



**City of Flowery Branch
City Council Meeting
January 7, 2021, 6:00 pm.
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



TELECONFERENCE MEETING

CONNECTION TO MEETING:

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United States: +1 (872) 240-3412

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CALL PUBLIC HEARING TO ORDER:

Mayor Miller called the public hearing to order at 6:06 pm.

PRESENT BY TELECONFERENCE:

Mayor Mike Miller and Councilmembers Chris Mundy, Ed Asbridge, Leslie Jarchow, Amy Farrah and Joe Anglin.

Also present were Bill Andrew, City Manager, Vickie Short, City Clerk, Ron Bennett, City Attorney, Alisha Gamble, Finance Director, Rich Atkinson, Planner, and Bill Whidden, Public Works Director.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

PUBLIC HEARING:

Consider a Conditional Use Permit (CUP) submitted by Jeremy Crosby, JPC design and Construction, LLC. to build and operate a car wash in the Highway Business District zoning district.

Mr. Atkinson presented the applicant's information. The Conditional Use Permit (CUP) was submitted by Jeremy Crosby with JPC Design and Construction, LLC. to build and operate a car wash in the Highway Business District zoning district.

Mr. Atkinson gave an overview of the schedule:

- January 7 – Public Hearing; Work Session
- February 4 – Work Session (if needed)
- February 18 – Vote
- March 4 – Work Session (if needed)
- March 18 – Vote

Staff recommendations:

- Approve as submitted
- No additional conditions requested
- Per conditions of previously approved variance:
 - Secondary business (car wash) shall be designed to match the principal structure

Mr. Asbridge asked if the car wash would be designed to match the gas station/Burger King. Mr. Atkinson explained that no elevations have been submitted but it will be conditioned.

Mr. Anglin asked about the entrances and traffic patterns.

There was a lengthy discussion among several participants regarding the entrance/exit into this area. Mr. Andrew shared that the Georgia Department of Transportation did not allow a median break to accommodate a left-hand turn.

The applicant shared that the finished product would be cohesive to the original plans as the gas station/Burger King.

PUBLIC COMMENTS:

In Favor: None

Against:

George McIlroy, 4631 Crawford Oaks Drive, Oakwood, GA 30566

Mayor Miller closed the public hearing for CUP at 6:50 pm.

PUBLIC HEARING:

Mayor Miller called the Public Hearing to order for the 1st Reading of Ordinance #623 at 6:50 pm.

Consider First Reading of Ordinance #2020-623 a rezoning application submitted by Mr. Bret Clark.

Mr. Atkinson presented the rezoning application for Ordinance #2020-603. The subject property is located at 5519 McEver Road; 08099 000007; 11.34+/- acres. The request is to Rezone from A (Agriculture) to HB (Highway Business) and R-3 (Multi-family) to construct a mixed-use development of townhomes and commercial outparcels.

Comprehensive Plan

- The project includes a commercial component that meets the intent of this character area but adds a townhome component.
- This property is a gateway to our downtown and adding a mixed-use project to this corner will help the continued development of downtown while providing services to the McEver Road corridor.

Mr. Atkinson gave an overview of the schedule:

- January 7 – Public Hearing & Work Session
- February 4 – Work Session (if needed)
- February 18 – Vote
- March 4 – Work Session (if needed)
- March 18 - Vote

Staff recommendation:

- No vote tonight
- Uses and proposed zoning designations are acceptable
- Layout, elevations, and conditions of zoning to be finalized prior to vote

PUBLIC COMMENTS:

In Favor: None

Against:

Sherry McAdams, 5918 Roselight Lane, Flowery Branch, GA 30542
Janet Westervelt, 6124 Oakhill Drive, Flowery Branch, GA 30542
Cole Chambers, 5539 McEver Road, Flowery Branch, GA 30542
Aneesha Jones, 5659 McEver Road, Flowery Branch, GA 30542

Natalya Jones, 5416 Gainesville Street, Flowery Branch, GA 30542
George McIlroy, 4631 Crawford Oaks Drive, Oakwood, GA 30566
Sean McAdams, 5918 Roselight Lane, Flowery Branch, GA 30542
Yvonne Mason, 5612 Hidden Harbor Drive, Flowery Branch, GA 30542
Kathy Morris, 5804 Morris Lane, Flowery Branch, GA 30542

Mayor Miller closed the public meeting for 1st Reading of Ordinance #623 at 7:59 pm.

Mr. Asbridge asked if this was the final layout. The applicant said that it was not.

Mr. Anglin asked about sidewalk access and retail parking.

There was a lengthy discussion among all regarding the retail concerns. The focus was on the timing of the retail portion and the concern for leasing out that space.

UNFINISHED BUSINESS - WORK SESSION:

Consider Second Reading of Ordinance #20-621 a rezoning request submitted by Eberly & Associates.

Consider Second Reading of Ordinance #20-622 a rezoning request submitted by Eberly & Associates.

Mr. Atkinson presented the information for Ordinances 621 & 622. The request is for a portion of 0000 Falcon Parkway Parcel # 08070 001002 & a portion of Portion of 0000 Falcon Parkway Parcel # 08073 000004A. Applicant would like to rezone from A (Agricultural) to M1 (Light Industrial) with the intent to construct a distribution facility and office.

Staff recommendation is to approve the rezoning request as conditioned.

Mr. Anglin asked about the buffers/landscaping along the highway. Mr. Will Greer, representing the applicant, explained the site plan in relation to the buffers. He stated that there will be a significant amount of coverage to maintain the existing condition. Mr. Anglin questioned the outdoor training area. Mr. Greer explained that is a small area for the applicant to provide testing of the product. Mr. Asbridge asked about the height of the building in relation to what the Falcons facility will see. Mr. Greer stated the building height is 40 ft.

Consider approval of New Operations Development Charge

Bobby Sills, Nelsnick Enterprises, provided additional information regarding these proposed charges.

Presentation Overview:

Development Charges:

- Fair and Equitable Concepts
- Levels of Service
- Legal Considerations
- Infrastructure Cost Related
- Operational Cost Related
- Recommendations

Mr. Sills presented details over the above items.

Recommendations included the following:

Round Down ODC

- \$850/EDU-Water, \$450/EDU-Wastewater

Monthly Base Charge Credit

- \$7.08/EDU-Water, \$3.75/EDU-Wastewater

Increase credit 2% per year

Recalculate ODC every 5 years

Mr. Anglin asked when the charges would go into place to the customer as well as in relation to building permits. There would have to be an amendment approved on the rate structure. Staff has also expressed concerns about the software implementation of these additional charges.

Mr. Asbridge asked if the billing dates would be the same. Mr. Sills responded that they would be the same.

NEW BUSINESS -WORK SESSION:

2021 Regulatory Event Dates

Ms. Short advised that the city authorizes certain events that are repeated annually. To streamline the process, regular events are being presented as one item.

Continuing, Ms. Short shared that these dates are tentative due to the ongoing COVID-19 risks. As each event date is approached, the feasibility and safety of hosting or allowing it to go on will be carefully reviewed by City staff prior to approval. With the City's new Main Street Development, staff is recommending the new Events Coordinator position be responsible for planning, coordinating and executing city wide events going forward. For events which have been historically managed by the Masonic Lodge, the Boy Scouts, etc., the Events Coordinator would be charged with developing a uniform set of guidelines or a framework for the events to follow. This framework would help insure we have a higher and more consistent Downtown Event experience.

Council noticed that the Car Show and Chili Cook-off was not listed on the events. The event, although annual, has been omitted due to prior organizers no longer being involved. A local business has approached Council members about organizing this event.

Mr. Anglin asked if the new person would replace the legacy events. Staff responded that the Events Coordinator would be responsible for streamlining and guiding future events in a more consistent matter. Mr. Asbridge offered support in the hiring of this new position.

There was a detailed discussion about the Events Coordinator position. Mr. Miller suggested we table this until the next council meeting.

Consider a Conditional Use Permit (CUP) submitted by Jeremy Crosby, JPC design and Construction, LLC. to build and operate a car wash in the Highway Business District zoning district.

There were no additional questions.

Consider First Reading of Ordinance #2020-623 a rezoning application submitted by Mr. Bret Clark.

Mr. Anglin asked if the future retail area would be platted and the size of that area. There was further discussion of the future retail area.

Consider an Intergovernmental Agreement (IGA) between Hall County and the City concerning geographic information services (GIS).

Ms. Gamble provided the history of these fees paid to Hall County:

Hall County has historically provided GIS services to the City. This is an updated IGA to continue to provide these services.

Below is the ten-year historical actual costs:

FY2011	\$18,746.17
FY2012	\$8,016.13
FY2013	\$11,410.99
FY2014	\$12,361.22
FY2015	\$12,457.73
FY2016	\$14,578.72
FY2017	\$12,267.39
FY2018	\$12,667.39
FY2019	\$30,900.00 (I believe this year they had a system upgrade and hiring of a new employee, which increased the expenses.)
FY2020	\$17,444.31

Mr. Andrew added that this IGA also provides addressing services for the City as well.

Consider-1st Reading of Ordinance 624 - Publishing of 2021 General Election Qualifying Fees

Ms. Short explained the First Reading of Ordinance 62 which is provide for the 2021 municipal election for the City of Flowery Branch for the following posts-Mayor, Post 3, Post 4 and Post 5- to set qualifying dates and to set the fee for said qualifying.

O.C.G.A. 21-2-131 (a)(1)(A) requires fixing and publishing of the qualifying fees prior to February 1 of an election year.

Seats up for election and qualifying fee for each:

- Mayor \$180.00
- Post #3 \$144.00
- Post #4 \$144.00
- Post #5 \$144.00

Qualifying is proposed to begin the 3rd Monday in August per O.C.G.A. 21-2-132 (3)(A).

Qualifying dates are proposed for Monday, August 16, 2021 at 8:30 am through Wednesday August 21, 2019 at 4:30 pm.

DEPARTMENT REPORTS:

City Manager Report:

- Bill Ross and Rich Edinger will be at the 1/21/21 meeting to participate in a more thorough discussion of Impact Fees v. Storm Water Utility. A Pro/Con memo is being prepared.
- All Dept. Heads coming to Council Mtgs and Monthly Reports coming from me about City stats and issues to be aware of.

ADJOURNMENT WORK SESSION:

Mr. Miller adjourned the work session at 9:26 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mr. Miller called the work session to order at 9:26 pm.

PUBLIC COMMENTS: There were no additional comments.

CONSENT AGENDA:

Consider Vehicles to Surplus and Auction through Gov Deals

There was a motion made to approve the consent agenda.

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

UNFINISHED BUSINESS - VOTING SESSION:

Consider Second Reading of Ordinance #20-621 a rezoning request submitted by Eberly & Associates.

Mr. Bennett read the caption for Ordinance 20-621.

There was a motion made to approve ordinance #20-621 as submitted and conditioned.

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

Consider Second Reading of Ordinance #20-622 a rezoning request submitted by Eberly & Associates.

There was a motion made to approve Ordinance 20-622 a rezoning request submitted by Eberly & Associates.

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

NEW BUSINESS - VOTING SESSION:

Consider an Intergovernmental Agreement (IGA) between Hall County and the City concerning geographic information services (GIS).

There was a motion made to approve an Intergovernmental Agreement (IGA) between Hall County and the City concerning geographic information services (GIS).

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

Consider-1st Reading of Ordinance 21-624 - Publishing of 2021 General Election Qualifying Fees

Mr. Bennett read the caption to Ordinance 21-624.

There was a motion made to approve the First Reading of Ordinance 20-624 Publishing of 2021 General Election Qualifying Fees.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session at 9:37 pm for the purpose of property acquisition/disposition.

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

There was a motion made to reconvene open session at 10:38 pm.

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

ADJOURNMENT:

There was a motion made to adjourn at 10:39 pm.

MOTION: Amy Farah

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

Mayor – Mike Miller

Date

City Clerk – Vickie Short