



MAYOR
Bill Orr
COUNCIL MEMBERS
District 1
Becky Richardson
District 2
Peggy B. Slappey
District 3
James C. Joedecke, Jr.
District 4
Hardy Johnson

Council Meeting Minutes
July 29, 2020

The Town of Braselton met in called meeting on July 29, 2020.

Mayor Bill Orr called the meeting to order at 6:00 pm

Council members present were Becky Richardson, Peggy Slappey, Hardy Johnson and James Joedecke.

Councilmember Johnson made a motion to approve the 2020 Comprehensive Plan with the following changes:

General edits:

- Adding information sources under charts, graphs, and diagrams for transparency.
- Making changes to diagrams to increase understanding as some were found to be unclear or misleading.

P. 4:

Add the following under “Purpose of this Plan” as the second paragraph:

The Braselton community developed this plan in such a manner that we will strengthen our long-term quality of life and perpetuate and protect our existing residential communities. Undeveloped parcels adjacent to existing single-family residential neighborhoods should be developed in a similar manner as in regard to density or use. Neighborhood entrances and existing tree buffers and landscape strips should be preserved. And, the town should ensure there are diverse housing options available to attract and retain multiple age groups.

P. 31:

Remove language about revising residential home size minimum and parking information from the section on zoning issues:

“The minimum house sizes and two-car garage requirement are outdated, as is the requirement that each house have a curb cut.”

P. 42:

The economic development subconsultant will run this analysis again and update the chart.

P: 84:

Remove

“There are not enough people currently living in Braselton that can fill local jobs.”

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P. 90:

Reword first paragraph under “Land Use & Development” from
“Establish clearer development and design standards. As previously mentioned, the Town’s Development Code does not reflect desired types of development and have some outdated regulations.”

To

“Establish clearer development and design standards. The Town’s Development Code needs to be strengthened to encourage the types of development that are in keeping with Braselton’s character, encourage better design principles, and correct outdated regulations.”

P. 94 – Amend the “note on multi-family residential development” (blue box) from
“During the public engagement process, it was revealed that the community does not support the development of multi-family in Braselton at this time, unless it is in the context of mixed use developments or in the downtown area. However, it is in the best interest of the Town to have a strategy in place for multi-family development. This plan’s overall land use strategy is to place higher density housing types in areas that either have or will one day have the infrastructure available to support that level of density. While the future land use plan does recommend some multi-family to occur in areas designated as “high density residential,” new multi-family should be built primarily in mixed use settings. It should be noted that the character area plan specifically calls out mixed use and/or multi-family development in 6 of the 10 character areas.”

To

“During the public engagement process, it was revealed that the community does not support the development of multi-family in Braselton at this time, unless it is in the context of mixed use developments or in the downtown area. However, it is in the best interest of the Town to have a strategy in place for multi-family development. This plan’s overall land use strategy is to place higher density housing types in areas that either have or will one day have the infrastructure available to support that level of density. ***Until the Town’s Development Code can be rewritten to give the Town better control over multi-family development, it is recommended that new multi-family should only be considered if it is part of a mixed use development on a case-by-case basis.***”

P. 96:

Remove “Apartments/Condos (5+ Units)” from High Density Residential land use category.

P. 100:

Remove multi-family from recommended land uses (211 Gateway) and replace picture of apartments on the page

P. 104:

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Remove multi-family from recommended land uses (Braselton West Activity Center)

P.106:

Remove high density from recommended land uses

P.112:

Add all densities of single family residential to recommended land uses

P. 116:

Remove multi-family from recommended land uses (Historic Downtown)

P.120:

Remove multi-family from recommended land uses (Hospital Activity Center)

P. 125:

Remove Items 8 and 9 from the list of objectives (“Reduce garage and parking requirements” and “Revise minimum house sizes”)

Councilmember Slappey seconded the motion, which passed 4-1, Councilmember Joedecke voting against the motion.

At 8:11 pm, Mayor Orr made a motion to adjourn. Councilmember Johnson seconded the motion, which passed unanimously.

Approved:

Bill Orr, Mayor

Attest:

Jennifer Scott, Manager and Clerk

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