



**CITY OF FLOWERY BRANCH**  
**PUBLIC HEARING**  
**Thursday August 12, 2010**  
**6:00 P.M.**



**CALL TO ORDER:**

Interim Mayor Miller opened the Public Hearing at 6:02 pm.

**PUBLIC HEARING:**

#1 – Comprehensive Plan Update (Capital Improvements Element/Development Impact Fee Discussion)

**James Riker/Jerry Weitz – TAB 1**

Planner Riker stated that the City has previously discussed the thought of imposing impact fees for Capital improvements projects and that in order to impose said fees a public hearing would be required. Further, Planner Riker advised that this hearing would count as that required public hearing if the City did in fact choose to impose impact fees but that just because this hearing was taking place did not bind the City into imposing additional impact fees.

Mr. Jerry Weitz, Jerry Weitz and Associates, approached the Council and reviewed a power point presentation.

In summary Consultant Weitz stated that the Comprehensive Plan update key components are:

- Revise population, housing and employment projections
- New short term work program
- Future land use category and zoning amendment – M1 & M2
- Revised transportation including downtown transportation study
- Capital improvements element for impact fees

Consultant Weitz reviewed the following estimated time line for completion:

- Complete substantive work by end of 2010
- Hold hearing in December or January
- Submit for regional and state review early 2011
- Adopt as early as April 2011
- Recertification deadline June 30, 2011.

Continuing, Consultant Mr. Weitz reviewed eligible facilities and services that impact fees could be used for:

- Roads
- Public Safety
- Libraries
- Parks & Recreation
- Water

- Sewer
- Drainage

It was noted that impact fees are paid by all developers at time of permitting.

Consultant Weitz reviewed the 2006 data of fees collected by municipalities such as the following:

- Roswell \$2,058
- Alpharetta \$1,940
- Canton \$1,382
- Powder Springs(2010) \$2,163

Consultant Weitz reviewed current collections by the City for Hall County impact fees as follows:

- Libraries \$261.27
- Fire \$ 51.28
- Police \$ 14.08
- Park \$815.47
- PSF Fund \$ 62.62
- CIE Prep Fund \$ 1.07

Total Hall County impact fees collected by Flowery Branch are \$1,205.79.

Flowery Branch collects for tap on fees for water and sewer at \$4,550.00 each.

Further, Consultant Weitz reviewed the requirements of having an impact fee on development such as the requirement to have a capital improvement plan establishing service areas, levels of service, and schedule of project improvements to be funded with impact fees. Further the DCA must approve the plan and it must be adopted as part of the Comprehensive Plan and then updated annually.

**PUBLIC COMMENTS:**

*Janet Upchurch -5644 Nags Head Circle, Gainesville, Ga. 30504*

Ms. Upchurch inquired if these impact fees were above what Hall County already charges.

Planner Riker advised that if the City utilized impact fees that it would be above what Hall County Charges.

**ADJOURNMENT PUBLIC HEARING:**

Interim Mayor Miller closed the public hearing at 6:27 pm.