



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  
September 9, 2019

The Town of Braselton met for its regular meeting on Monday, September 9, 2019.

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

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

Mayor Orr led those in attendance in the Pledge of Allegiance and called for a Moment of Silence for 9/11.

Councilmember Johnson made a motion to approve the minutes of the meetings from August 12 and August 26, 2019. Councilmember Funari seconded the motion, which passed unanimously.

There were no Citizen Comments.

Councilmember Slappey made a motion to approve Applications 18-11-RZ and 18-06-VAR with the following conditions:

**\*The term “revised plan” shall mean the plan received 7/1/19 with a revision date of 6/26/19**

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1. All attached single-family uses shall meet the requirements of Section 9.1.1 of the Braselton Development Code (Requirements for attached single-family dwellings or Townhouses in all zoning classifications), except for the recommended variance approvals as set forth below in the staff recommendations for application 18-06-VAR.
2. The minimum lot size for the detached single-family lots shown on Road “A” shall be 10,000 s.f. The minimum lot width for lots shown on Road “A” shall be 75’. The minimum lot size for lots shown on Road “C” shall be 5,000 s.f. The minimum lot width for lots shown on Road “C” shall be 50’. Lot width is the distance between side lot lines measured at the front building line.
3. The minimum residential building setbacks for detached single-family homes along Road “A” shall be: Front 25’, Side 10, and Rear 25’ The minimum residential building setbacks for detached single-family homes along Road “C” shall be Front 15’ with garages having a minimum setback of 20’, 5’ side setback, and a 20’ rear setback. The variance

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recommendations for 18-06-VAR shall dictate recommended setbacks for attached single-family units. Building setbacks are measured from the lot boundary to the building wall.

4. All residential units shall have two car garages.
5. There shall be a 50' opaque buffer separating the existing Executive Estates and Country Estate lots to the proposed lots in Tract 3.
6. There shall be a 25' landscape tree planted buffer separating the detached single-family residential units and Pinot Noir drive. In addition, there shall also be a 25-foot landscape tree planted buffer on the opposite side of Pinot Noir Drive from proposed lot #19. Within this buffer, either the existing tree line shall be preserved, if it is sufficient to meet the intent of a landscaped tree buffer, or a new tree planted buffer shall be installed.
7. The minimum residential heated floor area for attached single-family shall be no less than 1,600 s.f. The minimum residential heated floor area for detached single-family shall be 2,000 s.f.
8. All site plans must be approved by the Barrow County Fire Marshall prior to any plan approval or permit issuance.
9. Streets designated as Road "A", Road "B", Road "C", and Road "D" must meet the dimensional and construction standards set forth in the Braselton Development Code, including a minimum pavement width of 26' B.O.C. to B.O.C. and a total 50' wide access and utility easement width (private ROW). Lots boundaries shall begin outside of the access and utility easement (private ROW). The streets shall also have curb and gutter and a minimum 4 ft. sidewalks along both sides of all streets.
10. The design of Tract One and Tract Two shall provide connecting sidewalks in between buildings connecting the street sidewalk to the proposed sidewalk shown to be located along the front of the residential units (facing the greenspace not the proposed new street).
11. PUD Residential Design Standards set forth in section 7.3 of the Braselton Development Code shall apply.
  - a. All rights-of-way must have a streetlight system, to be owned and maintained by the homeowners' association. Exception to the ownership and maintenance may be granted if such ownership and maintenance is under the power utility provider.

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b. There shall be sidewalks located on both sides of all streets. Sidewalks shall be a minimum of 4 ft. in width.

c. All residential lots shall have tree plantings along the rights-of-way as follows: i. One large deciduous tree for every 25 feet of right-of-way. ii. Trees may be planted in the right-of-way. iii. Each tree shall be of a species known to reach an approximate height of 40 feet at maturity. iv. Trees shall be installed prior to the issuance of a certificate of occupancy for a residential unit. v. If seasonal or inclement weather are prohibitive to planting, installation can be waived until planting season or when the weather permits installation. The installation shall take place prior to the release of any bonded amount of monies or any other final release of the developer or builder from the Town.

d. 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.

12. 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. Exceptions shall be granted for any changes necessary to comply with the conditions set forth by Town Council, and for or any requirements set forth from all other applicable Town of Braselton development regulations. Any changes deemed necessary by any other applicable governmental reviewing agency with jurisdiction shall be permitted. All development standards and design elements proposed in the application shall be adhered to with the exception of conflicting development standards set forth as a condition of approval by the Town Council.

13. A revised and final PUD site plan that meet the 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.

14. All recommendations for the Town Roads and Stormwater Department shall be addressed on the final PUD site plan submitted to the Mayor and Council for approval. In case there are conflicts between recommendations or requirements between Town departments and other agencies, such conflicts may be addressed and resolved by Town staff in the plan review process.

15. There shall be no more than twenty-five Certificates of Occupancy issued until April 2021.

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16. Prior to approval of a Final Plat, plan book depicting the exterior facades and material mixtures of dwelling units must be reviewed and approved by Mayor and council. The exterior facades of all dwelling units must match the plan book approved by Mayor and Council.

17. Within the 50-foot buffer at the end of the Vineyard townhomes, two rows of evergreen trees staggered ten feet apart shall be installed.

18. It is expected that the new HOA created for this development will work with the existing HOA in an equitable manner to share in the expense of maintenance of Pinot Noir and the gate.

Conditions of Variances approved for attached single-family uses in Tracts One and Two as follows:

Variance approved based on revised site plan for relief from “Rear entry, two car garages served by an alleyway located to the rear of the principal structure is required for each unit” as the rear of dwelling units and garages face the street.

Variance approved for relief from “Minimum lot width is 30 feet” to approve for minimum lot width of 26 feet for dwelling units with rear loaded garages.

Variance approved for relief from “Yard requirements and building setbacks shall be 10 feet for the front yard, 20 feet for the rear yard, and 20 feet for the side yard on such lots that lay at a corner of intersecting streets. All detached buildings shall have a minimum separation of 20 feet” with the following conditions: Facades that contain garage entries shall have a 20’ building setback to the property line. The front yards shall be designated as presented on the revised plan (facing greenspace and not the street).

Variance approved for relief from “All streets in a development containing attached single-family dwelling units shall have an additional seven (7) feet of right-of way and pavement width in addition to the minimum requirements set forth in Article XV for each side of the street that abuts lots containing such dwelling units. Within this additional pavement width, an on-street parking lane shall be designated” with the condition that the on-street parking spaces and guest parking spaces as shown on the revised plan shall be incorporated into the final design.

Councilmember Johnson seconded the motion, which passed unanimously.

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Councilmember Richardson made a motion to approve 19-02-CU with the following conditions:

1. The site shall be subject to the SR 53 Overlay District and all other applicable local, county, and state regulations.
2. The project shall adhere to design recommendations by Town staff during the plan review process regarding the Exchange Way/Braselton Parkway intersection.
3. The landscape strip along SR 53 shall contain a vegetated strip of trees, evergreen shrubs, and groundcover and a minimum 4 ft. high masonry wall or fence constructed of a combination of brick, stone, or concrete masonry unit pillars with wooden or iron pickets, as shown in Figure 5 of the SR 53 Corridor Overlay District Design Guidelines.

Councilmember Funari seconded the motion, which passed unanimously.

Councilmember Funari made a motion to approve 19-03-CU with the following conditions:

1. The entire interior of the building shall be heated and air conditioned, including the automotive bays.
2. No tires, wheels, or other items from the business shall be placed outside of the building either temporarily or permanently. The exception is the placement of such items in an approved enclosed dumpster.
3. The business shall use battery powered impact wrenches or guns (and not pneumatic powered impact wrenches or guns) to change tires at the Facility; provided, however, Applicant may use pneumatic tools on a limited basis for other services to be provided.
4. No services or work will be provided outside of the enclosed facility building on the Property.

Councilmember Johnson seconded the motion, which passed unanimously.

Councilmember Slappey made a motion to approve the draft CIE & STWP for 2020-2024. Councilmember Richardson seconded the motion, which passed unanimously.

Councilmember Richardson made a motion to approve the Special Event permit for Hollie Hutchinson for the October Antique Festival. Councilmember Funari seconded the motion, which passed unanimously

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Councilmember Johnson made a motion to approve the Special Event permit for Matt Ruppel for the September 28 Pooches in the Park. Councilmember Slappey seconded the motion, which passed unanimously.

Councilmember Slappey made a motion to approve the Gwinnett Jail Agreement. Councilmember Funari seconded the motion, which passed unanimously

Councilmember Richardson made a motion to approve the GDOT Local Project Lighting Project Agreement for I-65 exits at 211 and 53. Councilmember Johnson seconded the motion, which passed unanimously.

At 7:12 pm, Councilmember Johnson made a motion to adjourn. Councilmember Funari seconded the motion, which passed unanimously.

Approved:

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Bill Orr, Mayor

Attest:

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Jennifer Scott, Manager and Clerk

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