



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

December 5, 2019

4:00 p.m.

I. CALL TO ORDER

II. PUBLIC HEARINGS

2a. Public Hearing Procedures

2b. Application # 19-06-RZ

Application for Planned Unit Development Master Plan Amendment from Fountainhead Residential Development, LLC on property owned by Fountainhead Dev. Corp. Inc. The property is identified as Barrow County Tax Parcel BR025 002 and lies on the south side of SR 124. The approximate property area is 57.1 acres. The intent of the application is to amend the Planned Unit Development zoning to allow for a development consisting of 144 multi-family units, twenty-four townhouses, and 114 detached single-family lots.

The Planning Director made the following recommendations:

Approval with conditions.

Recommended Conditions:

1. 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. This includes but is not limited to: lot dimensions, on street parking, buffer 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 design, 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 number of multi-family units shall be limited to 118 (representative of current Town standard of eight units per acre for multi-family).
3. The preliminary plat shall be reviewed and approved by the Barrow County Fire Marshall office. All applicable codes enforced by the Barrow County Fire Marshall shall apply.

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4. There shall be a 50' landscape strip in between the development and S.R. 124. 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.
5. The entrances to the multi-family development shall have restricted gate access.
6. A secondary entrance/exit to the multi-family development shall be provided off SR 124.
7. Standards set forth for attached single family/Townhomes in Section 9.1.1 of the Braselton Development Code that are in effect in 2019 shall apply.
8. Minimum heated square footage for single family residential units (including Townhomes) shall meet Braselton R-3 standards in effect in 2019. Minimum unit size and the unit-bedroom mix for the multi-family component shall be determined by Mayor and Council prior to final site development and permit approval.
9. For detached single-family lots, building setbacks along street frontages for corner lots shall be equal to the front building setback. Driveways for corner lots shall be located on the opposite side of the lot from the intersecting street.
10. For the purposes of pedestrian connectivity to neighboring commercial properties, a 10-foot multi-use path shall be installed in the S.R. 124 right-of-way along the entire frontage of the property.
11. Commercial uses in the live/work townhomes shall be limited to professional office. Light retail uses may be considered only through approval by Mayor and Council. Each specific non-residential use in the Townhomes shall be require approval by Mayor and Council (except for home occupations that meet the Town definition of a home occupation).
12. The PUD residential design standards in Section 7.3 of the Braselton Development Code shall apply.
13. 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.

Planning Commission recommended approval with the conditions recommended by the Planning Director.

III. ITEMS FOR COUNCIL CONSIDERATION

- 3a. 2020 Alcohol License applications:

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1. Vincent Venturo Squillace for Gas Express LLL d/b/a Circle K #157 at 983 Highway 124
 2. Vincent Venturo Squillace for Gas Express LLL d/b/a Circle K #193 at 1975 Highway 211
 3. Neville Erasmus for Merritt Hospitality LLC d/b/a Paddy's Pub
 4. Neville Erasmus for Merritt Hospitality LLC d/b/a The Spa at Chateau Elan
 5. Neville Erasmus for Merritt Hospitality LLC d/b/a Hampton Inn & Suites
 6. Neville Erasmus for Merritt Hospitality LLC d/b/a marc at Chateau Elan
 7. Neville Erasmus for Merritt Hospitality LLC d/b/a The Inn at Chateau Elan
- 3b. Easement request from Atlanta Gas Light
- 3c. Gwinnett Hazard Mitigation Plan
- 3d. Jackson Hazard Mitigation Plan
- 3e. Amendment to Braselton Alcoholic Beverage License Ordinance
- 3f. Amendment to Braselton Floodplain Management Regulations

IV. 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.

***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. has been deferred at the request of the applicant and will not have a public hearing on December 5th.

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