Inspire
PLACEMAKING COLLECTIVE

City Council Work Session

EST 1874

FLOWERY BRANCH

August 20, 2026

Today's Agenda

I. Scope and Process

II. Emerging Themes

III. Next Steps

Scope and Process

Scope

- Assessment of current ordinances and related planning documents
- Updated, streamlined UDC with revised technical and process standards
- Modernized subject-area regulations (signs, tree preservation, etc.)
- Codification and interactive digital formatting

1. Re-Organization Process

Ch. 1. General Provisions
Ch. 2. Definitions
Ch. 3. Decision Makers; Development Review Processes; Enforcement
Ch. 4. Zoning
Ch. 5. Uses
Ch. 6. Site & Subdivision Design
Ch. 7. Circulation, Access & Parking
Ch. 8. Landscaping, Screening, and Open Space
Ch. 9. Signage
Ch. 10. Lighting and Design
Ch. 11. Environment
Ch. 12. Nonconformities
Ch. 13. Utilities
Ch 14. Building Code

Ordinances from various sections of the Code (listed below) were consolidated into 14 Chapters.

Articles from the various sections were reorganized into these chapters, excluding articles that were not relevant for a UDC (which focuses on development and related procedural requirements).

- Chapter 5, Adult Entertainment
- Chapter 17, Buildings and Building Regulations
- Chapter 26, Environment
- Chapter 50, Utilities
- Appendix B, Subdivisions
- Appendix C, Zoning

1. Re-Organization Process

First Articles/Sections are color-coded by the Chapter they will be assigned too (left column).

Articles/Sections are then reorganized into said Chapter with note of the original appendix or chapter they came from (right column).

Original Chapters	Proposed Chapters
Chapter 5, Adult Entertainment	**Ch. 1. General Provisions**
Note: It is recommended that only Sec. 5-11. Location Requirements is brought over to the UDC.	**Appendix B, Subdivisions**
Sec. 5-11. – Location Restrictions	Article 1. - Basic Ordinance Provisions
Chapter 17, Building and Buildings Regulations	Sec. 101. - Short Title.
Article I. - In General	Sec. 102. - Purpose and Intent.
Sec. 17-1. - Drop boxes.	Sec. 103. - Authority.
Secs. 17-2—17-18. - Reserved.	**Appendix C, Zoning Ordinance**
Article II. - Building Codes and Standards	Article 1. - Preamble and Enactment
Division 1. - Generally	Sec. 1.1. - Title.
Sec. 17-19. - Georgia State Minimum Standard Codes—Findings and adoption.	Sec. 1.2. - Authority.
Sec. 17-20. - Same—Adoption of appendices.	Sec. 1.3. - Purposes.
Sec. 17-21. - Adoption of optional codes approved by the state department of community affairs.	Sec. 1.4. - Findings Regarding Aesthetics and Additional Purposes.
Sec. 17-22. - Remedies and penalties for violation.	Sec. 1.5. - Adoption and Effective Date.
Secs. 17-23—17-47. - Reserved.	Article 2. – Definitions and Interpretations
Division 2. - Administration and Enforcement	Sec. 2.4. - Responsibility for Interpretation.
Sec. 17-48. - Findings; adoption of administrative procedures for enforcement.	Sec. 2.5 - Interpretations.
Sec. 17-49. - Purpose.	Sec. 2.6. - Use of Figures.
Sec. 17-50. - Powers and duties of the building official.	Sec. 2.7. - Use of Words and Phrases.
Secs. 17-51—17-73. - Reserved.	Article 45. Legal Status
	Sec. 45.1. - Conflict With Other Laws.
	Sec. 45.2. - Severability.
	Sec. 45.3. - Repeal of Conflicting Ordinances.
	Ch. 2. Definitions

2. Plan Implementation Matrices
2026 Comprehensive Plan Update

GOALS, OBJECTIVES, STRATEGIES	CURRENT ORDINANCE LOCATION	ACTION(S)
Community Vision		
A) Conservation – Conservation areas include City-owned or maintained parks and open spaces. Vision: Protect open space and environmentally sensitive areas for recreation and conservation purposes. Provide interconnected and meaningful greenspace for residents and visitors alike.		
1 - Design Principles		
1.1 - Minimal impervious surface	Appendix C: Article 10 – Development Requirements and Guidelines, Article 21 – Parking, Article 26 – Stream Buffer Protection Appendix B: Article 12 – Stormwater Management Appendix B: Article 10 – Access and Design Requirements for Roads	Review lot coverage and built-upon area to ensure limited impervious services.

2. Plan Implementation Matrices
Parking and Mobility Study

Parking and Mobility Study

GOAL	UDO LOCATION	ACTION
Toolkit of Solutions		
5.3 – Shared parking program	Appendix C: Article 21 - Parking	Review and expand shared parking provisions and parking reductions to ensure maximized use of existing parking facilities
5.5 – Regulatory changes for land uses providing their own parking	Appendix C: Article 21 - Parking	Review minimum parking requirements and create alternatives like shared parking, payment-in-lieu programs, or bicycle parking. Require enhanced standards for parking garages.

2. Plan Implementation Matrices
TAD Redevelopment Study

TAD Redevelopment Study

While this plan does not include specific goals or objectives related to the Unified Development Code, the following goals were identified and written based on the content of the plan

GOAL	CURRENT ORDINANCE LOCATION	ACTION
1 – Revitalize Old Town as a mixed-use destination	Appendix C: Article 9 – DOD & CBD Districts Appendix C: Article 7 - TND District Appendix C: Article 10 – Development Requirements and Guidelines Appendix C: Article 40 – Design Review	Review downtown development and design standards to encourage mixed-use development, residential above retail, pedestrian-oriented buildings, and infill redevelopment
2 – Preserve historic character of the City while encouraging redevelopment	Appendix C: Article 9 – DOD & CBD Districts Article 40 – Design Review	Review historic preservation and design review standards to ensure redevelopment matches Old Town's character and aesthetics
3 – Improve walkability and pedestrian-oriented development	Appendix C: Article 9 – DOD & CBD Districts Appendix C: Article 10 – Development Requirements and Guidelines Appendix C: Article 20 – Access and Driveways Appendix B: Article 7 – Improvement Requirements Generally	Review pedestrian connectivity, dimensional standards, and sidewalk standards to support a walkable downtown

3. Best Practices

Each Chapter/Appendix included in the UDC was evaluated for its alignment with (1) current local/regional/national best practices (2) the existing conditions in Flowery Branch.

Initial recommendations and staff questions were made, which will be applied during the code re-write based on Staff, Council, and Community feedback.

ARTICLE/SECTION IN CURRENT ORDINANCE	RECOMMENDATION/QUESTION FOR STAFF
Chapter 5, Adult Entertainment	
Sec. 5-11. Location restrictions	Consolidate with language in the zoning ordinance and address any inconsistencies.
All other sections	Inspire recommends keeping all other sections in the Code of Ordinances.
Chapter 17, Buildings and Building Regulations	
Article I. In General	No changes recommended.
Article II. Building Codes and Standards	No changes recommended.
Article III. Outside Agents for Review and Approval of Design Specifications	Remove any redundant or outdated definitions.
Article IV. Abatement of Buildings or Structures	No changes recommended.
Article V. Fees	No changes recommended.
Chapter 26, Environment	
Throughout chapter	Align any appropriate sections with state model ordinance. Discuss with staff if any other changes are needed.
Chapter 50, Utilities	
Throughout chapter	No changes recommended. Discuss with staff if any updates are needed.
Appendix B, Subdivisions	

4. Formatting

Chapter 1. Sample Heading 1

Body 123

1.1.1. List Special 3

A. List Special 4

1. List Special 5

(A) List Special 6

(1) List Special 7

(a) List Special 8

(1) List Special 9

Sec. 1.2. Heading 2

Body 123

1.2.1. Heading 3

Body 123

A. Heading 4

Body 4

1. Heading 5

Body 5

(A) Heading 6

Body 6

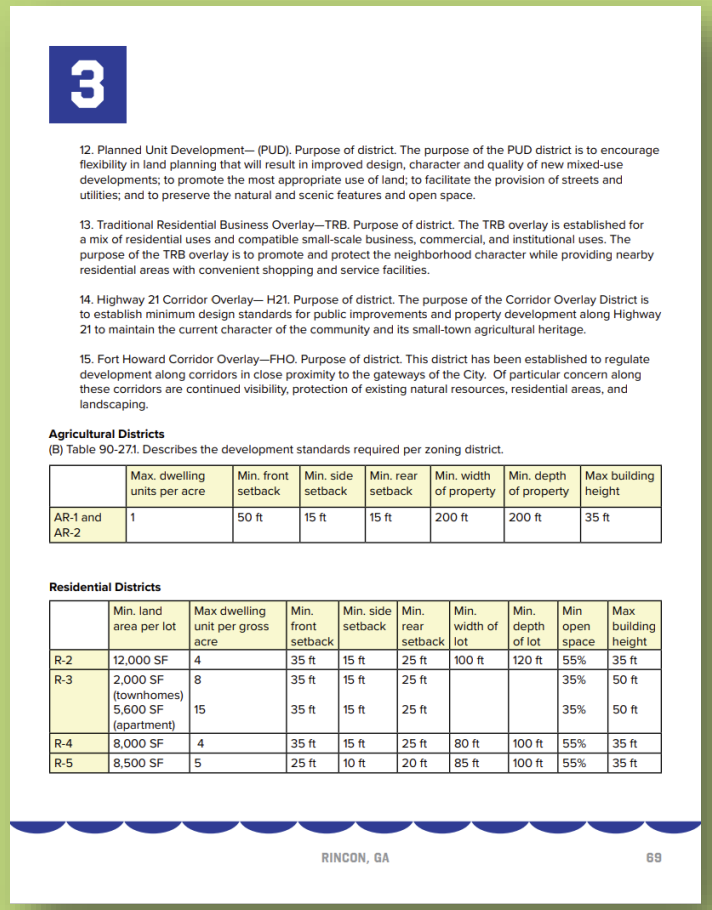
(1) Heading 7

Body 7

Using Flowery Branch colors and fonts, a formatting-style guide was created.

This ensures consistency throughout each section of the UDC.

5. Final Deliverable



3

12. Planned Unit Development— (PUD). Purpose of district. The purpose of the PUD district is to encourage flexibility in land planning that will result in improved design, character and quality of new mixed-use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

13. Traditional Residential Business Overlay—TRB. Purpose of district. The TRB overlay is established for a mix of residential uses and compatible small-scale business, commercial, and institutional uses. The purpose of the TRB overlay is to promote and protect the neighborhood character while providing nearby residential areas with convenient shopping and service facilities.

14. Highway 21 Corridor Overlay— H21. Purpose of district. The purpose of the Corridor Overlay District is to establish minimum design standards for public improvements and property development along Highway 21 to maintain the current character of the community and its small-town agricultural heritage.

15. Fort Howard Corridor Overlay—FHO. Purpose of district. This district has been established to regulate development along corridors in close proximity to the gateways of the City. Of particular concern along these corridors are continued visibility, protection of existing natural resources, residential areas, and landscaping.

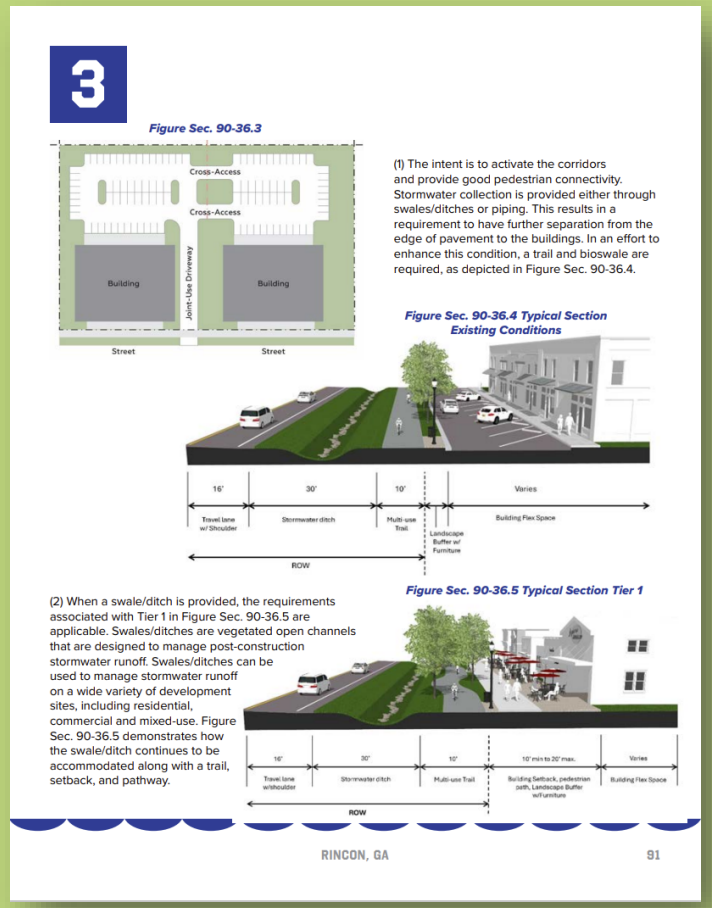
Agricultural Districts
(B) Table 90-27.1. Describes the development standards required per zoning district.

	Max. dwelling units per acre	Min. front setback	Min. side setback	Min. rear setback	Min. width of property	Min. depth of property	Max building height
AR-1 and AR-2	1	50 ft	15 ft	15 ft	200 ft	200 ft	35 ft

Residential Districts

	Min. land area per lot	Max dwelling unit per gross acre	Min. front setback	Min. side setback	Min. rear setback	Min. width of lot	Min. depth of lot	Min open space	Max building height
R-2	12,000 SF	4	35 ft	15 ft	25 ft	100 ft	120 ft	55%	35 ft
R-3	2,000 SF (townhomes) 5,600 SF (apartment)	8 15	35 ft 35 ft	15 ft 15 ft	25 ft 25 ft			35% 35%	50 ft 50 ft
R-4	8,000 SF	4	35 ft	15 ft	25 ft	80 ft	100 ft	55%	35 ft
R-5	8,500 SF	5	25 ft	10 ft	20 ft	85 ft	100 ft	55%	35 ft

RINCON, GA 69



3

Figure Sec. 90-36.3

(1) The intent is to activate the corridors and provide good pedestrian connectivity. Stormwater collection is provided either through swales/ditches or piping. This results in a requirement to have further separation from the edge of pavement to the buildings. In an effort to enhance this condition, a trail and bioswale are required, as depicted in Figure Sec. 90-36.4.

Figure Sec. 90-36.4 Typical Section Existing Conditions

(2) When a swale/ditch is provided, the requirements associated with Tier 1 in Figure Sec. 90-36.5 are applicable. Swales/ditches are vegetated open channels that are designed to manage post-construction stormwater runoff. Swales/ditches can be used to manage stormwater runoff on a wide variety of development sites, including residential, commercial and mixed-use. Figure Sec. 90-36.5 demonstrates how the swale/ditch continues to be accommodated along with a trail, setback, and pathway.

Figure Sec. 90-36.5 Typical Section Tier 1

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6. Project Website

Link:
[Flowery Branch UDC Website]



Emerging Themes

Emerging Themes

Measured and thoughtful growth: high-quality development while preserving City character

- Implementation of City's Architectural Design Standards (Comprehensive Plan)
- Location of current, pipeline, and future development to be assessed and cross-referenced with the FLU map.
- Ensure strong and consistent definitions throughout the ordinance (including in use tables) to avoid development that does not align with the City's character.

Emerging Themes

Measured and thoughtful growth: high-quality development while preserving City character

From the Suburban Residential Implementation Strategies section of the Comp Plan Matrix

3.1 - Implement City's Architectural Design Standards to address residential buildings	Appendix C: Article 12 – Requirements for Specific Residential Principal Buildings and Uses Article 40 - Design Review	Review and amend design requirements for R-1 & R-2 districts and design review process
3.2 – Consider expanding City zoning designations to include a Master Planned Development option	Appendix C: Article 3 - Establishment of Districts and Official Zoning Map	Review established zoning districts and add a Master Planned Development option

Emerging Themes

Ensuring open-space is public or semi-private; open-space should go beyond amenities and maintenance of greenspace and landscaping is crucial.

- Aligns with Conservation Vision of creating “interconnected and meaningful greenspace” (Comprehensive Plan)
- Open-space requirements can help balance development, while proper landscaping can increase the aesthetic and character value of development
- Tree requirements will undergo a thorough revamp (Comprehensive Plan)

Emerging Themes

Ensuring open-space is public or semi-private; open-space should go beyond amenities and maintenance of greenspace and landscaping is crucial.

From Conservation Implementation Strategies section of the Comp Plan Matrix

4 - Implementation Strategies		
4.1 - Focus on adopting or amending local regulations to conserve tree cover and enhance water quality	Appendix C: Article 10 – Development Requirements and Guidelines Article 19 – Buffers, Tree Protection, and Landscaping Chapter 26 – Environment	Review and strengthen open space, landscaping, tree cover/retention, and water quality requirements

Emerging Themes

Consolidating variances and other development review into codified language

- Variance approval has slowed down as restrictions on development have increased
- Continuous variances should be codified to reduce administrative burden and ensure consistency (ex. when sites have topographical limitations impacting development standards)
- Rezoning conditions should be codified

Next Steps

- ☑ June 2026 - Project Kickoff
- ☑ July 2026 Staff Workshop
- ☑ August 2026 Stakeholder Interviews
- ☑ August 2026 City Council Work Session
- ❑ October/November 2027 Second City Council Work Session
- ❑ February 2027 Third Council Work Session
- ❑ April 2027 Adoption Hearings/Project Wrap Up