



**City of Flowerly Branch
City Council Meeting
Thursday, March 19, 2026, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542**



Call Work Session to Order:

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

Present: Mayor McClellan and Council Members Joseph Mezzanotte, William McDaniel, Charles Vanderbilt and Pete Lena.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Human Resources Director Krystle Hightower, Planning & Community Development Director Chris McCrary, Fun Director Renee Carden, Public Utilities Director Peter Woerner, Public Works Director Bill Whidden, Police Chief Chris Hulsey, Budget & Purchasing Manager Nancy Rodriguez, and City Attorney Ted Baggett.

Absent: Council Member Chris Mundy

Pledge of Allegiance:

Mayor McClellan led the Pledge of Allegiance.

Adoption of Agenda:

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

Motion: William McDaniel
Second: Joseph Mezzanotte
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

Awards & Recognitions:

Mayor McClellan presented the Finance Department with a proclamation for Government Finance Professionals Week and encouraged all residents, elected officials, and community organizations to join in recognizing and expressing appreciation for the dedicated government finance professionals across our community and the state of Georgia.

Public Hearing:

- a. Public Hearing to Consider First Reading of Ordinance 778 for Text Amendments to Article 37 – Variances and Article 38 – Administrative Variances.

City Clerk Cooper read the caption for Ordinance 778.

Director McCrary presented Ordinance 778 for a text amendment to Article 37 and Article 38 to eliminate shortcomings and improve criteria clarity and consistency. These amendments are intended to provide clearer standards for evaluating variance requests and to streamline the procedures for variance applications. Staff recommends amending the language to require all criteria be met for any variance to be approved. Staff recommends revising the language in Sections 37.5 and 38.7 to more clearly articulate the circumstances in which Variances may be approved. The proposed changes to criteria would apply to Administrative Variances as well.

Council held a discussion with Director McCrary.

In Favor of Ordinance 778:

Arianne Mathe, 5476 Mulberry Preserve Drive, Flowery Branch, Georgia 30542

There being none in opposition, Mayor McClellan closed the public hearing at 6:17 p.m.

- b. Public Hearing to Consider First Reading of Ordinance 779 for Text Amendments to Section 12.2 Public Hearing Procedures.

City Clerk Cooper read the caption for Ordinance 779.

Director McCrary presented Ordinance 779 for text amendments to Section 12.2 Public Hearing Procedures. Staff recommends revising several portions of the article with straightforward text amendments to improve readability and consistency. The primary purpose of Ordinance 779 is to formally codify the procedures applicable to ordinance considerations. In accordance with Code Section 2.12, an ordinance may not be adopted on the same day it is introduced. This Ordinance establishes the procedures governing consideration from first reading through second reading. Notwithstanding this process, the governing body retains the authority at the time of first reading to issue a vote to deny or to defer the Ordinance upon its initial introduction.

There being none for or against Ordinance 779, Mayor McClellan closed the public hearing at 6:22 p.m.

Unfinished Business - Work Session: There was no unfinished business.

New Business - Work Session:

- a. Consider Change Order #1 to Contract with Cornerstone Mechanical, LLC for bid 25-005 Tidewater & Portsmouth Lift Stations Rehabilitation

Budget Manager Rodriguez presented Change Order number one to the contract with Cornerstone Mechanical LLC for Bid 25-005 for Tidewater & Portsmouth lift stations rehabilitation. Cornerstone Mechanical was preparing to begin the equipment rehabilitation at the Tidewater Lift Station in February. During a site visit, the controls technician identified an electrical miscalculation affecting both the existing control panel and the

newly fabricated replacement panel. The wiring configuration and electrical values on the current panel did not align with those of the new panel intended for installation.

To resolve this issue and ensure proper system operation, Cornerstone Mechanical will need to replace wiring, circuit breakers, and several additional electrical components on the upgraded control panel. These modifications are necessary to bring the system into alignment and allow the project to proceed efficiently. Excess funds will be pulled from the Oakwood Industrial Lift Station Rehabilitation project. That project is complete and has a remaining balance of \$63,449.00. This change order will be an increase of \$12,875.00 to the contract for the rehabilitation of two lift stations; Portsmouth located at 7065 Valley Forge Drive and Tidewater located at 6212 Mitchell Street.

Council held a discussion with Director Woerner.

b. Consider Resolution 26-006, to Appoint Whitnie Riden as Assistant Solicitor
City Clerk Cooper read the caption for Resolution 26-006.

Kelsey Cash, Police Administrator, presented Resolution 26-006, to appoint Whitnie Riden as Assistant Solicitor.

c. Consider Resolution 26-007, to Appoint Benjamin Mozingo as Public Defender
City Clerk Cooper read the caption for Resolution 26-007.

Kelsey Cash, Police Administrator, presented Resolution 26-007, to appoint Benjamin Mozingo as Public Defender.

d. Consideration of a Pre-Development Agreement with Penn Hodge Properties for the Old Town Redevelopment Project

Director McCrary presented a Pre-Development Agreement with Penn Hodge Properties for the Old Town Redevelopment Project. The initial phase is only for due diligence, feasibility, analysis, and preliminary design and engineering. The Flowery Branch Old Town Redevelopment Plan represents a comprehensive, mixed-use revitalization initiative designed to enhance economic vitality, pedestrian accessibility, aesthetic appeal, and overall quality of life in downtown. The proposal outlines key project components that address current parking challenges, promote residential density needed to support local businesses, activate public spaces, and integrate cohesive Old Town architectural themes. The plan aligns principles of smart growth, sustainable urban development, and community-oriented design by increasing walkability, providing public amenities, and fostering a vibrant, year-round downtown environment.

This redevelopment plan is envisioned as a phased, market-responsive initiative that can evolve based on feedback, economic conditions, and partnership opportunities. Discussion is welcome on next steps, initial engineering/architectural design studies, infrastructure coordination, funding mechanisms, and the community engagement process.

Council held a discussion with Director McCrary and Mr. Penn Hodge.

Department Reports:

Department of Fun Report

Director Carden noted upcoming events.

Finance Department Report

Director Hamby thanked Mayor McClellan and Council for the Government Finance Professionals Week Proclamation, and he thanked his team for all their hard work.

Council Report

Council Member Mezzanotte spoke about the importance of mental health awareness.

Council Member McDaniel gave praise to the police department and the wastewater facility.

Adjournment Work Session:

Mayor McClellan adjourned the work session at 7:12 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor McClellan called the voting session to order at 7:12 p.m.

Public Comments:

Jerry Smith, 6268 Shoreview Circle, Flowery Branch, Georgia 30542

Mr. Smith spoke about parking in downtown Flowery Branch.

Mr. Cameron Dees, 4810 Zephyr Cove Place, Flowery Branch, Georgia 30542

Mr. Dees spoke about the U.S. Immigration and Customs Enforcement Center proposed in Oakwood, Georgia.

Consent Agenda:

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

- Consider February 2026 Per Diem for Council Member Mezzanotte
- Consider March 5, 2026 City Council Meeting Minutes

Motion: Charles Vanderbilt

Second: William McDaniel

Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena

Nays: None

Result: passed

Unfinished Business - Voting Session: There was no unfinished business – voting session.

New Business - Voting Session:

- a. Consider Change Order #1 to Contract with Cornerstone Mechanical, LLC for bid 25-005 Tidewater & Portsmouth Lift Stations Rehabilitation

There was a motion made to approve Change Order #1 with Cornerstone Mechanical, LLC for the Tidewater & Portsmouth Lift Stations Rehabilitation project.

Motion: Pete Lena
Second: William McDaniel
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lean
Nays: None
Result: passed

- b. Consider Resolution 26-006, to Appoint Whitnie Riden as Assistant Solicitor

City Clerk Cooper read the caption for Resolution 26-006.

There was a motion made to approve Resolution 26-006 to appoint Whitnie Riden as Assistant Solicitor.

Motion: William McDaniel
Second: Joseph Mezzanotte
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

- c. Consider Resolution 26-007, to Appoint Benjamin Mozingo as Public Defender
City Clerk Cooper read the caption for Resolution 26-007.

There was a motion made to approve Resolution 26-007 to appoint Benjamin Mozingo as Public Defender.

First: Joseph Mezzanotte
Second: Pete Lena
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

- d. Consider First Reading of Ordinance 778 for Text Amendments to Article 37 – Variances and Article 38 – Administrative Variances.

City Clerk Cooper read the caption for Ordinance 778.

There was a motion made to approve the First Reading of Ordinance 778.

Motion: William McDaniel
Second: Joseph Mezzanotte
Ayes: Joseph Mezzanotte, William McDaniel., Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

- e. Consider First Reading of Ordinance 779 for Text Amendments to Section 12.2 Public Hearing Procedures.

There was a motion made to approve the First Reading of Ordinance 779.

Motion: William McDaniel
Second: Pete Lena
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

- f. Consideration of a Pre-Development Agreement with Penn Hodge Properties for the Old Town Redevelopment Project

There was a motion made to approve a Pre-Development Agreement between the City of Flowery Branch and Penn Hodge Properties for the Old Town Redevelopment Project.

Motion: Charles Vanderbilt
Second: Pete Lena

Council held a discussion before the vote of the Pre-Development Agreement.

Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

Executive Session:

There was a motion made to enter 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 7:23 p.m.

Motion: Pete Lena
Second: Charles Vanderbilt
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

There was a motion made to exit the executive session at 8:07 p.m.

Motion: William McDaniel
Second: Charles Vanderbilt
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

Adjournment:

There was a motion made to adjourn the meeting at 8:07 p.m.

Motion: William McDaniel
Second: Pete Lena
Ayes: Joseph Mezzanotte, William McDaniel, Charles Vandербilt, Pete Lena
Nays: None
Result: passed

Oliver McClellan
Mayor

Date

Shelia Cooper
City Clerk