



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
March 9, 2020

The Town of Braselton met for its regular meeting on Monday, March 9, 2020.

Mayor Bill Orr called the meeting to order at 7:00 p.m.

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

Mayor Orr led those in attendance in the Pledge of Allegiance.

Councilmember Richardson made a motion to approve the minutes of the meetings from February 10 and 26, 2020. Councilmember Slappey seconded the motion, which passed unanimously.

There were no Citizen Comments.

Councilmember Johnson made a motion to approve the Massage Ordinance. Councilmember Richardson seconded the motion, which passed unanimously.

Councilmember Slappey made a motion to award the Civic Center Trade Package contracts as recommended by the engineers. Councilmember Richardson seconded the motion, which passed unanimously.

Councilmember Slappey made a motion to approve the Special Event application from CHOA. Councilmember Johnson seconded the motion, which passed unanimously.

Councilmember Joedecke made a motion to approve Application 19-07-RZ with the condition recommended by the Planning Commission with the following modifications: the approval is conditioned upon substantial conformance with the site plan of March 9, 2020; there shall be a 150 foot buffer from the Legends lots and a 200 foot buffer from I-85 and the buffer shall be permanently protected open space except for clearing for a 8 foot black chain link fence to be installed at least 100 feet from the Chateau Elan property line and be along the entire 150 foot buffer; lot sizes for lots 1-85 shall be as shown on the March 9, 2020 site plan. Councilmember Slappey seconded the motion.

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Councilmember Slappey made a motion to amend the motion to reduce the buffer between the subject property and the Legends lots to 125 feet with a fence a maximum of thirty feet from the back of lots in the subject property. Councilmember Johnson seconded the motion, which passed 4-1, Councilmember Joedecke voting against the motion.

The motion as amended is for approval with the following conditions:

1. The development shall be in substantial conformance with the submitted application, site plan (dated March 9, 2020), exhibits, and narrative with such conformance to be determined by the Planning Director. This includes but is not limited to: buffer\setback areas, open space areas, access points, pocket parks and amenities. 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 Town of Braselton development regulations related to street construction, Planned Unit Developments, stream buffer protection, flood plain management, stormwater management, and utilities. Any changes deemed necessary by any other applicable governmental reviewing agency with jurisdiction shall be permitted.
2. The preliminary plat shall be reviewed and approved by the Gwinnett County Fire Marshall office. All applicable codes enforced by the Gwinnett County Fire Marshall shall apply.
3. The minimum lot size shall be as presented on the site plan dated December 3, 2019. The minimum lot width for lots numbered 1-85 (as labeled on the March 9, 2020 site plan) shall be 70ft. The minimum lot width for all remaining lots shall be 55ft. The building setbacks shall be as follows: Front 25', Side 7.5', Rear 25'. Building setbacks are measured from the property line.
4. The developer shall provide a 125 foot-buffer\setback in between the development and the Legends of Chateau Elan lots and a 200 ft. buffer\setback in between the development and the Interstate 85 right-of-way as presented on the site plan. These buffers\setback shall be permanently protected undisturbed natural open space except for the area needed to be disturbed for fencing and landscaping on the applicant's side of the fence and shall be owned and maintained by the applicant's homeowner's association.
5. The minimum heated square footage shall be 1,600 s.f. for s single-story dwelling unit and 2,000 s.f for dwelling units above a single-story.

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6. The applicant or developer shall adhere to all Gwinnett County Department of Transportation recommendations and requirements as it relates to Duncan Creek Road and other applicable road system improvements identified by the County.

7. The PUD residential design standards in Section 7.3 of the Braselton Development Code shall apply.

8. 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.

9. The developer shall install an 8-foot high black vinyl chain link fence a minimum of 100 feet from the property line of the adjacent Legends of Chateau Elan lots and a maximum of 30 feet from the applicant's lots. The fence is to be maintained by the applicant's homeowner's association and will run the entire length of the 125-foot buffer/setback.

The motion to approve 19-07-RZ with final conditions as amended passed 4-1, Councilmember Joedecke voting against the motion.

Mayor Orr made a motion to appoint Neville Erasmus to the Braselton Visitors Bureau Authority. Councilmember Slappey seconded the motion, which passed unanimously.

Councilmember Johnson appointed Matt Kicklighter to the Braselton ZBA.

At 7:12 pm, Councilmember Slappey 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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