



**City of Flowery Branch  
Special Called City Council Meeting  
Monday, May 4, 2026, 6:00 PM  
5302 Railroad Avenue  
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, Charles Vanderbilt and Pete Lena.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Public Utilities Director Peter Woerner, Fun Director Renee Carden, Public Works Director Bill Whidden, and Police Chief Chris Hulsey.

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

**New Business - Work Session:**

a. Welcome and Process Overview

Mayor McClellan welcomed citizens to the night's meeting and explained the process for the meeting.

b. Downtown Redevelopment Plan & Comprehensive Plan Discussion

Director McCrary presented a downtown redevelopment/comprehensive plan update, noting that Flowery Branch has pursued downtown revitalization for about 20 years through coordinated public policy, investments, economic development, grant funding, and long-range planning. Since 2006, multiple plans (Comprehensive Plans, the TAD Old Town & Commercial Gateways Redevelopment Plan, the 2014 Old Town Redevelopment Plan, and related infrastructure, trail, and mobility studies) have worked together—guided by ongoing public input—to advance a shared community vision and launch the next phase of that

effort. A Tax Allocation District (TAD) supports the infrastructure necessary to make an underutilized area attractive to private development, at no additional cost to local taxpayers. It does not create a tax increase for the community, nor does it reduce current tax revenues the community currently receives.

c. Concept Presentation

Mr. Penn Hodge introduced Michael Streger, who developed a concept plan connecting Downtown Flowery Branch with City Hall, parking, and the Farmers Market. Mr. Streger presented four design concepts and several supporting ideas. Chris Kacena of KJA Architecture then presented a mixed-use concept plan featuring retail and residential space anchored by a parking garage.

d. Public Comments

Jack Probst, 7038 Boathouse Way, Flowery Branch, Georgia.

Mr. Probst gave an overview of the comprehensive plan survey results. Mr. Probst said his comments are based on the comprehensive survey results. He appreciates the input on the comprehensive plan and said several things came out of the survey that relate to downtown and preserving the downtown's character, keeping it warm and inviting, and adding more restaurants.

Eric McBrayer, 5570 Spring Street, Flowery Branch, Georgia.

Mr. McBrayer said he's excited about Phase II and supports Flowery Branch's vision, trusting Council to continue smart growth. He noted that sidewalks are key to managing growth, but the sidewalks are currently limited and sometimes unsafe.

Joan Scales, 6223 Germantown Drive, Flowery Branch, Georgia.

Ms. Scales supports growth overall but opposes high-rise apartments because she feels they would take away from the community's small, county lake-town character.

Alicia Grizzle, 5744 Newberry Point Drive, Flowery Branch, Georgia.

Ms. Grizzle said there were a few things in the presentation she did not like, including the use of the word "trending." She said she wants Flowery Branch to keep a small-town feel. She added that the proposed townhomes and apartments did not sit well with her, and she does not want more people moving to Flowery Branch. She also questioned how often the city would need that many parking spaces each year.

Nick St. Clair, 6550 Misty Harbor Court, Flowery Branch, Georgia.

Mr. St. Clair said he owns a couple of restaurants in the community and is excited about the city's growth. He added that people are excited coming downtown—and that the city needs more of that energy.

Mary Willis, 6219 Spring Lake Drive, Flowery Branch, Georgia

Mrs. Willis said she does not support the project, noting that the site is two acres of city-owned land and the city has full control over what is built there. She said the surrounding streets are historic and that the proposed apartments are the problem. She added that the building is too tall, will look out of place, and that she would prefer something that fits the look of Buford.

Tammi Duckworth, 5422 Long Branch Way, Flowery Branch, Georgia.

Ms. Duckworth noted there is approximately 213 homes off East Main Street, with the potential for further development nearby. She and her husband value local businesses but would like sidewalks installed along their side of Atlanta Highway. She emphasized the importance of preserving the tree canopy. If preservation is not possible, a realistic plan to restore vegetation should be implemented, as excessive impervious surfaces cause long-term harm to waterways.

Laura Hardy-Yeste, 5502 Chestnut Street, Flowery Branch, Georgia.

Mrs. Hardy-Yeste has no objections to the parking garage itself. However, she is deeply concerned about the destruction of the large trees, which will eliminate privacy and significantly diminish the quality of life for those living nearby. She suggests that a two-story building would be a better alternative.

e. Developer Response

Mr. Hodge extended his thanks for the opportunity to work with the City.

f. Closing Remarks

Mayor McClellan closed the meeting by thanking the residents for coming out and he assured the citizens that all comments would be taken into consideration.

**Executive Session:** There was no executive session held.

**Adjournment:**

There was a motion made to adjourn the meeting at 7:07 p.m.

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

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Oliver McClellan  
Mayor

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Date

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Shelia Cooper  
City Clerk