



CITY OF FLOWERY BRANCH  
PUBLIC HEARING  
Thursday May 24, 2007 – 6:00 p.m.



**PUBLIC HEARING MINUTES**

**OPEN MEETING:**

Mayor Hirling opened the meeting at 6:00 p.m.

**IN ATTENDANCE:**

Mayor Diane Hirling, Council Members Jim Herold, Pat Zalewski, Allen Bryans, and Mary Jones; also in attendance were City Manager Bill Andrew, Deputy City Clerk Lou Camiscioni, City Planner James Riker and City Attorney Ron Bennett.

**ABSENT:** Councilwoman Jan Smith

**PUBLIC HEARINGS:**

**Hearing #1**

1. a & b. **ANNEXATION AND REZONING** FOR TAX PARCEL NUMBER 08096-000006 – 4676 HOG MOUNTAIN ROAD – .906± TOTAL ACRES -APPLICANT IS REQUESTING ANNEXATION AND A ZONING DESIGNATION OF HB (HIGHWAY BUSINESS).

**PUBLIC COMMENTS:**

There were no public comments.

**COUNCIL COMMENTS:**

There were no comments from the Council.

- c. **VARIANCE** REQUEST TO REDUCE THE NATURAL BUFFER REQUIREMENT FROM 40'-0" TO 20'-0" (AS IDENTIFIED WITHIN ARTICLE 9, TABLE 9.2 OF THE ZONING CODE) FOR 4676 HOG MOUNTAIN ROAD.

**PUBLIC COMMENTS:**

There were no public comments.

**COUNCIL COMMENTS:**

There were no comments from the Council.

## **Hearing #2**

- a. **ZONING CODE** AMENDMENT NO 348-1 THE PROPOSED AMENDMENT WOULD AMEND ARTICLE 21, "PARKING" TO PROVIDE FOR A PROPOSED COMMERCIAL DEVELOPMENT TO EXCEED THE MAXIMUM NUMBER OF PARKING SPACES PERMITTED UNDER THE ZONING ORDINANCE. THE PROPOSED AMENDMENT WOULD ALSO AMEND ARTICLE 24, "SIGNS," TO PROVIDE FOR INCREASED AREA OF GROUND SIGNS AND TO ALLOW CERTAIN SECONDARY SIGNAGE FOR CERTAIN BUILDINGS OR DEVELOPMENTS. THE AMENDMENTS MAY ALSO INCLUDE ADDITIONAL CHANGES TO OTHER ARTICLES OF THE ZONING ORDINANCE TO ACCOMPLISH CONSISTENCY WITH THE PROPOSED CHANGE.

City Planner Riker made the following summary: the amendment would have an impact on two areas mainly, parking and signs. It would allow the Planning Administrator the ability to increase the number of parking spaces as well as increase area dimensions and allow for secondary signs. This amendment was reviewed by Jerry Weitz as well.

### **PUBLIC COMMENTS:**

There were no public comments.

### **COUNCIL COMMENTS:**

There were no comments from the Council.

## **Hearing # 3**

- a. **ZONING CODE** AMENDMENT NO. 348-2 THE PROPOSED AMENDMENT WOULD AMEND ARTICLE 7, "TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT," THE PROPOSED AMENDMENT WOULD ALSO AMEND ARTICLE 9, "NONRESIDENTIAL ZONING DISTRICTS," SECTION 9.6, "M-1, MANUFACTURING AND INDUSTRIAL DISTRICT," INCLUDING TABLE 9.1, TO ALLOW "AUTOMOBILE SERVICE ESTABLISHMENTS" AS PERMITTED USES WITHIN THE M-1 ZONING DISTRICT. THE AMENDMENTS MAY ALSO INCLUDE ADDITIONAL CHANGES TO OTHER ARTICLES OF THE ZONING ORDINANCE TO ACCOMPLISH CONSISTENCY WITH THIS PROPOSED CHANGE.

City Planner Riker made the following summary: This amendment would change the widths of lots from 50 feet to 45 feet as well as increase the number of units on the lots from 6 to 6.5.

### **PUBLIC COMMENTS:**

There were no public comments.

**COUNCIL COMMENTS:**

Councilmen Bryans asked how this amendment would effect the downtown district. Mr. Riker responded by saying there wouldn't be much change as a result of the amendment. A "Mountain Village" feel is desired and the area in question is approximately 400 sq. ft. short of what is needed under the current code. The lot size would no longer be a required 1,900 sq. ft

**ADJOURNEMENT:**

Mayor Hirling closed the public hearing and adjourned the meeting at 6:23 p.m.

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Lou Camiscioni  
Deputy City Clerk

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Date

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Mayor Diane Hirling