CALL WORK SESSION TO ORDER:

Mayor Miller called the meeting to order at 6:01 p.m.

PRESENT: Mayor Mike Miller and Council Members Chris Mundy, Mary Jones, Fred Richards, Joe Anglin and Amy Farah

Also present were City Manager Bill Andrew, City Clerk Melissa McCain, City Planner Rich Atkinson, Finance Director Alisha Gamble, Police Chief David Spillers and Attorney Ron Bennett.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

PUBLIC HEARING:

Public Hearing #1

First Reading of Ordinance 542 - Flowery Branch Movie Ordinance

Planner Atkinson advised that this ordinance would set forth definitions, permit requirements and insurance requirements.

Further, the permit will be created by staff and the fees will be set by Resolution at an amount of $100 per day and an initial $100 permit fee.

There were no public comments and the public hearing was adjourned at 6:04 pm.

Public Hearing #2

First Reading of Ordinance 543 - Rezoning 0 Radford Road - Bowen Property

Planner Atkinson reviewed the request and stated that the applicant wanted to rezone 21.3 acres at 0 Radford Road from Agricultural to Planned Unit Development.

Planner Atkinson continued by stating that the developer is proposing to build a 67-home single family detached subdivision with entrances to the subdivision off Gainesville Street and Radford Road.
Further, Planner Atkinson advised that the entrances would have berms as well Gainesville Street having trees and a 4’ berm to buffer the homes from the street.

Continuing, Planner Atkinson advised that the commercial outparcel was heavily conditioned as that is one of the gateways to the City and that outparcel needed to be something other than another gas station.

Councilman Richards inquired if the homes would be seen from McEver Road.

Planner Atkinson advised that once the trees mature, you may only see the roof tops and that the homes would not be totally screened.

Councilwoman Farah inquired if the homes would all be frontend garages and asked what the price range would be.

Planner Atkinson advised that there would be some front garage and some alleyway entrances with a price point of around $275,000 - $325,000.

PUBLIC COMMENTS:

**Mack Jones – 5659 McEver Road, Flowery Branch, Ga. 30542**

Mr. Jones advised that the plan looks good on paper but that he was concerned with all the additional traffic on Gainesville Street.

**Natalia Jones – Hall County Board of Realtors – 4507 Country Manor Walk**

Ms. Jones advised that she was with the Hall County Board of Realtors and that they had concerns regarding street parking, impact on the local schools and the length of the driveways for each lot as well as increased traffic on the adjacent streets.

Ms. Jones further inquired if the City has conducted any research or studies on the traffic impact and asked if the subdivision followed the City’s land use plan.

**Nedra Jones – 5659 McEver Road, Flowery Branch, Ga. 30542**

Ms. Jones expressed concerns with the abundance of residential housing and felt the City should concentrate on more commercial uses.

With no other questions or comments the public hearing was adjourned at 6:27 p.m.

Public Hearing #3

*First Reading of Ordinance 545 - Amendment to the Zoning Code to include Alcohol Definitions and Locations.*
Planner Atkinson advised that the current code did not address alcohol definitions or location of package stores and that this ordinance will alleviate that issue.

Continuing, Planner Atkinson advised that this ordinance would set allowed by right zoning districts for Highway Business and Neighborhood Shopping and additionally commercial Business District for Growler Shops.

Further, Distances for package stores would be set at no package stores allowed within a ½ mile of each other.

PUBLIC COMMENTS:

Karen Ching – 5518 Main Street, Flowery Branch, Ga. 30542

Ms. Ching approached the council and expressed concerns with the new definition that was being proposed for a package store and stated that this proposed definition would be in conflict with the State Code.

Robert Sabbath, 5518 Main Street, Flowery Branch, Ga. 30542

Mr. Sabbath also expressed concerns with the definitions as his interpretation also found it in conflict with the State definitions.

Planner Atkinson advised that this is a zoning definition that addresses use as a package store being the primary use and would not affect their businesses as they are not primarily a package store, they are simple retail alcohol as a secondary use.

With no further questions or comments the public hearing was closed at 6:42 p.m.

UNFINISHED BUSINESS - WORK SESSION:

No unfinished business.

NEW BUSINESS - WORK SESSION:

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There were no changes or discussion.

DEPARTMENT REPORTS:

There were no reports.

ADJOURNMENT WORK SESSION:

The work session was adjourned at 6:39 pm.
VOTING SESSION

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 6:39 pm.

PUBLIC COMMENTS:

There were no public comments.

CONSENT AGENDA:

- January 18, 2017 Meeting Minutes
- Wine License at Lakeside Market
- Per Diem - Mike Miller
- Per Diem - Fred Richards

There was a motion made to approve the consent agenda as presented.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah
NAYS: None
Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Second Reading of Ordinance 541 - Rezoning of 5464 E. Main Street

Attorney Bennett read the caption to Ordinance 541.

There was a motion made to approve the second reading of ordinance 541 and the rezoning of 5464 E. Main Street.

MOTION: Fred Richards
SECOND: Chris Mundy
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah
NAYS: None
Motion carried

NEW BUSINESS - VOTING SESSION:

First Reading of Ordinance 542 - Flowery Branch Movie Ordinance

Attorney Bennett read the caption to Ordinance 542.
There was a motion made to approve the first reading or ordinance 542 - Flowery Branch Movie Ordinance.

MOTION: Chris Mundy  
SECOND: Amy Farah  
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah  
NAYS: None  
Motion carried

*First Reading of Ordinance 543 - Rezoning 0 Radford Road - Bowen Property*

Attorney Bennett read the caption to Ordinance 543.

There was a motion made to approve the first reading of ordinance 543 - rezoning of 0 Radford Road.

MOTION: Fred Richards  
SECOND: Mary Jones  
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah  
NAYS: None  
Motion carried

*Ordinance 545 - Amendment to the Zoning Code to include Alcohol Definitions and Locations.*

Attorney Bennett read the caption to Ordinance 545.

There was a motion made to approve the first reading of ordinance 545 - zoning code amendment to include alcohol definitions and locations.

MOTION: Amy Farah  
SECOND: Chris Mundy  
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah  
NAYS: None  
Motion carried

**EXECUTIVE SESSION:**

There was a motion made to enter executive session at 7:47 p.m. for property acquisition/disposal.

MOTION: Fred Richards  
SECOND: Joe Anglin  
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah  
NAYS: None  
Motion carried
There was a motion made to reconvene open session at 7:23 p.m.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah
NAYS: None
Motion carried

**ADJOURNMENT:**

There was a motion made to adjourn at 7:24 pm.

MOTION: Chris Mundy
SECOND: Amy Farah
AYES: Chris Mundy, Mary Jones, Fred Richards, Joe Anglin, Amy Farah
NAYS: None
Motion carried