



CITY OF FLOWERY BRANCH  
PUBLIC HEARING  
Thursday June 8, 2006 – 6:00 p.m.



**PUBLIC HEARING MINUTES**

**OPEN MEETING:** Mayor Hirling opened the meeting at 6:05 p.m.

**IN ATTENDANCE:** Mayor Hirling, Council Members Mary Jones, Pat Zalewski and Jim Herold. Also in attendance were City Manager Bill Andrew, City Clerk Melissa McCain, City Planner James Riker and City Attorney Ron Bennett.

Also in attendance was Ann Felton with Paulson-Mitchell, Inc., 85-A Mill Street, Suite 200, Roswell, GA 30075 representing the Halverson Real Estate Corporation

**ABSENT:** Councilwoman Jan Smith and Councilman Allen Bryans.

**PUBLIC HEARINGS:**

**Discussion – Annexation and Rezoning (Halvorsen Development) Porter Road, Spout Springs Road and Hog Mountain Road**

City Planner Riker reviewed the land uses surrounding the property as follows;

<b><u>Direction</u></b>	<b><u>Existing Land Use</u></b>	<b><u>Zone</u></b>
North:	Vacant	R-III (Agricultural-Residential)
East:	Vacant	R-II (Residential District II)
South:	Commercial	CB (Commercial Business)
West:	Vacant	CB (Commercial Business)

Planner Riker advised that the zoning designation for the subject properties is Hall County R-II (Residential District II) and that the applicant is requesting a rezoning designation (following annexation) of CB (Commercial Business).

Continuing, Planner Riker advised that pursuant to House Bill 709 and O.C.G.A. 36-36-11 the City of Flowerly Branch forwarded the proposed annexation and rezoning application to the Hall County Planning Department for comment. Hall County did not raise any objection to the proposal.

**PUBLIC COMMENTS:**

Ricky Roberts-4666 Hog Mountain Road, Flowery Branch, Ga. 30542.

Mr. Roberts advised that he was not against the annexation of the property and was interested in having his property annexed into the City of Flowery Branch. Mr. Roberts advised that he has been contacted by a developer but that Sewer and Water would need to be supplied to the property.

Mr. Riker advised Mr. Roberts to contact him and fill out the required paperwork in order to start and review the annexation process for his property.

Mr. Roberts expressed a concern with the commercial development of the Halverson Property Mr. Roberts advised that there is a small gravel service road to his property and he was concerned that the service drive would be destroyed and that access to the property would be cut off.

Planner Riker advised that the history of the roadway needs to be researched through Hall County and the status of the road being public or private is in question.

**ADJOURNEMENT**

Mayor Hirling Closed the Public Hearing at 6:24 p.m.

---

City Clerk Melissa McCain

---

Date

---

Mayor Diane Hirling