



CITY OF FLOWERY BRANCH
Public Hearing Meeting Minutes
Thursday April 16th, 2009
6:00 PM



CALL TO ORDER:

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

IN ATTENDANCE:

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

NEW BUSINESS:

Conditional Use Permit – A request to construct a two family duplex at 5904 Church Street on the Traditional Neighborhood Development.

Planner Riker reviewed the request and made the following summary:

The applicant has filed a Conditional Use Permit (CUP) application for construction of a two family duplex on a .445 acre (19,379 sq ft) parcel at 5904 Church Street. Each unit of the proposed duplex will include two bedrooms and bathrooms, a two car garage and will have approximately 1,200 square feet of heated floor area. The subject property is located on a corner lot that includes frontage on the mitered intersection of Church Street and Mooney Drive.

Planner Riker advised that there were landscaping requirements as well as the burial of the utilities.

PUBLIC COMMENTS:

Bill Roberts – 7059 Belton Bridge Road, Lula, Ga. 30554 – APPLICANT

Mr. Roberts approached the Council and advised that he had other rental properties in the community and that he keeps his place well kept, does background and checks on the renters and has a high retention rate of occupants.

Mike Gaddis – 6003 Mitchell Street, Flowery Branch, Ga. 30542

Mr. Gaddis approached the council and expressed concerns with the construction of a duplex in a Traditional Neighborhood development. Besides the fact that the neighborhood is single family home and a multifamily home is being requested Mr., Gaddis advised that the roads are already to narrow and in need of repair. Mr. Gaddis stated that it would be dangerous and deteriorate the roads more as there will be additional traffic on the small streets.

Mr. Gaddis produced pictures, for the record, of the narrow streets.

David Roberts – 5931 Mitchell Street, Flowery Branch, Ga. 30542

Mr. Roberts approached the council and advised that he felt a duplex was not consistent with the single family homes within the Traditional Neighborhood Development and would rather see a single family home constructed.

Planner Riker advised that this item would be heard on the May 6, 2009 Work/Voting Session Agenda for further consideration.

ADJOURNMENT

There was a motion made to adjourn the meeting at 6:15 p.m.

MOTION: Chris Fetterman

SECOND: Pat Zalewski

AYES: Mary Jones, Craig Lutz, Pat Zalewski, Chris Fetterman and Allen Bryans.

NAYES: None

Motion carried