



**City of Flowery Branch
City Council Meeting
Thursday, January 20, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Edward Asbridge called the council meeting to order at 6:06 pm.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, and Chris Mundy.

Absent: Council Member William McDaniel

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Public Works Director Bill Whidden, Interim Police Chief Chris Hulsey, Rich Edinger of Clark Patterson Lee and City Attorney Ron Bennett.

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

PUBLIC HEARING:

Public Hearing and Consideration of a Rezoning Application submitted by NNP-Looper Lake, LLC. to Rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

There was a motion made to table this rezoning application as requested by the applicant until the March 17, 2022 City Council Meeting.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

Public Hearing and Consideration of a Variance Request submitted by McEver Site, LLC. for relief from the requirements set forth in the City of Flowery Branch Zoning Ordinance: Article 10, Development Requirements and Guidelines section 10.9 (f):

Convenience stores shall locate gas pumps behind the principal structure in order to effectively screen the pumps from view of the street.

Rich Edinger presented a consideration of a variance request submitted by McEver Site, LLC for relief from the requirements set forth in the City of Flowery Branch Zoning Ordinance. Attorney Steven L. Jones stated the site plan conforms to the ordinance. The variance request is to have the fuel pumps located in front of the convenience store. He stated that the pumps located in the back of the convenience store creates a hardship for fuels trucks coming and going out of the parking lot.

In Favor:

Attorney Steven L. Jones with Taylor English

Opposed:

Ralph Taylor, Attorney Hunt & Taylor Law Firm, 1001 Riverside Dr, Gainesville, GA 30501
Katy Forte, 6363 Green Oak Ridge, Flowery Branch, GA 30542
Hans Juergen Schleicher, 6434 South Creek Court, Flowery Branch, GA 30542
Dick Wilson, 6386 Chestnut Parkway, Flowery Branch, GA 30542
Mike Millen, 6259 Chestnut Hill Road, Flowery Branch, GA 30542
Rick Alarcon, 6315 Chestnut Hill Road, Flowery Branch, GA 30542
Carolyn & Bob Nooney, 6290 Spring Lake Drive, Flowery Branch, GA 30542
Doug Emerick, 6348 Spring Lake Drive, Flowery Branch, GA 30542
Brandon Haag, 6271 Spring Lake Drive, Flowery Branch, GA 30542
Brandon & Mike Hollimon, 6416 Deep Wood Court, Flowery Branch, GA 30542
John & Sandy Pomper, 6367 Chestnut Hill Road, Flowery Branch, GA 30542
Clarence Reed, 6443 South Creek Court, Flowery Branch, GA 30542
Marci Farrell, 6344 Green Oak Ridge, Flowery Branch, GA 30542
Lamont Farrell, 6344 Green Oak Ridge, Flowery Branch, GA 30542
Dr. Michael Collier, 6374 Chestnut Parkway, Flowery Branch, GA 30542
John Avery, 6210 Spring Lake Drive, Flowery Branch, GA 30542
Don Price, 6625 Club View Court, Flowery Branch, GA 30542
Chris Nix, 6358 Chestnut Parkway, Flowery Branch, GA 30542
Michael Willis, 6219 Spring Lake Drive, Flowery Branch, GA 30542
Bob Nooney, 6290 Spring Lake Drive, Flowery Branch, GA 30542
Jim Kozik, 6693 Woodlake Drive, Flowery Branch, GA 30542
Jeremy Frazier, 6216 Tall Woods Court, Flowery Branch, GA 30542
Mary Willis, 6219 Spring Lake Drive, Flowery Branch, GA 30542
Kristen Rivett, 6323 Chestnut Hill Road, Flowery Branch, GA 30542
Donna Oley, 6609 Club View Court, Flowery Branch, GA 30542

Attorney Steven L. Jones was allowed to speak again, and he reminded the audience that the parcel is zoned for the use that the applicant is going to use it for. The variance is only asking for the pumps to be in the front of the store and not behind the store. The applicant wants the HOA

sign to remain and the landscaping sign to remain. He stated that the pumps located in the front of the store would put more space between the pumps and the playground in question.

Mayor Asbridge closed the Public Hearing at 6:50 pm.

Mayor Asbridge opened the Work Session at 7:12 pm.

UNFINISHED BUSINESS - WORK SESSION:

Consider Second Reading of Ordinances 625-630, a request from Stark Land Development for the Rezoning of six (6) parcels of land totaling 118 +/- acres of land from M-1 (Light Industrial) to R3 (Residential Multi-Family).

Mr. Rich Edinger presented the second reading of Ordinances 625-630, a request from Stark Land Development for the rezoning of six parcels of land totaling 118 +/- acres of land from Light Industrial to Residential Multi-Family. Phase One is on 48 +/- acres with 49 single family detached homes and 140 townhomes. Phase Two is on 69 +/- acres with 138 single family detached homes. New design standards for townhomes and single family detached homes were part of a zoning ordinance update adopted on December 16, 2021. The applicant is aware of the new standards and will meet the requirements. The original elevations previously submitted for review were of a high quality and met many of the recently adopted ordinance requirements.

Council Member Anglin asked the applicant what the plans were for the two entrances off Mulberry Street regarding the kind of signage and landscape plans.

Billy Stark responded that there is a site line issue on the curve to design around but monument signs will be at both entrances like Park Haven Subdivision monument signs located in Flowery Branch.

Council Member Anglin asked about the road frontage wall and if it will be landscaped and maintained by the HOA. Mr. Stark responded that there will be a wall and it will be landscaped and maintained by the HOA.

Council Member Anglin inquired about the size of the townhomes and single-family homes. Mr. Stark said the smallest townhome will be 1,600 square feet. and the largest townhome will be 2,000 square feet. The smallest single-family home will be 2,200 square feet and the largest single-family home will be 2,600 square feet. All three and four bedrooms. Mr. Stark said the renderings will be similar to the renderings of the Park Haven subdivision.

NEW BUSINESS -WORK SESSION:

Request Adoption of Proposed FY2023 Budget Calendar

City Manager Parrish presented a request to adopt a proposed FY 2023 Budget Calendar. The proposed FY2023 Budget Calendar provides a basic plan for preparing, reviewing, and adopting the City of Flowery Branch budget for the upcoming fiscal year. The budget process occurs

every year, from November through June. In the past, the Budget Team has not formally requested the adoption of the annual budget calendar, but City Manager Parrish said it is best practice to have it approved. In the future, the annual budget calendar will be presented in November each year for Council to review and to request adoption. The budget process began in December by distributing the Capital Improvement Plan to the department directors for review. The Capital Improvement Plan meetings have been completed, and we are now finalizing the capital plan. Operational budget planning will begin in February 2022, where each department will meet with the Budget Team to discuss any changes needed for the upcoming fiscal year. The Budget Team consists of the Finance Director, Budget Manager, City Manager, and one Department Director (on an annual rotation). The Budget Team plans to provide the Mayor and Council with a budget draft during the Retreat in March of 2022. Budget discussions with Mayor and Council are scheduled for April 12, 2022, at 5 pm, and April 14, 2022, at 2 pm. Public Hearings 1 & 2 are scheduled for a special called meeting on June 9, 2022 at 9 am and 6 pm. The 3rd Public Hearing will be held at the regularly scheduled Council Meeting on June 16, 2022, at 6 pm.

Consider Approval of Renewal Maintenance Contract for City Printers

City Manager Parrish presented a request to sign the renewal maintenance contract for the City printers. PSK has provided service for our City printers since January 2020.

FY 2020 (6 months) total paid \$1,287.

FY 2021 total paid \$3,355.

FY 2022 paid to date \$1,930.

Service pricing will remain at \$0.00575 per black and white copy and \$0.05 per color copy. Service includes maintenance, parts, labor, ink, and toner. The contract term is 12 months.

Consider Beer, Wine, and Distilled Spirits Alcohol License for Village Spirits located at 5462 McEver Road

City Clerk Cooper presented the application for a beer, wine and distilled spirits license for Village Spirits. The application has been processed and reviewed and is in order for the Council's approval.

Consider First Reading of Ordinance 658A - Amendment to Ordinance 658 to provide for a Special Election

City Clerk Cooper presented an amendment to Ordinance 658, an Ordinance to provide for a Special Election on March 15, 2022. The amendment will correct the verbiage on the original ordinance to replace The City of Flowery Branch with Hall County Board of Elections and Registration. The IGA with Hall County dated July 8, 2021, states that the Hall County Board of Elections and Registration will call and conduct municipal elections on behalf of the City, by and through the Elections Board.

DEPARTMENT REPORTS:

Council Report:

Council Member Anglin said it is good to see all the movement with the new parks, the Farmer's Market and the Amphitheater.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 7:25 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 7:25 pm.

PUBLIC COMMENTS:

Kelly McLincha, 5628 Church Street, Flowery Branch, GA 30542

Mr. McLincha would like the City to have a planning committee.

Mark Weber, 6114 Stella Light Drive, Flowery Branch, GA 30542

Mr. Weber is concerned about the tax base. He is concerned about the sewer and water issues in the City. He is concerned about the traffic issues in the City.

CONSENT AGENDA:

- Consider January 6, 2022 Council Meeting Minutes
- Consider Beer, Wine, and Distilled Spirits Alcohol License for Village Spirits located at 5462 McEver Road.

There was a motion made to approve Consent Agenda.

MOTION: Chris Mundy
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider Second Reading of Ordinances 625-630, a request from Stark Land Development for the Rezoning of six (6) parcels of land totaling 118 +/- acres of land from M-1 (Light Industrial) to R3 (Residential Multi-Family).

City Attorney Bennett read the caption for Ordinance 625.

There was a motion made to approve the second reading of Ordinance 625.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

City Attorney Bennett read the caption for Ordinance 626.

There was a motion made to approve the second reading of Ordinance 626.

MOTION: Oliver McClellan
SECOND: Joe Anglin
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

City Attorney Bennett read the caption for Ordinance 627.

There was a motion made to approve the second reading of Ordinance 627.

MOTION: Chris Mundy
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

City Attorney Bennett read the caption for Ordinance 628.

There was a motion made to approve the second reading of Ordinance 628.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

City Attorney Bennett read the caption for Ordinance 629.

There was a motion made to approve the second reading of Ordinance 629.

MOTION: Oliver McClellan

SECOND: Joe Anglin

AYES: Joe Anglin, Oliver McClellan, Chris Mundy

NAYS: None

Motion carried

City Attorney Bennett read the caption for Ordinance 630.

There was a motion made to approve the second reading of Ordinance 630.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, Chris Mundy

NAYS: None

Motion carried

Council Member Anglin stated this development will be the largest development in the City to be on the water and sewer system.

NEW BUSINESS - VOTING SESSION:

Request Adoption of Proposed FY2023 Budget Calendar

There was a motion made to approve proposed FY2023 Budget Calendar as presented.

MOTION: Chris Mundy

SECOND: Joe Anglin

AYES: Joe Anglin, Oliver McClellan, Chris Mundy

NAYS: None

Motion carried

Consider Approval of Renewal Maintenance Contract for City Printers

There was a motion made to approve the renewal maintenance contract for City Printers as presented.

MOTION: Oliver McClellan

SECOND: Chris Mundy

AYES: Joe Anglin, Oliver McClellan, Chris Mundy

NAYS: None

Motion carried

Consider First Reading of Ordinance 658A - Amendment to Ordinance 658 to provide for a Special Election

City Attorney Bennett read the caption to Ordinance 658A, Amendment to Ordinance 658.

There was a motion made to approve the first reading of Ordinance 658A as presented.

MOTION: Joe Anglin
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

EXECUTIVE SESSION:

There was a motion made to enter executive session at 7:45 pm for matters related to certain personnel issues.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

There was a motion made to exit executive session and reconvene open session at 8:37 pm.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

There was a motion made to approve Resolution 22-001 as presented.

MOTION: Joe Anglin
SECOND: Oliver McClellan
AYES: Joe Anglin, Oliver McClellan, Chris Mundy
NAYS: None
Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 8:40 pm.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, Chris Mundy

NAYS: None

Motion carried

Mayor Edward Asbridge

Date

City Clerk Shelia Cooper