CALL WORK SESSION TO ORDER:

Mayor Pro-Tem Joe Anglin called the meeting to order at 6:00 p.m.

PRESENT: Mayor Pro-Tem Joe Anglin and Council Members Chris Mundy, Mary Jones, Fred Richards and Amy Farah

ABSENT: Mayor Mike Miller

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

PLEDGE OF ALLEGIANCE:

Mayor Pro-Tem Anglin led the Pledge of Allegiance.

PUBLIC HEARING:

Ordinance 334A - Enact Changes to the Conner Property Planned Unit Development

Manager Andrew reviewed the history of the Conner property and the development the City has completed and is working on to accommodate this large of a development.

1. Main Street Parking and Streetscape (2007)
2. Old Town Transportation Study (2010)
3. Purchase and Demolition of Properties (2010 and 2012)
4. Old Town Redevelopment Plan (2014)
5. Lights Ferry Roundabout (2016)
7. McEver Road, Gainesville Street, Jim Crow Road Turn Lanes (2018)
9. In Process
   a. Railroad Crossing and Train Parking Planning
   b. Chattahoochee/Gainesville Street Improvements
   c. Water and Sewer Improvements (electronic meters, increase capacity)
   d. Discussions with GHMPO on Widening Exit 12 Underpass

Planner Atkinson advised that the current property is 109.061 +/- acres currently zoned PUD with single family properties as well as townhomes.

Planner Atkinson reviewed some of the property history and stated that is was rezoned in 2006 to a PUD with the potential to build 270 single family homes.
In 2018 the request is to build 325 single family homes and 25 townhomes with staff reviewing the lake, rear entry and other amenities with the developer.

Planner Atkinson advised that staff recommends approval with the understanding that there could be some minor changes.

**PUBLIC COMMENTS:**

*Gee Harvey, Applicant - 3840 Windermere Parkway, Cumming, Ga. 30041*

Mr. Harvey advised that the applicant was not looking to change the zoning of the property, just asking to amend some of the conditions.

Mr. Harvey further advised that the applicant is striking the townhome plans and will only build a maximum of 325 single family detached homes.

Mr. Harvey reviewed the amenities as follows:

- 2,500 to 3,000 SF two-story clubhouse
  - Upper level shall include a wrap-around porch with a view of the amenity area
  - Lower level shall walk out onto the pool deck
  - Circular drive in front of the clubhouse that has a drop off area and access to the mail kiosk
- Approximately 2,000 SF lap pool
  - Approximately 600 to 800 SF kiddie pool
    - Kiddie pool shall include zero entry access
    - Kiddie pool shall also include a 10' to 12' tall slide that feeds into the deeper end of the kiddie pool
    - Both pools will be surrounded on all sides by a pool deck approximately 6,500 SF in size
    - A shade structure or pavilion will be either inside or adjacent to the pool area
    - The pools and pool deck will be fenced in completely and the clubhouse will serve as part of the fence
- Approximately 2,500 SF playground with play structures shall be included as part of the amenity area (this area will be fenced separately from the pool area)
- A fire pit with seating for 8 to 10 people
- Covered outdoor kitchen with a sink
- Approximately 7,000 SF fenced in dog park
- Mulch trails will be located throughout the amenity area and where appropriate and permitted, mulch trails will lead to other natural areas located in the development
- Approximately 600 +/- SF pavilion that will include picnic style seating will be built in an area separate from the primary amenity area.

Councilman Mundy inquired on the proposed walking path and the connection to Harbour Lights subdivision.

Mr. Harvey advised that the applicant would be willing to put in a light for resident crossing at the Harbour Lights Subdivision if necessary.
Mr Harvey further advised that they have had a full Phase 1 Environmental Study done due to some concerns with some old shoe scraps found on the property and the environment study was returned with no environmental concerns found on the property.

Christine Lynne Worl - 5314 Gainesville Street, Flowery Branch, Ga. 30542

Ms. Worl advised that she was a school teacher and that she was very concerned about the development and the increase in population.

Ms. Worl advised that the traffic would increase and be backed up along the downtown streets.

Further Ms. Worl advised that the schools can’t handle the population increase and neither can the fire department or police department.

Further, Ms. Worl expressed concerns with kids accessing the park area as well as cars parking in the driveways and blocking the sidewalks.

Deborah Payne – 5322 Gainesville Street, Flowery Branch, Ga. 30542

Ms. Payne was concerned with the population increase and felt that Flowery Branch is losing its small-town feel.

Ms. Payne further was concerned about all the dead animals that were thrown on property.

Bridget Peroni - 6665 Newberry Point, Flowery Branch, Ga. 30542

Ms. Peroni advised that she has many questions and was told that Planner Atkinson will contact her directly.

Ms. Peroni further advised that she moved here for the small-town community and does not want to see the unpleasant sprawl. Ms. Peroni was concerned with the traffic and suggested that a traffic study be conducted to verify the area can handle the additional traffic.

Further Ms. Peroni expressed concerns with the ability of Fire and Police getting to her subdivision as well as the displacement of animals and the conservation of the trees on the property.

Gale Park, 5575 McEver Road, Flowery Branch, Ga. 30542

Expressed concerns with the protection of the creek and lake as well as the traffic issues that will be created.

Further Ms. Park inquired if there would be a fence surrounding the property.

Winston Jenkins – 5606 McEver Road, Flowery Branch, Ga. 30542

Concerned with people crossing McEver to get to the school and the parks.
Ed Lezaj – 5612 Newberry Point, Flowery Branch, Ga. 30542

Mr. Lezaj expressed concerns with only one point of ingress and egress.

Mr. Lezaj also inquired on how much open space will be provided and asked if the townhome area could be converted to a secondary entrance.

Mr. Lezaj did state that he is in favor of the development.

Mr. Gee Harvey advised that an entrance can’t be installed in the location of the townhomes due to creek and wetland area and the buffer requirements set by law.

Further, Mr. Harvey advised that the developer will consider traffic calming measures as well as upgrade the pond and they will save as many trees as they can during the construction of the land.

Mr. Harvey advised that there would be a homeowners’ association and the prices of the homes will be between 200 and 300k.

**ADJOURN PUBLIC HEARING:**

With no further questions or comments the public hearing was closed at 6:54 p.m.

**UNFINISHED BUSINESS - WORK SESSION:**

*Second Reading of Ordinance 504A - Amending the Flowery Branch Alcoholic Beverage Code*

Attorney Bennett reviewed the amendment and advised that this would set the boundaries for a downtown dining district that would only effect CBD parcels.

Further changes include:

- Quarterly prorations on new alcoholic beverage license.
- Creation of an Amenities Permit.
- Growlers were added to the corkage provision.
- Open containers are allowed in the Downtown Dining District.
- Pouring permits submitted quarterly.
- Section deleted 106-3 allowing the use of the word beer or wine in business names.

*Second Reading of Ordinance 546 - Adopting the Downtown Dining District overlay.*

Planner Atkinson advised that this is a companion ordinance to 504A that would amend the official zoning map to create the Downtown Dining District where alcoholic beverages could be carried throughout the district.
Second Reading of 239I and 240I - PUD rezoning request submitted by NNP-Looper Lake, LLC.

Planner Atkinson advised that the original zoning was for the tract to be part of Pod Z and host twelve (12) estate homes. The requested changes would remove these estate lots from Pod Z and the tract would be developed with a maximum of fifty-five (55) lots which will be consistent with the development of the Knutsen tract.

Planner Atkinson further reviewed a map of the area and advised that the exit from Capitola Farm Road to Spout Springs will be a right turn only with a designated U-Turn lane on Spout Springs Road.

Brian Rochester, Rochester and Associates, 425 Oak St, Gainesville, GA 30501

Mr. Rochester advised that the applicant has four (4) additional conditions that they have agreed to:
1. Cul-De-Sac at Cherokee Rose created at same time as the Knutson Property clearing.
2. Barricade Road prior to construction with no construction traffic in POD Z except for the construction of the cul-de-sac.
3. 50 ft. minimum lot size at building line.
4. Greenspace behind the homes increased.

Mayor Pro-Tem Anglin inquired if the lots would be reduced due to the extra greenspace behind the properties.

Mr. Rochester advised that proposed lots were 213 but will be decreased to 198.

NEW BUSINESS - WORK SESSION:

March 1, 2018 Meeting Minutes

Clerk McCain advised that there were no changes.

February 15, 2018 Meeting Minutes

Clerk McCain advised that there were no changes.

Wex Fleet Fuel Card(s) Agreement

Chief Spillers reviewed the contract and advised this will allow the staff to shop around for gas and get the best price as opposed to being required to use a specific vendor. Further, Chief Spillers advised that this fleet card will also give the city a quarter of a percent in rebates which will amount to approximately $6,500 in rebates.

Regulatory License for the United Way 5k Run

Manager Andrew reviewed the request and reviewed the following points:
• The Council restricted 5K runs to a maximum of one each quarter due to the number of complaints received by residents that were affected by closed streets. Average 5K runs about 3-4 hours which includes 2 hours of streets being shut down.
• Traffic cones placed on center line of Williams Rd., Blackjack Rd., Lake Crossing Dr., Lake Sterling Blvd., Capitola Farm Rd., Hog Mountain Rd.
• The Chief and City Clerk met with the applicant to review the request. It was suggested that the group meet with Sterling on the Lake and get buy-in from Newland Communities and residents that will be affected by the run. Newland has submitted a letter of approval for the event.
• United Way Representatives advised they would allow cars to run throughout the race when a runner was not in site.
• Staff does have concerns with allowing the run and having Capitola Farm Road intersection or Lake Sterling closed for any amount of time on a Saturday due to the number of residents in the neighborhood.
• Further, the run will go past the tennis courts which could interfere if there is a tournament scheduled.

Applicant Mathew Wotesk with United Way advised that runners fit sets the course and it is a Peachtree qualifier.

Mr. Wotesk further advised that there are only 130 runners anticipated with all the runners to be out of the Sterling on the Lake subdivision by 9:00 a.m.

First Reading of Ordinance 334A - Enact Changes to the Conner Property Planned Unit Development

There was no further questions or comments since this item was discussed in the Public Hearing.

Resolution 18-004 - Alcoholic Beverage Fees

Clerk McCain advised that this resolution sets the fees for the amenities permit of $100.00.

Resolution #18-005 - Adopting Fees Related to the Movie Ordinance.

Planner Atkinson advised that this resolution sets the rates for the movie filming permitting $100.00 application fee and $100.00 a day permitting fee.

DEPARTMENT REPORTS:

City Manager Report

Manager Andrew advised that he sent out the retreat meeting minutes for council’s review.

Manager Andrew further stated that one thing that was a priority for the staff was the salary study and a staffing report from the Carl Vinson Institute of Government.

Finance Director Gamble reviewed options pertaining to the study as follows:
1. Implement salary study as is, not incurring any additional costs.
2. Approve for CVIOG to update the salary study including updates for the police department staff without including benefits analysis. These updates will take until the end of June 2018 to complete at a cost of $1,500 - $3,000 depending on how much the current report will need updated.
3. Form focus group with CVIOG/Council to develop a specific benefits analysis to go along with the salary study update. Approve for CVIOG to complete the specific benefits analysis. This would cost an additional $2,000 - $3,000 on top of the cost from #2 above. The estimated completion would be August/September 2018.

Director Gamble further advised that staff has received a quote from CVIOG for a staffing analysis at a cost of $15,000 to complete. This analysis is vital for the development growth coming to our community. To properly manage the development growth, we need to determine if the City is ready to meet the needs of the community as it will affect all departments throughout the City.

Director Gamble noted that approval from Council was needed to proceed with a recommendation the funding come from the $130,000 SDS funds.

Mayor Pro-Tem Anglin advised that he felt comfortable having Manager Andrew layout the staffing needs and use those numbers to discuss during budget meetings.

Mayor Pro-Tem suggested meeting in small group to discuss staffing needs and salary suggestions.

City Clerk Report

Clerk McCain requested that the April 5, 2018 be canceled as there will be a large number of individuals traveling for Spring Break.

Clerk McCain reviewed an image for the city emblem to be mounted in the community room behind the council dais.

Council supported the installation of the presented logo in the Community/Council Room.

**ADJOURNMENT WORK SESSION:**

The work session was adjourned at 7:56 p.m.

**CALL VOTING SESSION TO ORDER:**

The voting session was opened at 7:57 p.m.

**PUBLIC COMMENTS:**

*David Green – 6010 Lights Ferry Road, Flowery Branch, GA. 30542*
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Mr. Green advised that he was concerned with traffic congestions and that he was against the closing of the railroad crossing.

*Alyson Hackett – 6554 Lemon Grass, Flowery Branch, Ga. 30542*

Ms. Hackett expressed concerns with the Sterling on the Lake construction and the effectiveness of the barricade in POD Z.

Ms. Hackett also expressed concerns with the amount of traffic that will be created due to the increased housing units on this and the Knutsen tracts.

Further, Ms. Hackett requested a left turn off of Capitola and the use of a traffic light to ensure safe turning movements in the area.

Mayor Pro-Tem Anglin advised that the intersection of Spout Springs and Capitola Road is a Hall County roadway and requests have been made by the city for a traffic light and residents should address suggestions to the County also.

**CONSENT AGENDA:**

- March 1, 2018 Meeting Minutes
- February 15, 2018 Meeting Minutes
- Per Diem - Fred Richards

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

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

**UNFINISHED BUSINESS - VOTING SESSION:**

*Second Reading of 239I and 240I - PUD rezoning request submitted by NNP-Looper Lake, LLC.*

Attorney Bennett read the caption to Ordinance 239I & 240I.

There was a motion made to approve the second reading of ordinance 239I & 240I.

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

*Second Reading of Ordinance 546 - Adopting the Downtown Dining District overlay.*
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Attorney Bennett read the caption to Ordinance 546.

There was a motion made to approve the second reading of ordinance 546.

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

Second Reading of Ordinance 504A - Amending the Flowery Branch Alcoholic Beverage Code

Attorney Bennett read the caption to Ordinance 504A

There was a motion made to approve the second reading of 504A with section 8-106-3 removed.

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

NEW BUSINESS - VOTING SESSION:

First Reading of Ordinance 334A - Enact Changes to the Conner Property Planned Unit Development

Attorney Bennett read the caption to Ordinance 334A

There was a motion made to approve Ordinance 334A and general layout with the expectation of some changes being enacted prior to final approval.

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

Wex Fleet Fuel Card(s) Agreement

There was a motion made to approve and authorize the Mayor to execute the fleet fuel card agreement with Wex.

MOTION: Chris Mundy
SECOND: Fred Richards
AYES: Chris Mundy, Mary Jones, Fred Richards and Amy Farah
NAYS: None
Motion carried
Regulatory License for the United Way 5k Run

There was a motion made to approve the Regulatory License for the United Way 5k Run to be held on April 14, 2018.

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

Resolution 18-004 - Alcoholic Beverage Fees

There was a motion made to approve Resolution 18-004, alcoholic beverage fees, as presented.

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

Resolution #18-005 - Adopting Fees Related to the Movie Ordinance.

There was a motion made to approve Resolution 18-005, movie ordinance fees, as presented.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session at 8:24 p.m. for personnel, property disposition and pending/potential litigation.

MOTION: Chris Mundy
SECOND: Amy Farah
AYES: Chris Mundy, Mary Jones, Fred Richards and Amy Farah
NAYS: None
Motion carried
RECONVENE OPEN SESSION:

There was a motion made to reconvene open session at 9:12 p.m.

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

ADJOURNMENT:

There was a motion made to adjourn at 9:13 p.m.

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