



Mayor
Kurt Ward

District 1
Becky Richardson

District 2
Richard Harper

District 3
Tom Logan

District 4
James Murphy

Work Session Agenda
January 9, 2025
4:00 p.m.

I. CALL TO ORDER

II. ITEMS FOR COUNCIL DISCUSSION

- 2a. Qualifying Fees for 2025 Election
- 2b. Policy on Festival Space on Harrison Street
- 2c. Special Event permit request for Jeff Cantrell with WB Slush for February Winter Market at Countryside Antiques

III. PUBLIC HEARING

- 3a. Intent to Opt Out of Homestead Exemption
- 3b. Public Hearing Procedures for Planning Items
- 3c. **Application #24-06-RZ**
Application for rezoning from Nicholas Wilson on property owned by him identified as Jackson County Tax Parcel 118B 022 or 445 Ednaville Road. The approximate area of the property is .8 acres. The current zoning is Office-Institutional. The requested zoning classification is R-1. The intent of the application is to utilize the property for a detached single-family dwelling

The Planning Director recommended approval of the application.

3d. Amendment to the Town of Braselton Development Code

Section 4.3 0 Single Family Residential District R-3

B. Lot Standards – Add new column to include all other single-family dwellings (no garage in rear yard or served by an alley way). Minimum lot size is 10,000 s.f. Minimum lot width is 75 ft.

Note – This will permit a house in an R-3 district to have a house that does not meet the garage placement standards of the R-3 district. The stipulation is that in such cases the lot must meet the minimum R-2 lot standards.

C. Building Placement - Add new column to include all other single-family dwellings (no garage in rear yard or served by an alley way). Minimum yard requirements shall be the minimum yard requirements of the R-2 District.

Note – This will permit a house in an R-3 district to have a house that does not meet the garage placement standards of the R-3 district. The stipulation is that in such cases the lot must meet the minimum R-2 lot standards.

D. Other Regulations – For open space standards, for lots over 10,000 s.f. and with a minimum lot width of 75 ft. the minimum open space shall be 20%.

Note – Consistent with the R-2 standard.

Section 6.4.A.1. Design Standards – Façade Materials and Design Residential Uses (revision is highlighted)

Add new sub-paragraph f.

1. Buildings containing exclusively residential uses or, in districts that use building types, the following building types: detached house, carriage house, cottage court, duplex, townhouse, walk-up flat, conventional multifamily, and commercial house.

a. True masonry brick, including brick veneers, but not EIFS or precast concrete that simulates the appearance of brick.

b. Stone, including unpainted natural stone, unpainted cast stone having the appearance of natural stone, and unpainted terra cotta.

c. Stucco, including true cement stucco but not EIFS.

d. Wood, including natural wood, engineered wood, or cementitious siding.

e. Shingles, including wood or cementitious shakes and shingles.

f. The front and side facades for principal buildings in an R-3 district on lots less than 10,000 s.f. in area and have a lot width less than 75 ft. shall be limited to the materials in a. and b.

Section 6.7.C Design Standards – Garages and Carports

Revise sub-paragraph 3.

3. For lots in an R-3 district without alley access, where the garage door or vehicular opening faces an adjacent street, the garage must be located to the rear of the principal dwelling. The garage door or vehicular opening may face any direction. An exception are lots in an R-3 district that meet the minimum lot standards and building placement (yard) standards of the R-2 district.

Note – Consistent with other amendments related to lots that meet R-2 minimum standards in the R-3 zoning district.

6.8 Additional Standards for Non-Residential Buildings – 6.8 A.

A. Interior floor to ceiling height for the ground floor of all non-residential buildings must be at least 9 feet.

Section 4.5.B. 2. – Planned Unit Development (PUD) District – Approved Plans

Change paragraph 2 to read:

"2. Where approved uses conflict with the use table in Sec. 5.2, an approved plan by the Town Council determines which uses are permitted and prohibited. ~~until after a major revision, at which point the use table determines which uses are permitted and prohibited.~~

Note – The current language implies that even in the event of a major PUD amendment that is brought to Town Council and approved by Town Council, the use table can supersede that approval. This amendment clarifies that in any case, if the Town Council approves a PUD Plan with specified uses, or the Town Council specifically prohibits uses in a PUD during a major revision decision or new PUD application decision, then the Town Council action supersedes any conflicting use regulations in the Development Code.

Section 5.2 – Allowed and Prohibited Uses

Make Pain Clinic and Veterinary Office, hospital, or clinic a Special Use in the PUD District

Make appliance store and furniture store a Special Use in the PUD District

Make all Personal Service a Permitted Use in the PUD District with the exception of a tattoo parlor and body piercing establishment, fortune telling, laundromat, and locksmith, which shall be a prohibited use. Animal care shall be a Special Use.

Make Club, Museum, Place of Worship, and School a Special Use in the PUD District

Make all Office a Permitted Use in the M-D District

Revise note at the bottom of the use table to read – “*Except when allowed by a previously approved or newly approved PUD or major PUD revision.”

Planning Commission recommends approval of all of the presented code amendments with the exception of Section 6.4.A.1. and with the following revision to Section 6.4.A.1. (revision is highlighted):

1. Buildings containing exclusively residential uses or, in districts that use building types, the following building types: detached house, carriage house, cottage court, duplex, townhouse, walk-up flat, conventional multifamily, and commercial house.

a. True masonry brick, but not brick veneers, EIFS, or precast concrete that simulates the appearance of brick.

b. Stone, including unpainted natural stone, unpainted cast stone having the appearance of natural stone, and unpainted terra cotta.

c. Stucco, including true cement stucco but not EIFS.

d. Wood, including natural wood, engineered wood, or cementitious siding.

e. Shingles, including wood or cementitious shakes and shingles.

f. For any principal residential building allowed pursuant to Sections 4.2 (R-2) and 4.3 (R-3), the front, rear, and side facades shall be limited to the materials listed above in Section 6.4. A., 1., a. and b.

IV. APPOINTMENTS

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

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.