



**City of Flowery Branch  
City Council Meeting  
Thursday, February 04, 2021, 6:00 PM  
City of Flowery Branch City Hall  
5410 West Pine Street, Flowery Branch GA, 30542**



**CALL PUBLIC HEARING TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**PUBLIC HEARING:**

- Consider a rezoning request submitted by Mr. Bill Stark. Request is to rezone six parcels totaling 118 +/- acres from M-1 (Light Industrial) to R-3 (Multi-Family) with the intent to construct a residential community consisting of single family detached homes and townhomes. Applicant has requested the case be tabled until the March 4, 2021 Council Meeting.  
[Scanned complete rezoning application packet.pdf](#)  
[Combined pdf.pdf](#)  
[original layout & TSW suggestions.pdf](#)  
[AIM Potential M1 Layout by Rochester.pdf](#)
- Consider variance requests for four properties submitted by Mr. Chris Hill of Hillgrove Homes. Staff is currently working on the ordinances. They will be published when updated.  
[Variance Application.pdf](#)  
[Variance Staff Report .pdf](#)

**UNFINISHED BUSINESS - WORK SESSION:**

- Discussion about Ordinance #2020-623 a rezoning application submitted by Mr. Bret Clark.  
[FB McEver Concept & Elevations Compressed.pdf](#)  
[Combined Files Bret Clark.pdf](#)  
[Staff Report Bret Clark McEver Mixed-Use.pdf](#)  
[UPDATED site plan for Feb 4](#)  
[Council Questions for Feb 4.pdf](#)
- Stormwater Utility and Impact Fee discussion (Bill Ross, Rich Edinger)  
[Impact Fees v stormwater fees.pdf](#)
- Consider approval of New Operations Development Charge  
[Operations Fee Charge Technical Memorandum Sept 23 2020.pdf](#)  
[20-020 WS Rates Final Ordinance passed 8-20-2020.pdf](#)  
[FB Operations Fee TM November 16 2020.pdf.pdf](#)  
[Flowery Branch Council Presentation Jan 7 2021 w notes.pdf](#)  
[ODC Bill Impact Examples.pdf](#)  
[ODC Recommendation from Finance to Council 1-29-2021.pdf](#)  
[ODC Bill Impact Examples and Recommendation Slides 2-4-2021.pdf](#)

**NEW BUSINESS -WORK SESSION:**

- Consider a rezoning request submitted by Mr. Bill Stark. Request is to rezone six parcels totaling 118

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- Consider-Lease with Lend USA, LLC d/b/a American Eagle Mortgage for 5514 Main Street

[First Extension American Eagle Mortgage Lease.doc.docx](#)

[Fully Executed Flowery Branch Lease Feb 1, 2020 - Jan 31, 2021.pdf](#)

- Leads on Line Contract

[PD Agenda Request.pdf](#)

[Leads on Line Contract.pdf](#)

- Request to approve and execute CW2020010 GEFA Loan Documents

[EXECUTIVE SUMMARY - Request to approve and sign CW2020010 Loan Documents.pdf](#)

[CW2020010 Award Letter 1-25-2021.pdf](#)

[CW2020010 Loan Documents.pdf](#)

[CW2020010 Promissory Note.pdf](#)

- Events and Information Coordinator Proposal

[Events & Information Coordinator Job Description.pdf](#)

[Events & Information Coordinator - position analysis 1-29-2021.pdf](#)

- Planning Staffing Request

[Comm Dev Staffing Request - Short presentation 2-4-2021.pptx](#)

- Finance Staffing Request

[Finance Staffing Request - Short presentation 2-4-2021.pdf](#)

- Wastewater/Water Staffing Request

[Wastewater Staffing Request - Short presentation 2-4-2021.pdf](#)

- Public Works Staffing Request

[Public Works Staffing Request - Short presentation 2-4-2021.pdf](#)

- Police Department Staffing Request

[PD Staffing Request - Short presentation 2-4-2021.pptx](#)

## **DEPARTMENT REPORTS:**

## **ADJOURNMENT WORK SESSION:**

## **VOTING SESSION AGENDA**

## **CALL VOTING SESSION TO ORDER:**

## **PUBLIC COMMENTS:** - Please limit to two minutes

**CONSENT AGENDA:**

- Per Diem-Mike Miller  
[Mayor Miller Per Diem.pdf](#)
- Consider January 7, 2021 Meeting Minutes  
[January 7, 2021 Council Meeting Minutes.pdf](#)

**UNFINISHED BUSINESS - VOTING SESSION:**

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**NEW BUSINESS - VOTING SESSION:**

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[CW2020010 Promissory Note.pdf](#)

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

*If you have a disability or impairment and need special assistance please contact the City Clerk prior to the meeting at 770-967-6371 - Meeting agenda is subject to change*