



MAYOR  
**Bill Orr**  
COUNCIL MEMBERS  
District 1  
**Becky Richardson**  
District 2  
**Peggy B. Slappey**  
District 3  
**James C. Joedecke, Jr.**  
District 4  
**Hardy B. Johnson**

## **Work Session Agenda**

January 9, 2020

4:00 p.m.

I. CALL TO ORDER

II. PUBLIC HEARING

2a. Public Hearing Procedures

2b. **Application # 19-06-CU**

Application for a conditional use approval from Joanne Liu on property owned by Yellow Lobster 888 GA-3 LLC. The property is identified as 7304 and 7310 Spout Springs Road., Flowery Branch, GA 30542/Hall County Tax Parcel 15041 000184 and 000185. The combined area of the properties is 2.27 acres. The property is currently zoned General Commercial. The applicant requests a Conditional Use approval to permit outdoor amusement or recreational attraction. The specific attraction, as identified in the application, is a miniature golf course and batting cages.

Planning Director recommended approval with the following conditions:

1. The existing tree line and berm adjacent to 2869 and 2866 Senator Court and as shown on exhibit 1 shall be maintained. The buffer adjacent to 2866 Senator Court will need to expand in width with additional evergreen trees that shall be a minimum 10 ft. in height at the time of planting.
2. Hours of operation shall be as presented in the application, except for weekdays that shall have a closing time of 9pm.
3. An 8 ft. high opaque fence shall be installed in between the commercial development and the adjacent residential lots. The location of the fence shall be inside of the buffer on the commercial side of the buffer.
4. The outdoor batting cage shall only be permitted if located within an enclosed structure. An outdoor batting cage shall not be permitted.
5. There shall be no piped in music or speakers located outdoors on the site.
6. All light poles shall be limited to 20 ft. in height with the lighting surface directed towards the ground or slightly angled in the opposite direction of the residential properties. Shoebox fixtures shall be used. The color temperature shall be limited to no greater a kelvin level than neutral white.
7. The location of the miniature golf course shall be no closer to the adjacent residential properties than as presented in the application.

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No recommendation was made by the Planning Commission on this application.

**2c. 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.

This item was sent back to Planning Commission for a recommendation on request of the applicant. Planning Commission recommended approval of the December 3, 2019 plan with the following conditions:

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

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Legends of Chateau Elan lots and a 200 ft. buffer in between the development and the Interstate 85 right-of-way as presented on the site plan. These buffers shall be permanently protected natural open space 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.

### III. ITEMS FOR COUNCIL CONSIDERATION

- 3a. Alcoholic beverage license application request for Anil Kumar Sodadasi for Braselton Smoke Bar at 1929 Highway 211
- 3b. 2020 Paving Bid Package Recommended Award
- 3c. Civic Center - Bid Package 1 Recommended Award
- 3d. GDOT Speed Detection Permit Resolution
- 3e. Request to surplus scrap vehicles

### IV. 2020 APPOINTMENTS

- 4a. Mayor Pro Tem
- 4b. Town Manager
- 4c. Town Clerk
- 4d. Town Attorney
- 4e. Braselton Visitors Bureau Authority

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V. 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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