



**CITY OF FLOWERY BRANCH**  
**Council Meeting Minutes**  
**PUBLIC HEARING**  
**Thursday October 9th, 2008**  
**6:00 pm**



**CALL TO ORDER:**

In absence of the Mayor and the Mayor Pro-Tem City Clerk McCain called the meeting to order at 6:01 pm.

Clerk McCain advised that Council would need to appoint an acting Mayor for the Public Hearing as well as the Emergency Special Called Meeting immediately following the Public Hearing.

There was a consensus of the City Council to Appoint Councilman Craig Lutz as acting Mayor.

Acting Mayor Lutz directed the first hearing to begin.

**IN ATTENDANCE:**

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

**PUBLIC COMMENTS:**

There were no public comments.

**HEARING #1 & HEARING #2**

**Annexation and Rezoning of a .33± Acre Site located at 4824 Old Orr Road. Zoning Requested, Highway Business**

Planner Riker reviewed Hearing #1 and Hearing #2 together.

Planner Riker reviewed the application and summarized by stating that Robert Bozzone, has filed an application for annexation and rezoning, on behalf of Nora Jean Lirrette, for a .33± acre property located at intersection realignment of Old Orr Road. Following annexation, the applicant is requesting a zoning designation of HB (Highway Business). The property is located within Hall County and has an R-II (Residential) zoning designation. The Hall County Future Land Use Map identifies the property as “commercial.”

The property has a total area of .33± acres and maintains frontage on Old Orr Road. The applicant has no immediate plans to develop the property. However, the applicant has expressed interest in connecting to the City's sanitary sewer system to facilitate development of the property.

Further Planner Riker advised that Mr. Bozzone has also filed an application for annexation and rezoning of a 5.67± acre property located at 4847 Old Orr Road. Following annexation, the applicant is requesting a zoning designation of HB (Highway Business). The property is located within Hall County and has an R-II (Residential) and AR-III (Agricultural) zoning designation. The Hall County Future Land Use Map identifies a portion of the property as "commercial" with the remainder as "residential."

The property has a total area of 5.67± acres and maintains frontage on Old Orr Road. Following annexation, the applicant intends to develop the property with a 60,000 square foot office building on the front half of the site and a 70,000 square foot self storage warehouse on the rear portion. The applicant has submitted a sample elevation of both structures. The applicant has also requested a connection to the City's sanitary sewer system following annexation.

Hearing #1 and #2 were adjourned at 6:10 p.m.

### **HEARING #3**

#### **Annexation and Rezoning of a 2.83 ± Acre Site located at 4690 Holland Dam Road. Zoning Requested, Highway Business**

Planner Riker reviewed the application and summarized by stating that Robert Bozzone, has filed an application for annexation and rezoning of a 2.83± acre property located at 4690 Holland Dam Road. Following annexation, the applicant is requesting a zoning designation of HB (Highway Business). The property is located within Hall County and has a HB (Highway Business) designation. The Hall County Future Land Use Map identifies the property as "commercial."

The applicant has no immediate plans to develop the property. However, the applicant has expressed interest in connecting to the City's sanitary sewer system to facilitate development of the property.

Planner Riker advised that all three items would be presented to the Council for a first reading at the October 15, 2008 Council Meeting.

ADJOURNMENT:

Acting Mayor Lutz adjourned the Public Hearing at 6:12 pm

---

Acting Mayor Craig Lutz

Date

City Clerk Melissa McCain

U:\Melissa\2008 Minutes\10-09-08 Public Hearing.doc