



**CITY OF FLOWERY BRANCH**  
**Council Meeting**  
**Public Hearing Minutes**  
**Thursday August 26, 2010**



**CALL TO ORDER:**

Interim Mayor called the public hearing to order at 6:03 pm.

**PUBLIC HEARINGS:**

**Public Hearing #1**

*Annexation and rezoning of 6.41± acres of property identified as 6477 McEver Road.*

Planner Riker informed the council that Jean Coppage White, on behalf of the W. Mark Coppage Jr, Family Trust, has filed an application for annexation and rezoning of a parcel totaling 6.41± acres, at 6477 McEver Road. The property is currently vacant and undeveloped with the exception of a dilapidated single family home. Approval of the annexation and rezoning applications will allow for future connection to the City's proposed sanitary sewer system.

Continuing, Planner Riker stated that the subject property is located at the intersection of Gaines Ferry Road and McEver Road. The City contacted Hall County Government regarding the annexation and has not received a response. Even though the County did not provide comment regarding this application, the City's adopted Zoning Code recommends the Council consider future land plans when evaluating rezoning. Given that the property is already zoned HB (Highway Business) and is identified within the Hall County Future Land Use Plan as commercial, staff considers the annexation and rezoning consistent with findings for rezoning.

Planner Riker also stated that the Hall County Comprehensive Plan identifies the property as being "Commercial", with the expectation that the area would be developed for retail uses. Given that the property is already zoned HB (Highway Business) the applicant is seeking to receive the city's equivalent zoning designation.

Finally, Planner Riker stated that although there are no immediate plans to develop the property, the intersection of McEver Road and Gaines Ferry Road is identified on the Gainesville-Hall County Metropolitan Planning Organization (GHMPO) Transportation Plan as needing improvement. Accordingly, development of the property directly adjoining the intersection should account for this improvement. Thus, staff is recommending that the following condition be included in the rezoning approval ordinance.

**PUBLIC COMMENT:**

**Mike Baker, 6221 Bell Drive, Flowery Branch, Ga. 30542**

Mr. Bell inquired on the difference between the current Hall County Zoning and the Flowery Branch Zoning.

Planner Riker advised that he was not familiar with all the regulations of the current zoning as set by Hall County but felt that Hall County did not object to the annexation or the rezoning and felt that the Flowery Branch Zoning was acceptable and coincides with the Hall County Land Use Plan.

*Aaron Swansey, 5259 Gainesville Street, Flowery Branch, Ga. 30542*

Mr. Swansey approached the council and advised that there had to be property contiguous to the City of Flowery Branch City Limits in order to annex the property and that this property was not contiguous.

Planner Riker indicated on a map where the City was contiguous with the property in question.

**ADJOURNMENT:**

Interim Mayor Miller closed the public hearing at 6:14 pm.