



**City of Flowery Branch
Special Called City Council Meeting
Wednesday, July 15, 2026, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542**



Call to Order:

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

Present: Mayor McClellan and Council Members Chris Mundy, Joseph Mezzanotte, and Charles Vanderbilt.

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

Absent: Council Member Pete Lena

Pledge of Allegiance:

Mayor McClellan led the Pledge of Allegiance.

Adoption of Agenda:

There was a motion made to adopt the agenda.

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

Awards & Recognitions:

The Flowery Branch Police Department was recognized for achieving state certification. Mayor McClellan presented an Official Citation to Chief Hulsey, dated July 15, 2026, honoring his leadership and service and acknowledging the department's certification by the Georgia Association of Chiefs of Police as a reflection of its professionalism, accountability, integrity, and excellence. The men and women of the Police Department also presented Chief Hulsey with an award in appreciation of his leadership and service.

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

- a. Second Read for Consideration of Ordinances 702-A and 715-A to Modify Rezoning Approval Conditions at Hemingway Subdivision Concerning Perimeter Fencing

City Clerk Cooper read the caption for Ordinance 702-A and 715-A.

Director McCrary presented an ordinance amending conditions for the Hemingway single-family community pertaining to fencing. The applicant further requested new safety-focused fencing standards around the detention /retention ponds. The applicant asked for an amendment as follows:

Amend Condition 5C as follows: Rail fencing shall be installed along detention pond lots that are adjacent to designated open space areas and trails. Detention ponds that are adjacent to residential lots shall be screened with a six-foot (6') high shadowbox privacy fence.

Amend Condition 8 as follows: In lieu of installing a privacy fence, add evergreen trees and shrubs planted in staggered rows on lots 44-46. Trees are to be 6–8' at time of planting. The final landscape plan includes density, species, and placement shall be reviewed and approved by the Director of Planning and Community Development.

New Business - Work Session:

- a. Presentation Only - Crescent Communities Multifamily Development at Hog Mountain Road and Spout Springs Road

Crescent Communities and property owner Capstone provided an informational, pre-application presentation for approximately fifty-eight acres at Hog Mountain Road and Spout Springs Road.

Council held a discussion with the property owner and developer.

- b. Consider Resolution 26-014 To Call for a Special Election To Fill City Council Post Three Vacancy

City Clerk Cooper presented Resolution 26-014 to call for a special election to fill the City Council Post Three vacancy. The purpose of this item is to fill the unexpired term for Post Three on City Council. The office of Post Three has become vacant and the charter for Flowery Branch mandates that a special election be called by the remaining members of City Council for the purpose of electing a candidate to fill the balance of the unexpired term for Post Three on City Council. A special election will be held on Tuesday, November 3, 2026.

- c. Consider Resolution Number 26-015 Amendment to Installment Sale Agreement

City Manager Parrish presented Resolution 26-015 authorizing the City to approve and execute an Amendment to the Installment Sale Agreement with the Gainesville and Hall County Development Authority to add the real property located at 5611, 5615, and 5621 Church Street to the 2020 Old Town Project. The amendment specifically states that the additional property will be used for governmental public purposes as part of the redevelopment of Old Town.

Council held a discussion with City Manager Parrish.

- d. Consider an IGA with Hall County and Flowery Branch for Maintenance of Hog Mountain Road

City Attorney Baggett outlined an Intergovernmental Agreement (IGA) with Hall County concerning Hog Mountain Road between Spout Springs and Falcon Parkway. The agreement aims to resolve Hall County's pending annexation objection over 4651 and 4665 Hog Mountain Road, which had triggered an arbitration panel process now paused, and it will clarify maintenance responsibilities via segmented geography. The IGA provides that the City will become responsible for maintenance of Hog Mountain Road between the roundabout at Cash Road and Falcon Parkway after the County repaves the road in fiscal year 2028. In exchange for accepting the maintenance of these sections of the road, the County will forego annexation objections along each portion once responsibility for those sections is taken over by the City. The agreement also clarifies police jurisdiction for the entire corridor under the City of Flowery Branch.

Council held a discussion with City Attorney Baggett.

Department Reports:

Department of Fun Report

Director Carden noted upcoming events.

Council Report

Council Member Mezzanotte expressed pride in the Police Department.

Council Member Vanderbilt is proud of the achievements in the Police Department.

Adjournment Work Session:

Mayor McClellan adjourned the work session at 7:08 p.m.

Voting Session Agenda:

Call Voting Session to Order:

Mayor McClellan called the voting session to order at 7:08 p.m.

Public Comments:

Charles Thompson, 6752 Scarlet Oak Way, Flowery Branch, GA.

Mr. Thompson shared his appreciation for ongoing downtown investments. He would like to ensure developers are held accountable for long-term community impacts and demand transparent cost-benefit analysis for public decisions.

Consent Agenda:

- a. Consider Council Member Vanderbilt June 2026 Per Diem
- b. Consider Council Member Mezzanotte June 2026 Per Diem
- c. Consider Mayor McClellan June 2026 Per Diem

There was a motion made to approve the consent agenda.

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

Unfinished Business - Voting Session:

- a. Second Read for Consideration of Ordinances 702-A and 715-A to Modify Rezoning Approval Conditions at Hemingway Subdivision Concerning Perimeter Fencing
City Clerk Cooper read the caption for Ordinance 702-A and 715-A.

There was a motion made to approve the Second Reading of Ordinance 702-A and 715-A and to amend Ordinance 702-A Condition 5.C. as follows: Rail fencing shall be installed along detention pond lots that are adjacent to designated open space areas and trails. Detention ponds that are adjacent to residential lots shall be screened with a six-foot (6') high shadowbox privacy fence; and amend Ordinance 715-A, Condition 5.C., as follows: Rail fencing shall be installed along detention pond lots that are adjacent to designated open space areas and trails. Detention ponds that are adjacent to residential lots shall be screened with a six-foot (6') high shadowbox privacy fence.

Council Member Mezzanotte held a discussion on this item.

Council Member Vanderbilt appreciates the effort, but he believes the original zoning conditions should remain in effect.

Motion: Chris Mundy
Second: Joseph Mezzanotte
Ayes: Chris Mundy, Joseph Mezzanotte, Mayor McCellan
Nays: Charles Vanderbilt
Result: passed

The original vote was two votes for and one vote against.

City Attorney Baggett noted that he had anticipated a similar outcome given the vacancy on council and cited Section 2.11 of the City Charter provides that the mayor and three council members shall make a quorum and three affirmative votes are needed to pass a measure. In addition, Section 2.4(B), the mayor may vote to break a tie or if his or her vote

is necessary to constitute a sufficient number to transact business. Thus, if the mayor elects to vote, the motion passes. If the mayor votes no, it fails. The mayor voted Aye and the motion passed.

New Business - Voting Session:

- a. Consider Resolution 26-014 To Call for a Special Election to Fill City Council Post Three Vacancy

City Clerk Cooper read the caption for Resolution 26-014.

There was a motion made to approve Resolution 26-014 to call for a Special Election.

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

- b. Consider Resolution Number 26-015 Amendment to Installment Sale Agreement
City Clerk Cooper read the caption for Resolution 26-015.

There was a motion made to approve Resolution 26-015.

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

- c. Consider an IGA with Hall County and Flowery Branch for Maintenance of Hog Mountain Road

There was a motion made to approve an Intergovernmental Agreement (IG) with Hall County and Flowery Branch for Maintenance of Hog Mountain Road.

Motion: Chris Mundy
Second: None
Ayes: None
Nays: None
Result: Failed

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 7:18 p.m.

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

There was a motion made to exit the executive session at 8:23 p.m.

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

Mayor McClellan asked Council Members Mezzanotte and Vanderbilt why they objected to the IGA.

Council held a discussion.

Adjournment:

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

Motion: Chris Mundy
Second: Charles Vanderbilt
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: adjourn

Oliver McClellan
Mayor

Date

Shelia Cooper
City Clerk