



**CITY OF FLOWERY BRANCH**  
**Council Meeting Minutes**  
**Voting Session**  
**Thursday March 8, 2012**



**CALL TO ORDER:** Mayor Mike Miller called the meeting to order at 6:46 p.m.

**IN ATTENDANCE:** Mayor Mike Miller, Council Members: Damon Gibbs, Mary Jones and Joe Anglin were all present. Also in attendance were City Manager Bill Andrew, City Planner James Riker and City Attorney Ron Bennett

**ABSENT:** None

**CONSENT AGENDA:**

Draft Council meeting minutes from February 20, 2012

**Motion to approve the consent agenda: Joe Anglin**

**Second: Mary Jones**

**Unanimous**

**UNFINISHED BUSINESS:**

Consider – 1<sup>st</sup> reading of Ordinance 239F/240F – Rezoning Amendment – Sterling on the Lake (Pod N/O)

AN ORDINANCE AMENDING THE CONCEPTUAL SITE PLAN AND CONDITIONS OF APPROVAL RELATING TO ORDINANCE NO. 239E & 240E, FOR THE MASTER PLANNED COMMUNITY ON 1001± ACRES GENERALLY KNOWN AS “STERLING ON THE LAKE” LOCATED IN THE PUD (PLANNED UNIT DEVELOPMENT) ZONED DISTRICT. THE DEVELOPMENT IS LOCATED ADJACENT TO THE INTERSECTION OF CAPITOLA FARM ROAD AND SPOUT SPRINGS ROAD. THE PROPERTY IS LEGALLY DESCRIBED AS: A 27.69 ACRE PORTION OF PARCELS OF REAL PROPERTY OWNED BY NNP LOOPER LAKE LLC, BEING 126.526 ACRES (TRACT A), 594.11 ACRES (TRACT B), AND 36.813 ACRES (TRACT C) ON THAT PLAT OF SURVEY PREPARED BY MORELAND ALTOBELLI, DATED JANUARY 25, 2001; AND 136 ACRES LOCATED IN G.M.D. 1270 FLOWERY BRANCH DISTRICT, HALL COUNTY, GEORGIA, SHOWN AS TRACT 1 ON A PLAT OF SURVEY PREPARED BY ROCHESTER & ASSOCIATES DATED JULY 20, 2001; AND ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HALL COUNTY, GEORGIA, CONSISTING OF APPROXIMATELY 26.973± ACRES KNOWN AS THE “KNUTSON” TRACT IDENTIFIED AS TAX IDENTIFICATION NUMBER 15047-000022; AND ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN HALL COUNTY, GEORGIA, CONSISTING OF APPROXIMATELY

77.71 ± ACRES KNOWN AS THE "HONEYCUTT" TRACT, IDENTIFIED AS TAX IDENTIFICATION NUMBER 15047-000007. THE ORDINANCE PROVIDES FOR FINDINGS, IMPOSES CONDITIONS, PROVIDES FOR SEVERABILITY, REPEALS CONFLICTING ORDINANCES, ESTABLISHES AN EFFECTIVE DATE, AND FOR ALL OTHER LAWFUL PURPOSES.

**Motion to approve first reading of Ordinance 239F/240F: Joe Anglin  
Second: Damon Gibbs**

Council Member Anglin stated that he felt that Newland Communities is trying to show versatility in a changing economic market. If the houses do not sell, Newland will no longer build them. The previous plan was for townhomes and it has now been changed to one story and two story dwellings, which are less dense.

Council Member Gibbs stated that the economy is driving the housing market and large homes are not selling now. Having smaller houses will encourage a variety of people to move into the area. There is no legitimate reason to not allow Newland Communities to do what they would like to do with their property.

Council Member Jones stated that she is fine with the request from Newland Communities as she feels that property rights are important.

**Yes: Council Member Gibbs  
Council Member Jones  
Council Member Anglin**

**Unanimous**

Consider – 2<sup>nd</sup> reading of Ordinance 452 – Creation of street lighting "special assessment" districts

Consider – Resolution 11-013 – Establish fees and charges associated with Ordinance 452

**The City Council agrees to remove Ordinance 452 and Resolution 11-013 from the agenda and charged City staff to place it back on the agenda once there is a better idea of the new rates that will be imposed by Georgia Power. At that time, there will be another public hearing.**

**NEW BUSINESS:**

Consider - Agreement with Stonebridge, LLC, for dedication of property relating to Cinnamon Cove pump station

**Motion to authorize the mayor to sign the agreement with Stonebridge, LLC: Mary Jones  
Second: Joe Anglin  
Unanimous**

**OLD BUSINESS:**

City Attorney Bennett pointed out that the City Council would need to take some action on the revocation of the Business License for 5540 Atlanta Highway

**Motion to postpone to May 17, 2012: Damon Gibbs**

**Second: Mary Jones**

**Unanimous**

**ADJOURNMENT:**

**Motion to adjourn voting session at 7:02 p.m.: Joe Anglin**

**Second: Mary Jones**

**Unanimous**

  
James "Mike" Miller - Mayor

  
Dated

  
Marja Burney - City Clerk