



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

Work Session Agenda

November 7, 2019

4:00 p.m.

I. CALL TO ORDER

II. PUBLIC HEARINGS

2a. Public Hearing Procedures

2b. Application # 19-04-RZ

Application for annexation and re-zoning from Callicott Holdings, LLC on property identified as Hall County Tax Parcel(s) 15041 000003O, 000003P, 000074, 000003V, and 000119. All parcels are located on Thompson Mill Road. The property owners are Phillip Markert, Oaks Senior Living, LLC, Jimmy and Teresa Nelson, and Duncan Creek Professional Park. The combined acreage of the properties is approximately 36.24 acres. The current zoning classifications of the parcels are General Commercial, AR-IV, and R-3. The requested zoning classification is R-M (multi-family). The intent of the request is to develop the property for a 289-unit multi-family development.

The Planning Director made the following recommendations:

Annexation – At the discretion of Mayor and Council

Re-zoning Request– Approval with Conditions

Recommended Conditions:

1. There shall be a 50' landscape strip in between the development and Thompson Mill Road. Plantings in the landscape strip shall meet Town landscape strip requirements. The landscape strip shall also include a decorative fence or masonry wall, with the fence option to have masonry columns spaced at least 25' apart.
2. The entrances shall have restricted gate access.
3. A heavily planted 25' landscape buffer shall be installed separating the multi-family buildings to the adjacent property along the eastern boundary.
4. A six-foot sidewalk shall be installed along Thompson Mill Road to connect to the existing sidewalk that begins approximately 630+/- ft. west of the overall property boundary.
5. Minimum heated square footages for rental units shall be as follows: One bedroom minimum 821 s.f. heated area, two bedroom minimum 1,101 s.f. heated area, and three bedrooms minimum 1,414 s.f. heated area.

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6. The development shall include all amenities as set forth in the application and all agreeable conditions and stipulations offered by the applicant in the letter dated September 18 and received on 9/19/19. If there is a conflict between these conditions and stipulations and Town development and zoning requirements, the Town requirements shall govern. The applicant offered conditions as stated in the above referenced letter are as follows:
 - a. The project shall provide professional 3rd Party management and be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, walking trails and the like contained within the community.
 - b. The project will provide a sidewalk along Thompson Mill Road. The size to be determined by the Town of Braselton.
 - c. There will be a maximum of 289 multifamily residential dwelling units. The multifamily community shall consist of one, two and three-bedroom units. The number of three-bedroom units shall not exceed 5% of the total units.
 - d. At all times the Developer, or present property owner, shall have a professional management company under contract to operate and maintain the multifamily property as a Class A community.
 - e. Dumpsters and/or trash compactors shall be screened.
 - f. Lighting within the community shall be environmentally sensitive and designed in accordance with the architectural design standards.
 - g. Signage at the entrance points on Thompson Mill Road shall be ground based, monument style. The entrance area shall be professionally designed, landscaped and maintained.
 - h. The multifamily community will comply with associated Life Safety Access requirements.
 - i. The multifamily buildings will be a maximum of three stories in height plus basement levels with an exterior façade consisting of brick, stone, stacked stone, cedar shake type, cementitious panels and/or cementitious siding and combinations thereof.
 - j. Exclusive multifamily amenities will include a luxury clubhouse and pool with connected courtyards, fitness center and green space.
 - k. Asphalt roof shingles shall be architectural grade with a dimensional textured surface.
 - l. Garages for the multifamily community may be provided for 10% or more of the units as determined by the developer based upon market conditions.
 - m. A playground will not be allowed as an amenity to the development.

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- n. All multifamily units shall have granite or quartz counter tops, tile backsplash, tile or synthetic hardwood entry, kitchen and bathroom floors.
7. All parcels, or portions thereof, included in the re-zoning/annexation request shall be combined into a single parcel prior to the issuance of any land disturbance permit. The gross density of individual units permitted shall not exceed eight units per acre.
8. An access permit to Thompson Mill Road must be obtained from Hall County. Any required roadway improvements to Thompsons Mill Road by Hall County will be the financial responsibility of the developer.

Planning Commission recommended approval with the recommended conditions of the Planning Director plus an additional condition. The additional condition is that there be no three-bedroom apartments and that there shall be a separate entrance and exit into the development.

- 2c. Application # 19-05-CU
Application for a conditional use approval from Joanne Liu on property owned by Yellow Lobster 888 GA-4 LLC. The property is identified as 7352 Friendship Springs Blvd., Flowery Branch, GA 30542 and is approximately 2.03 acres. The property is currently zoned General Commercial. The applicant requests a Conditional Use approval to permit a mini-warehouse use/self-storage facility.

The Planning Director made the following recommendations:

Approval with conditions.

Recommended Conditions:

1. There shall architectural consistency with the existing self-storage building located on the adjacent property per the submitted application materials.
2. Hours of operation, including access to individually leased storage units, shall be confined to the time ranges of 8am to 9pm.
3. An opaque fence shall be installed the entire width of the property in between the building and neighboring residential properties.
4. The project shall conform to the submitted site plan with adjustments necessary to conform with applicable Town of Braselton development and other applicable government regulations.
5. There shall be no windows located on the rear of the building.

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6. All lighting behind the building shall be limited to ground lighting with the light surface directed towards the building.
7. In the required 50 ft. buffer to be located in between the proposed use and adjacent residential properties, the existing hardwood trees shall be preserved. Per the Town buffer requirements, a line of additional evergreen trees shall be planted to provide an opaque visual screen throughout the year.

The Planning Commission recommended approval with the following conditions:

1. There shall architectural consistency with the existing self-storage building located on the adjacent property per the submitted application materials.
2. Hours of operation, including access to individually leased storage units, shall be confined to the time ranges of 7am to 9pm.
3. An opaque fence shall be installed the entire width of the property in between the building and neighboring residential properties. The fence shall connect to the existing fence and match it in terms of height and appearance.
4. The project shall conform to the submitted site plan with adjustments necessary to conform with applicable Town of Braselton development and other applicable government regulations.
5. There shall be no windows located on the rear of the building.
6. All lighting behind the building shall be limited to ground lighting with the light surface directed towards the building.
7. In the required 50 ft. buffer to be located in between the proposed use and adjacent residential properties, the existing hardwood trees shall be preserved. Per the Town buffer requirements, a line of additional evergreen trees shall be planted to provide an opaque visual screen throughout the year.

III. 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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