



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**

October 10, 2019

4:00 p.m.

I. CALL TO ORDER

II. PUBLIC HEARINGS

2a. Public Hearing Procedures

2b. Application # 19-05-RZ

Application for Planned Unit Development Master Plan Amendment from Fountainhead Residential Development, LLC on property owned by them. The property is identified as Gwinnett County Tax Parcel 3006 002 (corner of Thompson Mill Rd. and SR 211). The intent of the application is to amend the existing 56.6 acre Planned Unit Development to allow for the placement of senior independent living, senior assisted living, and senior memory care uses.

The Planning Director recommended approval of the application with conditions. The recommended conditions are as follows:

1. These conditions shall override the conditions imposed on the 2006 PUD Amendment (ref. 06-400-RZ). These conditions apply to the entire 56-acre PUD Tract.
2. 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 approved variances and any changes necessary to comply with the conditions set forth by Town Council, and for or any requirements set forth from the Town of Braselton regulations related to the S.R. 211 Overlay District, stream buffer protection, flood plain restrictions, stormwater management, streets, and utilities. Any changes deemed necessary by any other applicable governmental reviewing agency with jurisdiction shall be permitted.
3. A 50-foot buffer shall be provided along all property lines that directly abut existing residential subdivisions. Such buffer shall provide for year-round opaque screening.
4. All development on the site shall comply with the S.R. 211 Overlay District.
5. All buildings and parking areas shall be setback 75 feet from the existing centerline of S.R. 211.
6. There shall be pedestrian sidewalks connecting all buildings and to the public sidewalks (both existing and planned) located on SR 211 and Thompson Mill Road.

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7. Final site plan, landscape plan, and architectural approval shall be obtained by the Mayor and Council prior any Development Permit issuance for all developments within the entire 56-acre PUD tract. The site plan submitted for permitting shall be consistent with the site plan submitted with the Master Plan Amendment except for required revisions dictated by the S.R. 211 Overlay District and other applicable local, state, and federal regulations.

*The Planning Commission recommended approval of the application with the recommended conditions of the Planning Director*

### III. ITEMS FOR COUNCIL CONSIDERATION

- 3a. Application for Special Event alcoholic beverage license for Chris Senden for the Chateau Elan Vineyard fest
- 3b. Application for Special Event alcoholic coverage license for Vincent Price for the Jackson County Chamber Business After Hours at Braselton Fine Bakery
- 3c. Application for Alcoholic Beverage license from Rahila Godil for the BP Food Mart located at 2075 Highway 211
- 3d. Amendment to the Braselton Urban Redevelopment Plan
- 3e. Stormwater Utility Ordinance
- 3f. Final adoption of the 2020-2024 CIE and STWP
- 3g. Resolution Supporting Locally Established Building Design Standards for Residential Dwellings
- 3h. Bid award recommendation for Pedestrian Light installation at Friendship/Spout Spring Rd intersection

### IV. ADJOURN

**\* Application # 19-04-RZ was deferred to the November agenda at the request of the applicant**

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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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