



**CITY OF FLOWERY BRANCH  
COUNCIL MEETING  
Thursday, AUGUST 28, 2008 – 6:00 p.m.**



**PUBLIC HEARING AGENDA**

**OPEN MEETING:**

Mayor Hirling called the meeting to order at 6:00 pm.

**IN ATTENDANCE:**

Mayor Diane Hirling and Council Members Mary Jones, Chris Fetterman, Pat Zalewski and Craig Lutz. Also in attendance were City Manager Bill Andrew, City Clerk Melissa McCain, City Planner James Riker and City Attorney Ron Bennett.

**ABSENT:**

Councilman Allen Bryans

**PUBLIC COMMENTS:**

No public comments

**Public Hearing #1**

*Redevelopment project approval for the former Country Craft Furniture Manufacturing facility and several surrounding properties totaling 3.22 +/- acres. The properties identified on the application include address of 5318 Railroad Avenue, 5603 Mitchell Street, and 5505 & 5504 Church Street.*

Planner Riker made the following summary:

The applicant is requesting City Council approval of a redevelopment project located on several properties totaling 3.22± acres. The subject properties are bounded by Chestnut Street to the north, Railroad Avenue to the east, the rear of several buildings on Main Street to the south and Church Street and Mitchell Street on the west.

Further, Planner Riker advised that the applicant is requesting approval to develop a multi-block mixed use project that will include the construction of six main buildings. The buildings can be summarized as follows:

***Pine Street North Building (two stories - office/retail building)***

Retail	10,150 sf
Residential	16,420 sf (14 Condos / Lofts)
<b>TOTAL</b>	<b>34,400 gross sf</b>

***Pine Street South Building*** (three stories - office/retail with living above)

Retail	3,590 net sf
Office	6,170 net sf
Restaurant	1,915 net sf
<b>TOTAL</b>	<b>14,150 gross sf</b>

***Railroad Avenue Building*** (four stories - office/retail with living above)

Restaurant	1,350 net sf
Grocery	7,500 net sf
Residential	22,850 net sf (21 Condos)
<b>TOTAL</b>	<b>39,060 gross sf</b>

***Restaurant Building*** (two stories - retail/restaurant)

Restaurant	4,500 net sf
<b>TOTAL</b>	<b>4,920 gross sf</b>

***Chattahoochee Street Townhomes*** (Six units)

Residential	21,000 sf (6 Townhouses)
<b>TOTAL</b>	<b>23,700 gross sf</b>

***Off-street parking deck*** (Five level deck with 262 spaces)

Parking	<b>95,000 sf (262 Spaces)</b>
---------	-------------------------------

The development will also provide for an extension of Pine Street (from Church Street to Railroad Avenue) and the construction of a .44± acre park site.

Continuing, Planner Riker stated that the zoning designation for the subject properties is CBD (Central Business District). Residential, commercial/retail, off-street parking decks and open space areas are permitted uses within the CBD (Central Business District) zoning district. The proposed project is also consistent with the recently adopted Zoning Code Amendment No. 348-8.

The Comprehensive Plan identifies the proposed project area as “Old Town” on the Character Area Map and “Central Business” on Future Land Use Map. The proposed project is consistent with the design narrative for these areas and F-A-R (Floor Area Ratio) numbers contemplated within the Redevelopment Element of the Plan. The Comprehensive Plan outlines the city’s desire to see revitalization within the downtown area. The Plan also identifies mixed use projects with housing opportunities as a desired development pattern.

Planner Riker also advised that the developer is proposing construction of six buildings, including a parking deck and fee simple townhomes. The developer has already received Certificate of Appropriateness (COA) approval from City’s Historic Preservation Commission (HPC) for the building elevations. To assure compliance with the HPC approval, the elevations for the project should be included as part of the conditions of approval.

## PARKING SUMMARY (Excludes Townhouses)

<i>Proposed Use</i>	<i>Square Footage</i>	<i>Minimum/ Maximum Parking Spaces Permitted</i>	<i>Parking Spaces Provided</i>
Retail	12,125	44 - 49	
Office	8,630	29 - 35	
Restaurant	5,655	46 - 76	
Grocery	7,330	25 - 30	
Residential	35 Units	55 - 70	
Total Parking Required		200 - 260	
Total Off-Street Parking Proposed (parking deck)			262
Total On-Street Parking (Pine Street)			30
<b>Total Parking Surplus</b>			<b>92 - 32</b>

Source: Flowery Branch Zoning Code

Councilman Fetterman inquired on the truck route at which time Planner Riker advised that the designated truck route is Radford Road for through traffic but that local delivery trucks were allowed to access the businesses downtown and that condition #6 actually addresses truck traffic.

Councilman Lutz inquired on binding future Councils with decisions made regarding this project.

Planner Riker advised that these conditions are regardless of time and that the phasing of the project has been contemplated and addressed in the conditions.

Attorney Bennett advised that it is binding but because it is a development there are no legal issues.

Planner Riker noted that this item would be discussed and voted on at the September 3, 2008 regular Council Meeting.

**Public Hearing #2**

**PUBLIC COMMENTS:**

No public comments

[Variance application request to allow placement of an 80 square foot wall sign for the Hampton Inn at 4600 Holland Dam Road](#)

Planner Riker informed the Council that the applicant has filed a variance application requesting approval to install an 80 square foot wall sign along the northern building elevation (facing) Spout Springs Road instead of the elevation fronting Holland Dam Road. The applicant has stated that existing trees located within the Georgia Department of Transportation (GDOT) right-of-way obstruct the visibility of the building and wall sign areas from I-985

**Surrounding Properties for Development:**

<b>Direction</b>	<b>Existing Land Use</b>	<b>Zone</b>
North:	Gas Station	HB (Highway Business)
East:	Fitness Center	HB (Highway Business)
South:	Vacant	Hall County
West:	Interstate I-985	N/A

Zoning Code Section 24.24 - Table 24.2 requires placement of wall signs when fronting along an interstate highway, roadway or driveway only. However, Section 24.29 allows the Council authority to grant variances when there is an unnecessary hardship or practical difficulty in implementing provisions of the code.

Planner Riker noted that this item would be discussed and voted on at the September 3, 2008 Council Meeting.