



MAYOR
Bill Orr
COUNCIL MEMBERS
District 1
Becky Richardson
District 2
Peggy B. Slappey
District 3
Tony Funari
District 4
Hardy Johnson

Council Meeting Minutes
December 18, 2019

The Town of Braselton met in called meeting on December 18, 2019.

Mayor Bill Orr called the meeting to order at 5:00 p.m.

Council members present were Peggy Slappey, Becky Richardson, Hardy Johnson and Tony Funari.

At 5:01 pm Councilmember Johnson made a motion to enter Executive Session for the purpose of discussing pending or potential litigation. Councilmember Funari seconded the motion, which passed unanimously.

At 5:30 pm Mayor Orr made a motion to exit Executive Session and enter back into open session. Councilmember Funari seconded the motion, which passed unanimously.

Councilmember Johnson made a motion to approve Application 19-02-RZ with the following conditions:

Approval of Master Plan Amendment with the following conditions and revisions:

1. The development shall be in substantial conformance with the submitted application site plan, exhibits, and narrative with such conformance to be determined by the Planning Director and except as expressly provided herein. Exceptions shall be granted for any approved variances and any changes necessary to comply with the conditions set forth by Town Council, and for or any requirements set forth from the Town of Braselton regulations related to the S.R. 211 Overlay District, stream buffer protection, flood plain restrictions, stormwater management, streets, and utilities. Any changes deemed necessary by any other applicable governmental reviewing agency with jurisdiction shall be permitted.
2. The approved residential use is detached single-family.
3. The final plan shall be reviewed and approved by the Barrow County Fire Marshall office. All applicable codes enforced by the Barrow County Fire Marshall shall apply.

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4. All commercial uses are subject to the list of permitted, conditional, and prohibited uses as specified in the SR 211 Overlay District and General Commercial zoning district.
5. The property is subject to the S.R. 211 Overlay District. All residential and non-residential development shall be designed and constructed in conformance with the S.R. 211 Overlay District. Deviations, variances and appeals from the requirements of the S.R. 211 Overlay District shall only be in accordance with Section 13.4 (D) of the S.R. 211 Overlay District.
6. Architectural renderings and site plans for commercial buildings and outparcels (with no site plan currently shown) shall be approved by the Mayor and Council. It is encouraged that the architectural style closely resembles the existing architectural style for existing commercial buildings in the Chateau Elan Resort and commercial area.
7. There shall be a 25' opaque buffer separating the proposed residential lots and the future right-of-way of the Braselton Parkway Extension. The buffer shall be separate from any private lot.
8. There shall be a minimum 50' opaque buffer separating the detached single-family lots to the commercial portion of the development. The buffer shall not include any portion of a residential lot.
9. There shall be walking trails incorporated into the project that provide pedestrian connections to the Mulberry River.
10. The average residential lot size shall be 8,000 square feet.
11. The minimum lot width shall be 50'.

A minimum of 16% of the residential dwellings shall have a side or rear entry garage.

12. There shall be no greater than 3:1 slope in rights of way.

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There shall be no greater than 3:1 slope on any portion of a residential lot or common area, within an easement, where lawn or landscape maintenance will be required.

13. The minimum residential building setbacks from property lines for detached single-family shall be 20' front, 5' side, and 20' rear. Corner lots shall have building setback of 20' along all street frontages, provided all driveways shall be at least 20 foot in length measured from the property line (outside of R/W as opposed to back of curb)
14. The minimum residential heated floor area shall be 1,600 s.f.
15. The primary exterior materials for the residential dwelling units shall be mix of brick, stone, or cement-based siding with architectural accents. A plan book depicting exterior facades to be approved as part of this MCP Zoning Amendment.
16. All internal streets shall at a minimum meet Town of Braselton Development Code standards for local streets. All local street rights of way shall be designed in accordance with the S.R. 211 Overlay District Design Standards for local streets. This includes all right-of-way and streetscape improvements. Private streets shall not be required to adhere to the S.R. 211 Overlay District Design Standards for local streets. Deviations, variances and appeals from the requirements of the S.R. 211 Overlay District shall only be in accordance with Section 13.4 (D) of the S.R. 211 Overlay District.
17. Final lot configuration at intersections will be determined based on the requirement to keep driveways of corner lots a minimum of 50' from centerline of connecting streets.
18. Any design or development criteria not specified in the written report or specified as a condition of zoning shall revert to the nearest comparable residential district and the requirements required for that district.
19. On the principal entrance street originating at the Pinot Noir/SR 211 intersection, there shall be a landscape median through the section traversing the commercial portion of the development.

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20. There shall be no more than 200 residential lots platted until a street connection to both SR 211(as shown on the submitted site plan) and Braselton Parkway Extension (as labeled on the submitted site plan) is constructed.
21. All private lots shall be located outside of the required undisturbed buffer for the Mulberry River.
22. A revised and final site plan that meets the requirements and conditions of this PUD amendment approval and all other applicable local and state regulations shall be submitted to the Mayor and Council for approval prior to the issuance of any development permit, with at least fifteen (15) days' prior written notice via electronic mail to adjacent and abutting property owners who have requested copies of said plans, in writing, prior to the submittal of such plans to the Town.
23. The Master Concept Plan dated 11.13.2019 prepared by Paulson Mitchell Incorporated for Halvorsen Development Corporation for "Braselton Village" includes notations for "Proposed Full-Access Signalized Intersection" at Pinot Noir Trail and S.R. 211 and also a notation for "Proposed Restricted-Access Intersection" between the "signalized intersection" notation and the arrow to the west for "Proposed GDOT Improvements." Approval of the Master Concept Plan by the Town expressly does not indicate the Town's approval of, requirement or preference for any particular project access point or signalization along S.R. 211. Approvals and Permits for the project access point and traffic control devices shall be as determined by the Georgia Department of Transportation (GDOT).
24. The primary exterior materials for the residential dwelling units shall be mix of brick, stone, or cement-based siding with architectural accents. Elevations, floor plans, and materials shall be in substantial conformance with the plan book submitted as part of this MCP Zoning Amendment provided that front elevations shall include two or more of the following:
 - Cement-based siding
 - Brick / Cultured stone
 - Board n Batten made out cement-based siding
 - Shake made out of cement-based siding
25. And all front facing Gables (roofs) must have a minimum of a 8/12 pitch and all front porch roof pitches shall be a minimum of a 4/12 pitch.

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Councilmember Funari seconded the motion, which passed unanimously.

Councilmember Funari made a motion to approve the budget amendments for FYE 2019 as presented. Councilmember Slappey seconded the motion, which passed unanimously.

At 5:31 pm, Councilmember Funari made a motion to adjourn. Mayor Orr seconded the motion, which passed unanimously.

Approved:

Bill Orr, Mayor

Attest:

Jennifer Scott, Manager and Clerk

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