



**CITY OF FLOWERY BRANCH**  
**PUBLIC HEARING**  
**Meeting Minutes**  
**September 13, 2007, 6:00 pm**



**OPEN MEETING:**

Mayor Hirling opened the meeting at 6:01 pm.

**IN ATTENDANCE:**

Mayor Diane Hirling, Council Members Jim Herold, Mary Jones and Jan Smith. Also in attendance were City Manager Bill Andrew, City Planner James Riker, and City Clerk Melissa McCain.

**ABSENT:**

Councilwoman Pat Zalewski and Councilman Allen Bryans

**PUBLIC HEARING #1:**

*Request for the annexation and rezoning of property into the corporate limits of the City of Flowery Branch, 4350 Avery Drive, Avery Dennison.*

Planner Riker reviewed the requested and summarized the following:

Bill Finnick, on behalf of Avery Dennison, has filed an application for annexation and rezoning of a 39.84.± acre property located at 4350 Avery Drive (see vicinity map). Following annexation, the applicant is requesting a zoning designation of M-1 (Manufacturing and Industrial). The property is currently located within Hall County and zoned I-I (Light Industrial). The Hall County Future Land Use Plan identifies the property as "Industrial."

The property is developed with two manufacturing buildings totaling 226,013 square feet and is served by a private septic system. The applicant has expressed interest in connecting to the City's sanitary sewer system following annexation.

Pursuant to House Bill 709 and O.C.G.A. 36-36-11 the City of Flowery 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.

It was noted that the first reading of Ordinance 370/371 will be held September 19<sup>th</sup>, 2007.

**PUBLIC HEARING #2:**

Request to amend Article 9 “Residential Zoning Districts” as it relates to Table 9.2 “Dimensional Requirements for Nonresidential Zoning Districts.” On behalf of Lakeside Hospitality LLC.

Planner Riker reviewed the request by summarizing the following:

An application has been filed by Ash Patel to amend the City of Flowery Branch Zoning Ordinance. The amendment if approved would change certain provisions of Article 9, “Nonresidential Zoning Districts,” as it relates to Table 9.2 “Dimensional Requirements for Nonresidential Zoning Districts.” Specifically, the proposed amendment would provide for an increase in building height from 45’-0” to 60’-0”, increase building stories from 3 stories to 5 stories and increase the floor area ratio (FAR) from 60% to 85%. The proposed changes will only apply to the HB (Highway Business) zoning district.

**Dimensional Requirements for Nonresidential Zoning Districts**

<b>Dimensional Requirement (measurement unit)</b>	<b>HB</b>	<b>Proposed HB</b>
Maximum height (feet)	45	60
Maximum height (number of stories)	3	5
Maximum Floor-Area Ratio	0.60	0.85

It was noted that the first reading of Ordinance 348-4 is schedule for September 19<sup>th</sup>, 2007.

**PUBLIC HEARING #3:**

Notice of tax increase and to fix the Ad Valorem Tax Rate for the City of Flowery Branch for the year 2007 and the 2007/2008 fiscal year.

Clerk McCain made the following summary:

The ad valorem tax rate for the City of Flowery Branch, Georgia for the calendar year 2007 and for the 2007-2008 fiscal year for the City of Flowery Branch, Georgia based upon an estimated total valuation by the tax assessors of Hall County of property subject to ad valorem taxation by the City of Flowery Branch, Georgia is hereby set at a gross millage of 4.807 mils.

Upon dividing the net property value of \$208,626,180. into the total receipts of the local option sales tax for the 2007 calendar year, which is \$410,994.00 provides a total roll back of 1.97 mils. Subtracting the total roll back of 1.97 mils from the gross millage rate of 4.807 mils provides for a net millage rate of 2.837 mils to be levied on each \$1,000 of taxable property within the corporate limits for the purpose of raising revenue:

- a) To defray the cost of operating the city government;
- b) To provide governmental services;

- c) For the repayment of principal and interest on general obligations; and/or,
- d) Any other public purpose.

If approved tax bills will be prepared and sent out in October with a due date of December 31, 2007 by 4:30 pm. Any taxes not paid by this date will acquire a penalty of 10% the first month and 1% every month thereafter.

The first Public Hearing was September 5<sup>th</sup>; the next and last Public Hearing is scheduled for 9:30 am September 19, 2007.

Consideration for approval will be at the Voting Session scheduled for September 19, 2007.

**PUBLIC COMMENTS:**

There were no public comments.

**ADJOURNMENT:**

Mayor Hirling adjourned the September 13, 2007 Public Hearing at 6:11 pm.