



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

March 9, 2020

7:00 p.m.

I. **CALL TO ORDER**

II. **PLEDGE OF ALLEGIANCE**

Mayor Orr

III. **APPROVAL OF MINUTES:**

February 10 and 26, 2020 meeting

IV. **CITIZEN COMMENT:**

Limit two minutes per citizen on items for which no public hearing has been or will be held and not yet voted upon by the Mayor/Council. Please fill out form before speaking and give to Town Manager

V. **VOTING ITEMS**

5a. Massage Ordinance as approved by the FBI

5b. Braselton Civic Center Trade Package Bid Awards

5c. Special Event request from Childrens Healthcare of Atlanta

5d. Application 19-07-RZ

Application for annexation, Planned Unit Development re-zoning, and a Planned Unit Development Master Plan Amendment from Meritage Homes of Georgia on property owned by Fountainhead Residential Dev. Corp. Inc. The property is identified as a portion of Gwinnett County Tax Parcel 3005 003 and lies on the south side of Duncan Creek Road. The approximate property area is 141.013 acres (30.629 for annexation and re-zoning, 110.384 acres for PUD amendment). The intent of the application is to develop the property for 321 detached single-family lots.

Planning Director recommended Approval with Conditions

Planning Commission recommended Approval with Conditions

Developer Proposed Final Conditions:

1. The development shall be in substantial conformance with the submitted application site

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plan (dated December 3, 2019), 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 1-88 (as labeled on the December 3, 2019 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 100 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 natural open space except for the area needed to be disturbed for fencing and landscaping and shall be owned and maintained by the homeowner's association.
5. The minimum heated square footage shall be 1,600 s.f. for a single-story dwelling unit and 2,000 s.f. for dwelling units above a single-story.
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 be allowed to clear up to 25 feet of the proposed buffer\setback area adjacent to The Legends of Chateau Elan property line to install an 8-foot-high aluminum fence like or

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similar to the 72.08” Panel Belmont Royale 4-CH 96” Industrial Rackable 10 feet inside the buffer\setback area. Then on both sides of the fence the developer will plant Thuja Green Giants a minimum of 3 feet tall at the time of planting spaced 10 feet on center to ultimately provide a visual screening of the fencing and the Meritage development. This fencing and planting shall be started at the beginning of construction of the proposed subdivision.

VI. APPOINTMENTS

Braselton Visitors Bureau Authority – Neville Erasmus
Zoning Board of Appeals, District 4 – Matt Kicklighter

VII. ADJOURN

As set forth in the Americans with Disabilities Act of 1992, the Town of Braselton does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Jennifer Scott, 4982 Highway 53, 706-654-5720 has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. The Town of Braselton will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the Town of Braselton should be directed to ADA Coordinator, 4982 Highway 53, Braselton GA 30517, 706-654-5720.

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