



CITY OF FLOWERY BRANCH
Public Hearing Session Minutes
Thursday July 15, 2010



CALL TO ORDER:

Interim Mayor Miller called the meeting to order at 6:02 pm.

PUBLIC COMMENTS:

Mayor Miller allowed Mr. Craig Lutz to speak as he had a prior engagement to attend.

Craig Lutz – 8072 Sleepy Lagoon Way, Flowery Branch, Ga. 30542

Mr. Lutz approached the Council and advised that he wanted to give the Council a check to offset the cost of the election to fill the seat of Post 1 which became vacant upon him qualifying for a Hall County Commission seat and that he felt the tax payers should not be stuck with the bill for the election.

Mr. Lutz gave the clerk a check in the amount of \$2,500.

PUBLIC HEARING #1

Discussion – Resolution 10-012 - 4606 Elk Ridge Court – Variance Side Yard Setback

Planner Riker summarized by stating that in 2004, the applicant (Glena Maney) purchased a 16,000 square foot industrial building within the Flowery Branch Technical Center and based on a recently completed survey it appears that the original developer, JK Morton Development Company, mistakenly constructed a 43 square foot portion of the building within the side yard setback area

Continuing, Planner Riker advised that the applicant is currently in the process of selling the building to a business that will own and occupy the vacant unit space. To facilitate the sale, the applicant has filed a variance seeking a reduction in the setback requirement from 15'-0" to a distance of 9'-6". The area currently extending over the side yard setback comprises less than 1% of the total building square footage. It should also be noted that the adjoining building maintains a functional distance of 30'-0" between structures. Given this functional separation, issuance of a variance will still meet the spirit and intent of the side yard setback requirement between structures.

PUBLIC COMMENTS:

No Public Comments

ADJOURNMENT

Interim Mayor Miller closed the public hearing at 6:07 pm.