



City of Flowery Branch
City Council Meeting
Thursday, April 2, 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 Chris Mundy, 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 Hulseley, and City Attorney Ted Baggett.

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

Awards & Recognitions: There were no awards or recognitions

Public Hearing:

- a. Public Hearing to Consider First Reading of Ordinance 774 for Annexation of 4651 and 4665 Hog Mountain Road, Public Hearing to Consider First Reading of Ordinance 775 for Rezoning of 4651 and 4665 Hog Mountain Road, Public Hearing to Consider First Reading of Ordinance 776 Variances at 4651 and 4665 Hog Mountain Road

City Clerk Cooper read the captions for Ordinances 774, 775, and 776.

Director McCrary presented Ordinances 774, 775, and 776 for annexation, rezoning and variance requests at 4651 and 4665 Hog Mountain Road. The applicant is proposing the annexation of 4651 & 4665 Hog Mountain Rd., a total of +/- 19.398 acres, from

unincorporated Hall County into the city limits of the City of Flowery Branch. In consideration of Ordinance 774 – Annexation into the city limits of the City of Flowery Branch for 4651 & 4665 Hog Mountain Rd., staff recommends approval of the annexation request. The proposal includes a request to rezone the property from Hall County AR-1 (Agricultural – Residential) and R-1 (Residential) to City of Flowery Branch SF-TH (Single-Family Townhome) for the construction of a 75-lot single-family detached residential subdivision. In consideration of Ordinance 775 – Rezoning from Hall County AR-1 & R-1 to City of Flowery Branch SF-TH for 4651 & 4665 Hog Mountain Rd., staff recommends approval of the rezoning request with conditions. In consideration of Ordinance 776, the applicant requests variances from the City of Flowery Branch Zoning Ordinance, including: (1) a variance from Section 7.4, Table 7.2 to reduce the minimum lot size within the SF-TH zoning district from 6,700 square feet to 5,500 square feet; and (2) a variance from Section 1021.c to allow residential streets exceeding 360 feet in length without the required 25-foot lateral deviation from a straight alignment; and (3) a variance from Section 1014, Table 10.1 to reduce radius of curvature of the center line from 275’ to 48’. Based on the submitted application and supporting analysis, staff recommends approval of the requested variances subject to proffered conditions.

Council held a discussion with Director McCrary.

In Favor:

Charles Moore, High Point Development, 1776 Peachtree Street, Atlanta, Georgia 30309
Jaken French, High Point Development, 1776 Peachtree Street, Atlanta, Georgia 30309

In Opposition:

Alicia Grizzle, 5744 Newberry Point Drive, Flowery Branch, Georgia 30542
Penny Smucker, 5044 Cash Road, Flowery Branch, Georgia 30542
Phyrisanele Sante, 4625 Hog Mountain Road, Flowery Branch, Georgia 30542

Mayor McClellan closed the public hearing at 7:06 p.m.

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

New Business - Work Session:

a. Tax Allocation District - Financial Update

Gary Mongeon, KB Advisory Group, presented a financial update on the Tax Allocation District (TAD). Mr. Mongeon provided an update on TAD existing conditions, preliminary TAD fund forecast, financing and bonding potential, and the next steps for TAD.

b. Consider Purchase of Trimble X9 Scanner

Heather McGuffey, Property and Evidence & Crime Scene Technician, presented a consideration of purchasing a Trimble X9 Scanner. The Trimble X9 laser scanning system is a valuable tool for expediting field data collection. The Trimble X9 collects higher-quality scans on difficult or dark surfaces and collects data faster and at a longer range. The X9 effectively captures data in any of the often-challenging scenarios that our Crime Scene and Crash Reconstructionist face. As a result, the time spent on site and the number

of personnel required to collect data is reduced. Timing is always critical on scenes, whether it be we are at an active scene and they are needing to clear the area, a large scene that would once take several personnel for several hours, or just to make our time more efficient. The high-density point clouds capture an industry-leading level of detail that improves the quality and accuracy of reconstructions and analysis. The benefits improve accuracy and transparency in investigations, reduce liability through defensible documentation, shared technology with the Police Department and Public Works Department, long-term cost savings through efficiency.

Council held a discussion with Mrs. McGuffey and Police Chief Hulsey.

Department Reports:

c. Department of Fun Report

Director Carden noted upcoming events.

g. Police Department Report

Chief Hulsey presented an update on the Police Department. He shared a new police video that highlights details of different aspects of the department. The Flowery Branch Police Department would like to thank Cherokee Bluff High School student, Maddox Abernathy, for this incredible highlight video.

i. Public Works Report

Director Whidden reported the Gaines Ferry round about is going along very well, and it is ninety percent paved.

j. Attorney Report

City Attorney Baggett was contacted last week by the Hall County attorney and asked about annexation and annexation objections about the Council's interest in entering into an Intergovernmental Agreement with Hall County for the acceptance of the stretch of Hog Mountain Road from Spouts Springs Road to Falcon Parkway to take it into the City's road system for purposes of maintenance. Should the City decide to do this, it would be an exchange for Hall County forbearing annexation objections on this road.

Council held a discussion with City Attorney Baggett.

There was a motion made to direct City Attorney Baggett to begin negotiations with Hall County with the direct statement that Council is willing to talk about taking over the road possibly if the road is brought up to City standards.

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

k. Council Report

Council Member Mundy is glad to see Traffic Tip Tuesday from the Police Department back on social media.

Council Member Vanderbilt congratulated Captain Mahathey for successfully completing the Chief's class.

Adjournment Work Session:

Mayor McClellan adjourned the work session at 8:14 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor McClellan called the voting session to order at 8:14 p.m.

Aubrey Duke, 7016 Tree House Way, Flowery Branch, Georgia 30542

Mr. Duke wanted to praise the Police Department, and he stated he learned so much valued information during the First Citizens Police Academy.

Abbie McBrayer, 5570 Spring Street, Flowery Branch, Georgia 30542

Mrs. McBrayer would like Council to review Ordinance 702, Condition 9 regarding a fence that is supposed to be erected in their backyard.

Director McCrary held a discussion with Council regarding the request from Mrs. McBrayer.

Consent Agenda:

- Consider March 19, 2026 City Council Meeting Minutes

There was a motion made to approve the Consent Agenda.

Motion: Chris Mundy

Second: William McDaniel

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

Nays: None

Result: passed

Unfinished Business - Voting Session:

- a. Consider Second 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 second reading of Ordinance 778.

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

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

City Clerk Cooper read the caption for Ordinance 779.

There was a motion made to approve the second reading of Ordinance 779.

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

New Business - Voting Session:

- a. Consider First Reading of Ordinance 774 for Annexation of 4651 and 4665 Hog Mountain Road

City Clerk Cooper read the caption for Ordinance 774.

There was a motion made to approve the first reading of Ordinance 774 for annexation of 4651 and 4665 Hog Mountain Road.

Motion: Charles Vanderbilt
Second: Pete Lena
Ayes: Chris Mundy, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: Joseph Mezzanotte
Result: passed

- b. Consider First Reading of Ordinance 775 for Rezoning of 4651 and 4665 Hog Mountain Road

City Clerk Cooper read the caption for Ordinance 775.

There was a motion made to approve the first reading of Ordinance 775.

Motion: Chris Mundy
Second: Charles Vanderbilt
Ayes: Chris Mundy, Charles Vanderbilt
Nays: Joseph Mezzanotte, William McDaniel, Pete Lena
Result: failed

- c. Consider First Reading of Ordinance 776 Variances at 4651 and 4665 Hog Mountain Road

City Clerk Cooper read the caption for Ordinance 776.

There was a motion made to approve the first reading of Ordinance 776 for Variances at 4651 and 4665 Hog Mountain Road

Motion: Charles Vanderbilt
Second: Chris Mundy
Ayes: Chris Mundy, Charles Vanderbilt
Nays: Joseph Mezzanotte, William McDaniel, Pete Lena
Result: failed

- d. Consider Purchase of Trimble X9 Scanner

There was a motion made to approve the purchase of Trimble X9 Scanner.

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

Executive Session: There was no executive session held.

Adjournment:

There was a motion made to adjourn the meeting at 8:29 p.m.

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

Oliver McClellan
Mayor

Date

Shelia Cooper
City Clerk