



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

Work Session Agenda

May 9, 2019

4:00 p.m.

- I. CALL TO ORDER
- II. PUBLIC HEARING ITEMS

2a. Public Hearing Procedures

2b. Application # 19-01-CU

Application for a conditional use approval from Shadburn Ferry Investments, LLC. The property is identified as Jackson County Tax Parcel 119004X and is approximately 7.33 acres. The property owner is Braselton Township Development LLC. The property is currently zoned Manufacturing-Distribution (M-D). The applicant requests a Conditional Use approval to permit concrete recycling facility.

The Planning Director made the following recommendation:

APPROVAL with Conditions

Recommended Conditions:

1. *A berm shall be installed along the entire property frontage along S.R. 124 beyond the overhead utility easement. The height of the berm shall be a minimum eight above the exiting centerline elevation of S.R. 124 and the height on the southern side shall be at least 8 ft. in height or taller than the highest point of any equipment or machinery, whichever is greater. The maximum slope of the berm shall be 2:1. Two rows of evergreen trees shall be planted along a flat surface at the top of the berm with a minimum spacing of 20 ft. apart with the tree spacing to be alternated between the two rows. Closer spacing of trees shall be required if appropriate given the specific tree species and mature growth of that tree species. The mature growth width of the trees shall provide a complete visual screen from S.R. 124. The trees shall be a minimum of 9 ft. in height at the time of planting.*
2. *All equipment and machinery shall have a minimum setback of at least 90 ft. from the property line along S.R. 124, and the eastern and western property line. All material piles or storage shall be placed outside of the berm and shall not be located within 50 ft. of the eastern and western property line.*
3. *A misting system shall be utilized to maintain dust control.*

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4. *Maintenance shall be required of all trees and other vegetation planted as part of this project. Failure to maintain the berms, vegetation or any other condition or Town regulation shall result in a non-renewal of a business license.*

The Planning Commission recommended approval with the following conditions:

1. *A berm shall be installed along the entire property frontage along S.R. 124 beyond the overhead utility easement. The height of the berm shall be a minimum four ft. above the existing centerline elevation of S.R. 124. The maximum slope of the berm shall be 2:1. Two rows of evergreen trees shall be planted along a flat surface at the top of the berm with a minimum spacing of 20 ft. apart with the tree spacing to be alternated between the two rows. Closer spacing of trees shall be required if appropriate given the specific tree species and mature growth of that tree species. The mature growth width of the trees shall provide a complete visual screen from S.R. 124. The trees shall be a minimum of 6 ft. in height at the time of planting. The top height of the equipment and material stockpiles cannot exceed half the height of the trees.*
2. *All equipment and machinery shall have a minimum setback of at least 90 ft. from the property line along S.R. 124, and 50 ft. along the eastern and western property line. All material piles or storage shall be placed outside of the berm and shall not be located within 50 ft. of the eastern and western property line.*
3. *A misting system shall be utilized to maintain dust control.*
4. *Maintenance shall be required of all trees and other vegetation planted as part of this project. Failure to maintain the berms, vegetation or any other condition or Town regulation shall result in a non-renewal of a business license.*

2c. Application # 19-01-RZ

Application for annexation and rezoning from Old Norcross Investments, Inc. on property owned by Howard M. Duck as trustee of the trust under Item V/Howard L. Duck estate. The property is identified as a portion of Jackson County Tax Parcel 123 006 (portion on south side of Ednaville Rd.). The property is approximately 18.85 acres. The current zoning of the property is A-2. The requested zoning upon annexation is R-3 (residential). The applicant proposes a development of thirty detached single-family home lots.

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The Planning Director made the following recommendation.

ANNEXATION REQUEST – At the discretion of the Town Council
RE-ZONING REQUEST (if the property is to be annexed) – Approval with Conditions
Recommended Conditions:

1. Permitted residential dwelling types shall be limited to detached single-family.
2. All houses shall be a minimum of 2,000 s.f.

The Planning Commission recommended approval with the Planning Director's conditions.

III. ITEMS FOR COUNCIL CONSIDERATION

- 3a. Alcoholic beverage license application request for Rachel Pearson for RaceTrac at 5901 Highway 53
- 3b. Special Event Alcoholic beverage license application request for Childrens Healthcare of Atlanta for May 23, 2019 at Chateau Elan
- 3c. Special Event Alcoholic beverage license application request for Blake's of Braselton for June 8, 2019 on the Town Green
- 3d. Gwinnett County TAVT IGA
- 3e. Proposed amendment to Ordinance 32-212 Massage Establishments and Spas to add language regarding background checks
- 3f. 71-Acre Park RFQ Recommendation for Award
- 3g. Comprehensive Plan RFP Recommendation for Award

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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.

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