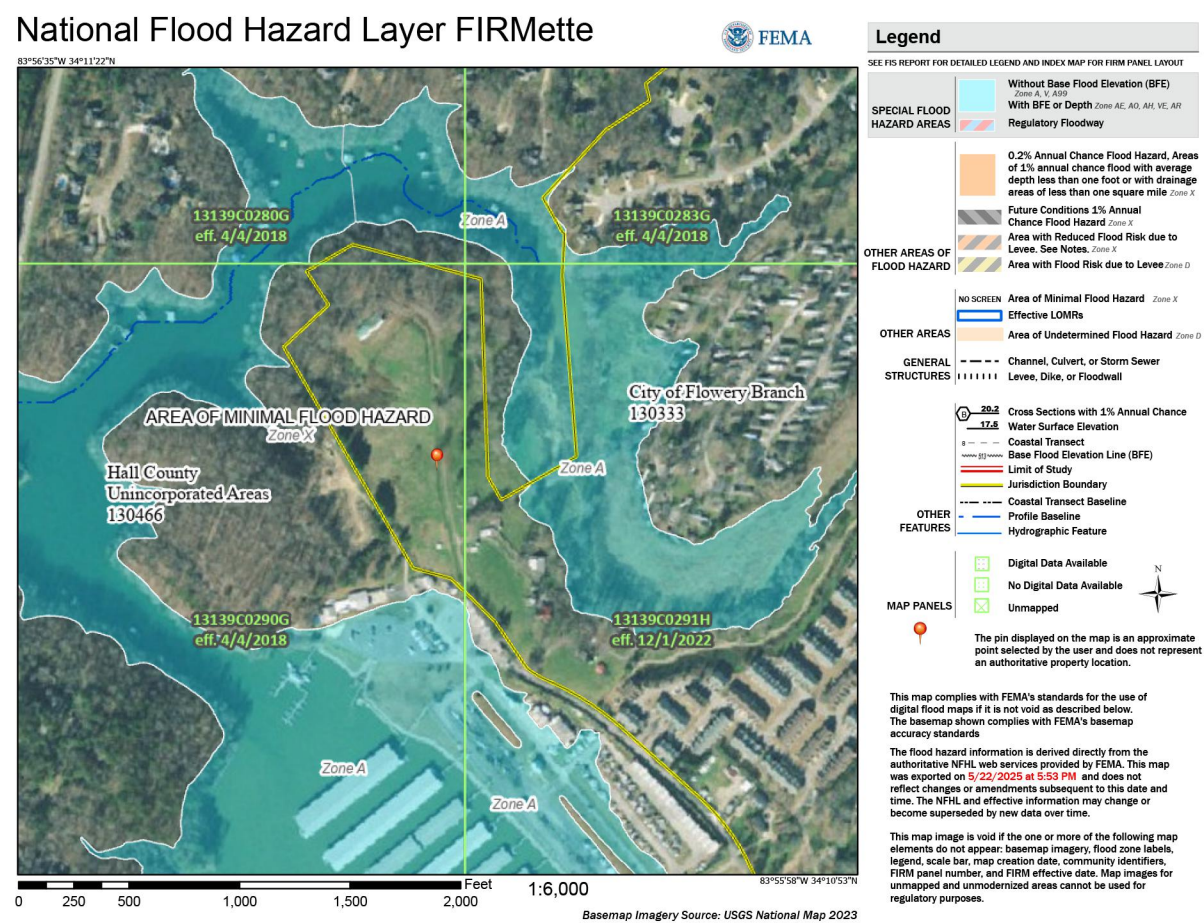
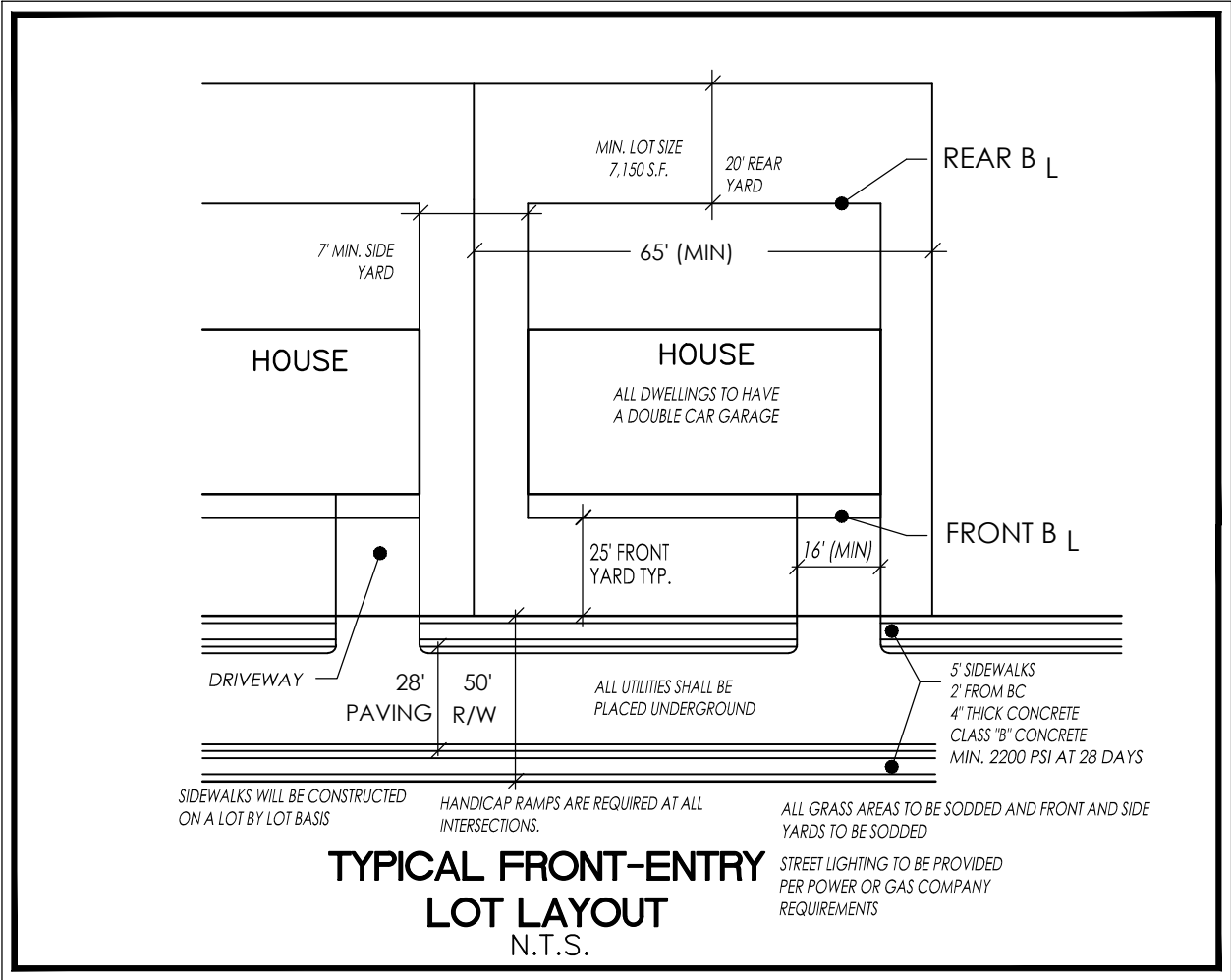
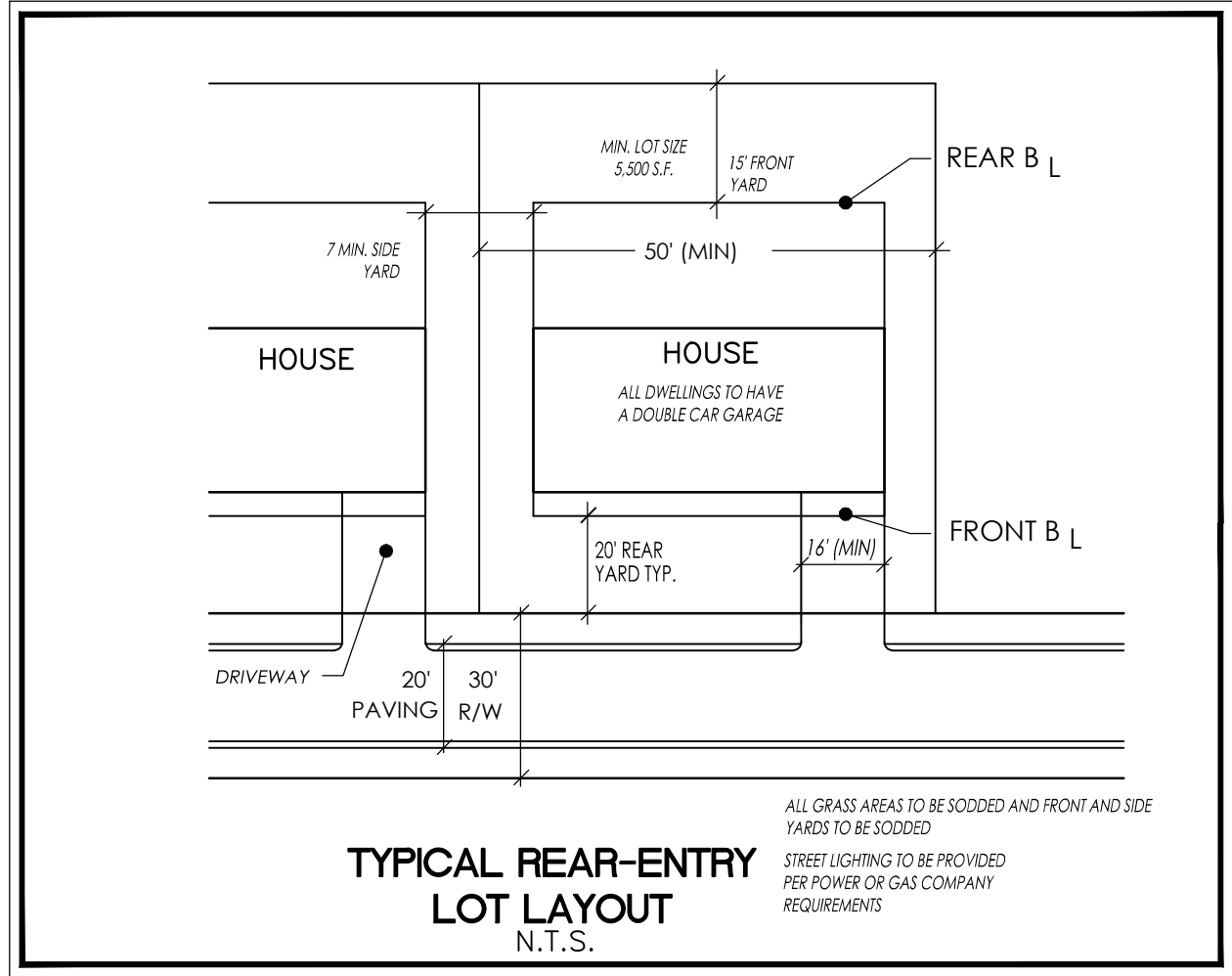
B. Approval of the following variance to Section 12.7.

- i. The porch dimensions shall be six (6) feet deep (not including the steps); and 11 feet wide without considering 40% of the façade width.

C. Approval of the following variance to Appendix B – Subdivision Regulations – Article 10 – Access and Design Requirements for Roads – Table 10.1.

- i. A reduction of the radius curvature of the center line of the road from 275 feet to 120 feet.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°03'29" E	21.28'
L2	S 24°40'59" E	20.78'
L3	S 50°10'55" E	21.11'
L4	S 86°11'31" E	14.78'
L5	S 70°35'55" E	38.04'
L6	S 52°14'18" E	43.09'
L7	S 79°01'05" E	18.96'
L8	N 73°32'21" E	26.57'
L9	S 47°36'45" E	29.37'
L10	S 10°21'21" E	52.03'



- ## DEVELOPMENT SUMMARY

1. EXISTING BOUNDARY ACREAGE: ±22.17 ACRES
2. TAX PARCELS: 08118 001015, 001009, 001002D, 001002E, 001012, 001020, AND 001002F.
3. EXISTING ZONING: R1, AR3 AND VC
4. TOTAL No. PROPOSED UNITS: 74
FRONT-ENTRY: 54 UNITS
REAR-ENTRY: 20 UNITS
GROSS DENSITY: ±3.34 UNITS/ACRE
NET DENSITY: ±3.41 UNITS/ACRE
5. OPEN SPACE REQUIRED = 3.33 ACRES (15%)
6. OPEN SPACE PROVIDED = ±4.86 ACRES (INCLUDING STORM WATER MANAGEMENT FACILITIES)
= ±3.94 ACRES (EXCLUDING STORM WATER MANAGEMENT FACILITIES)
7. PROPOSED SETBACKS: (SEE TYPICAL LOT DETAIL)
MAXIMUM BUILDING HEIGHT: 35 FT. (14' BUILDING SEPARATION)
8. TOTAL LENGTH OF STREETS: ±3,742 L.F.
9. BOUNDARY INFORMATION BASED ON HALL COUNTY GIS.
10. TOPOGRAPHIC AND UTILITY INFORMATION BASED ON HALL COUNTY GIS. DATUM IS MEAN SEA LEVEL.
11. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF FLOWERY BRANCH.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF FLOWERY BRANCH'S STANDARDS AND SPECIFICATIONS.
13. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
14. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
15. PORTIONS OF THE PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAIN (ZONE "A" OR "AE") AS DESIGNATED ON F.I.R.M. FLOOD PANELS 13139C0280G, 13139C0283G, & 13139C0290G DATED APRIL 4TH, 2018, AND FLOOD PANEL 13139C0291H DATED DECEMBER 1ST, 2022.

CONCEPTUAL SITE PLAN

JONES TRACTS

PREPARED FOR:
ASCOT INVESTMENT
COMPANY, INC.

THOMAS & HUTTON

5074 Bristol Industrial Way • Suite A
Buford, GA 30518 • 770-271-2868

JOB NO: J-20071.00DE	DATE: 05/22/2025
DRAWN:	SCALE: 1" = 60'
REVIEWED:	SHEET: ---

Letter of Intent

May 9, 2025

City of Flowery Branch
5410 Pine Street
Flowery Branch, Georgia 30542

RE: Rezoning & Annexation Application
Jones Road

Rezoning Tax Parcels:

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

Annexation Tax Parcel:

Portion of 08118 001015 (0.854 acres of unincorporated Hall Co.)

To whom it may concern:

Please let this letter serve as the letter of intent to rezone the following properties:

6270 Jones Road, 6258 Jones Road, 6246 Jones Road, 6300 Jones Road, 6294 Jones Road, 6290 Jones Road, & 6249 Jones Road from the existing R1 zoning designation to R2. The proposed project is a 74-lot single family residential subdivision, which includes 50 front entry homes and 24 rear entry homes as shown on the submitted rezoning exhibit.

The City of Flowery Branch 2041 Comprehensive Plan designates this property as suburban residential on the Future Development Map, and Suburban Residential is described as the following "include locations where low- to- moderate density single-family development exists or is likely to based on a property's zoning and surrounding uses." The subject property's surrounding uses are MHP (Mobile Home Park), R3 (Townhome Development), and a commercial marina (unincorporated Hall County), which are all more intensive uses than the proposed R2 zoning designation.

Heritage Group Homes, as the builder and developer, has built many homes in the City of Flowery Branch and surrounding cities and counties. The proposed project will



complement the surrounding area and add much needed housing to the City of Howery Branch.

The following are our proposed development and building standards:

Minimum House Square Footage/Maximum Height	2,100 Square feet/ 35 feet
Architectural Treatments	Combination of Brick, Board & Batten, Concrete Siding (Hardi-plank), and Shake
Garages	Minimum two car garage with decorative doors and hardware
Porches and Stoops	Combination of Porches and Stoops
Sidewalks	Sidewalks minimum 5 feet in width on both sides of Streets (excluding alleys)
Landscaping	All yards will be sodded, and trees will be planted throughout the lots in the development

Variance Requests for Jones Road Tracts

The following are variances that we would like to request during the rezoning and annexation process:

<u>Variance</u> <u>Section Table</u> <u>6.1</u>	<u>Required</u>	<u>Requested Variance</u> <u>Front Entry Homes</u>	<u>Requested Variance</u> <u>Rear Entry Homes</u>
Setbacks	Front setback 25 feet Side Setback 15 Rear Setback 20	Variance Request in bold Front setback 25 feet Side Setback 7 Rear Setback 20	Variances in bold Front setback 15 feet Side Setback 7 Rear Setback 20
Lot Size	15,000 Square Feet	7,150 Square Feet	5,500 Square feet
Lot Width	75 Feet	65 Feet	50 Feet
Front Porches Section 7.5	Porches no less than 40 percent of the width/6 feet depth or 11 feet if greater	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth

Justification for Variance Requests from 6.1:

Setbacks: We are building larger footprint homes, including some ranch homes that require smaller setbacks. We are maintaining the required 25-foot front setback and 20-foot rear setback on the front entry homes and maintaining the 20-foot rear setback on the rear entry homes. Since we are providing front entry and rear entry product types, we request the side setbacks of 7 feet (maintaining 14 feet between homes) and a front setback of 15 feet for rear entry homes, to create an enhanced streetscape.

Lot Size and Lot Width: We are requesting a lot width reduction from 75 feet to 65 feet for front entry homes and 55 feet on rear entry homes to accommodate the larger houses. A lot size reduction from 15,000 square feet to 7,150 square feet for front entry and 5,500 square feet for rear entry. This allows for both home types to be constructed with average lot width for front entry homes of 69 feet and slightly over 55 feet for rear entry homes.

Front Porches: We are requesting to eliminate the 40 percent of front façade requirement and comply with front porches of at least 11 feet in width and 6 feet in depth. Our homes are a larger footprint with greater widths and the 40 percent would require a porch that would create a proportional issue with the two car garages and the front facades of the homes.

<u>Variance from Standard T10.1</u>	<u>Requested Variance</u>
Street Improvements Requirements 275 Feet radius of curvature of center line	To reduce to 120' Radius

Street radius of 275 feet of curvature of center line: We are requesting a reduction in the requirement of 275 feet radius to a minimum of 120-foot radius in order to provide a safer street layout. Smaller radius and horizontal curves serve as traffic calming devices aim to reduce speeds and improve safety by making curves more visible, providing advance warning, and potentially altering the road's geometry to encourage slower, more deliberate driving. Larger radiuses encourage street designs with longer and straighter roads that can lead to cars traveling at higher speeds than posted.

We appreciate your consideration of these variances requests and please do not hesitate to give me a call if you have any questions.

Sincerely,

Chris Hill

Heritage Group Homes, LLC

See Exhibit A attached

The following are variances that we would like to request during the rezoning and annexation process:

<u>Variance</u> <u>Section Table</u> <u>6.1</u>	<u>Required</u>	<u>Requested Variance</u> <u>Front Entry Homes</u>	<u>Requested Variance</u> <u>Rear Entry Homes</u>
Setbacks	Front setback 25 feet Side Setback 15 Rear Setback 20	Variance Request in bold Front setback 25 feet Side Setback 7 Rear Setback 20	Variances in bold Front setback 15 feet Side Setback 7 Rear Setback 20
Lot Size	15,000 Square Feet	7,150 Square Feet	5,500 Square feet
Lot Width	75 Feet	65 Feet	50 Feet
Maximum Coverage of Principal and Accessory Buildings Section:	35%	45.5%	50.4%
Front Porches Section 7.5	Porches no less than 40 percent of the width/6 feet depth or 11 feet if greater	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth	Eliminate 40 percent and provide porches no less than 11 feet in width and 6 feet in depth

<u>Variance from Standard T10.1</u>	<u>Requested Variance</u>
Street Improvements Requirements 275 Feet radius of curvature of center line	To reduce to 120' Radius

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

Sincerely,

Chris Hill

Heritage Group Homes, LLC