



MAYOR
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or older. An exception to the age restriction for the memory care, assisted living, and independent living facilities may be permitted for any necessary on-site staff persons. The Developer shall record a covenant or deed restriction on the properties within the development, ensuring and enforcing compliance with this age-restriction. This age-restriction shall run in perpetuity with the land. The organization established for the management of the development shall comply with the U.S. Department of Housing and Urban Development (HUD) rules for verification of occupancy and shall maintain procedures for routinely determining the occupancy of each unit. Such procedures may be part of a normal leasing or purchasing agreement and must provide for regular updates as required by HUD.

- 4. There shall be an internal automobile connection between the Friendship Village East and West portions of the development.*
- 5. The developer shall submit a traffic signal warrant study to the Georgia Department of Transportation at the principal entrance into the development. If approved by the Georgia Department of Transportation, all signalization improvements shall be funded by the developer.*
- 6. There shall be a minimum 150' distance between the memory care-assisted living- independent living building and adjacent property outside of the project boundary.*
- 7. A homeowner's association shall be incorporated for the residential community and Restrictive Covenants shall be recorded for the residential community. The restrictive covenants shall include the association's responsibility for maintenance of the common areas and lawn maintenance for the privately owned individual lots.*
- 8. There shall be a minimum 25' opaque buffer in between the entire development and adjacent single-family neighborhoods.*
- 9. The minimum single-family residential lot standards shall be: minimum lot size 3,600 s.f., minimum lot width 35, front building setback 10', side building setback 5', rear building setback 16', and minimum heated dwelling unit square footage of 1,550 s.f.*
- 10. The primary exterior materials for the residential dwelling units shall be brick, stone, or cement-based siding.*
- 11. The single-family residential portion of the project shall be access controlled with gates at entrances. All internal streets shall be private and maintained by the Homeowner's Association. All minimum street and alley standards submitted in the application shall be adhered to.*

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12. PUD Residential Design Standards set forth in section 7.3 of the Braselton Development Code shall apply.
- All rights-of-way must have a street light system, to be owned and maintained by the homeowners' association. Exception to the ownership and maintenance may be granted if such ownership and maintenance is under the power utility provider.
 - There shall be sidewalks located on both sides of all streets. Sidewalks shall be a minimum of 5 ft. in width.
 - All residential lots shall have tree plantings along the rights-of-way as follows:
 - One large deciduous tree for every 25 feet of right-of-way.
 - Trees may be planted in the right-of-way.
 - Each tree shall be of a species known to reach an approximate height of 40 feet at maturity.
 - Trees shall be installed prior to the issuance of a certificate of occupancy for a residential unit.
 - If seasonal or inclement weather are prohibitive to planting, installation can be waived until planting season or when the weather permits installation. The installation shall take place prior to the release of any bonded amount of monies or any other final release of the developer or builder from the Town.
 - Any design or development criteria not specified in the written report or specified as a condition of zoning shall revert to the nearest comparable residential district and the requirements required for that district.
13. All private lots shall be located outside of the required undisturbed buffers for all state waters. All private lots and other building sites shall be located outside of the 100-year flood plain. The undisturbed buffer areas in question shall become part of the neighborhood open space. Any deviation from the Town of Braselton stream buffer regulations and established in the Town of Braselton Development Code can only be approved by the Braselton Zoning Board of Appeals. All development activities shall be compliant with flood plain management regulations adopted by the Town of Braselton and the Federal Emergency Management Agency.
14. All internal streets shall be private and maintained by a Property Owner's Association. All internal streets shall meet the minimum standards set forth in the application.
15. A revised and final site plan that meets the requirements of this PUD amendment approval and all other applicable local, state, and federal regulations shall be submitted to the Mayor and Council for approval prior to the issuance of any development permit.

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The Planning Commission recommends approval with the conditions recommended by the Planning Director plus the additional language added to condition #4 that the connection be designed to accommodate the size and weight of a fire truck and box truck.

- 5c. Application for alcoholic beverage license for Wine Manufacturer from Simone Bergese for B. Wine at 100 Tour de France.
- 5d. Election management IGA's from Barrow and Jackson counties.
- 5e. Request from Reflections HOA to make Dunbar Road a No Through Truck
- 5f. URA Downtown Development RLF for Braselton Brewpub
- 5g. Engineer's recommendation for bid award for Chateau Elan Lift Stations 2 and 3 Replacements

VI. ADJOURN

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