

BUFORD CITY COMMISSION MEETING

August 5, 2019

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the July 15, 2019 meeting.
4. Change September meeting to September 3, 2019 at 7:00 p.m.
5. **Rezoning:**

I. #Z-19-10:

Universal Roofing & Construction
4226 Hamilton Mill Road
Parcel: 7-262-004

Requesting rezoning from R-100 to C-2

P & Z Recommendation

#Z-19-10: Universal Roofing & Construction requests rezoning for the property located at 4226 Hamilton Mill Road from R-100 to C-2. The applicant was not present. Chairman Perkins stated that the applicant had submitted a revised site plan addressing all the issues with the parking and dumpster location. There were no objections from the audience. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of the rezoning request to C-2 with the following conditions:

1. The required 75' undisturbed zoning buffer adjacent to R-100 zoning parcels 7-262-005 and 7-262-002 to be reduced to zero.
2. Where available, the applicant shall add 6-foot tall canopy trees between the parking surface and property lines. Final design shall be reviewed and approved by the Planning Director.
3. All buffers proposed with enhanced landscaping shall be located on the subject property and be maintained by the property owner or designee.
4. The building façade improvements shall be substantially similar to the elevation provided with the rezoning application.
5. The building shall be occupied by an office use only. Outdoor storage of construction vehicles, material or equipment is prohibited.
6. Site plan to include turn around, dumpster location and minimum parking spaces as presented.

Ayes – 5
Nays – 0

II. #Z-19-11:

Kenneth Adams

4347 Old Hamilton Mill Road

Parcel: 7-261-006

Acres: 1.578

Requesting rezoning from RA-200 to R-100

P & Z Recommendation

#Z-19-11: Kenneth Adams requests rezoning for the property located at 4347 Old Hamilton Mill Road from RA-200 to R-100. The applicant was present. He stated that they are proposing three (3) residential lots and the existing house would be removed. There were no objections from the audience. Motion by Wayne Johnson and seconded by Bobby Davis to recommend approval of the rezoning request to R-100 with the following conditions:

1. Prior to the approval of a minor subdivision plat the applicant shall conform to Section 1401 Minimum Yard and Height Requirements, or apply for appropriate variances to reduce the setbacks as shown on the conceptual minor subdivision plat presented with the rezoning case.
2. Homes shall be constructed with three (3) sides brick, stucco or stone with accents not to exceed 20% per elevation. Accents shall include brick, stucco, stone, rock, hardiplank, shakes and cement siding. Elevations shall be provided with the building permit application and final approval by the Planning Director.
3. One-story homes shall have a minimum gross heated floor area of 2400 square feet that excludes the basement area, both finished and unfinished.
4. Two-story homes shall have a minimum gross heated floor area of 2600 square feet that excludes the basement area, both finished and unfinished.
5. Each lot shall require installed curb and gutter with a 5' sidewalk and 2' grass strip along the frontage of Old Hamilton Mill Road prior to the issuance of individual certificates of occupancy. Curb, gutter and sidewalk installation shall meet the minimal standards of the City of Buford's Development Regulations.

Ayes – 5
Nays – 0

III. #Z-19-13:
Bret Muetzelfeld
505 East Main Street
Parcel: 7-301-015

Requesting rezoning from C-2 to R-100

Planning & Zoning Recommendation:

#Z-19-13: Bret Muetzelfeld requests rezoning for the property located at 505 East Main Street from C-2 to R-100. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing to install a fence around the property with gates and to build an attached 3-car garage and would need relief on the side setback. The applicant was also present. There were no objections from the audience. Motion by Harley Bennett and seconded by Bobby Davis to recommend approval of the rezoning request to R-100 with the following conditions:

1. The detached back garage shall not be occupied as a residential dwelling.
2. To reduce the side setback from 10 feet to 5 feet to allow the construction of the attached 3-car garage.
3. To allow a black metal decorative fence with brick columns in the front, side and back yards subject to the approval of the City Manager and Planning Director. Front yard sight distance shall conform with plan as submitted.

Ayes – 5
Nays – 0

6. Special Use Permit:

I. #SUP-19-17:
Amy Dickey
5306 Palmero Court, Suite H
Parcel: 7-265-062

Requesting a special use permit to allow an indoor training facility

P & Z Recommendation

#SUP-19-17: Amy Dickey requested a special use permit for the property located at 5306 Palmero Court, Suite H. The special use permit requested is to allow an indoor sports training facility. The applicant was present and explained the request to the Board. Robert Finley, real estate agent spoke in favor of the request. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the special use permit as requested with the following conditions:

1. The training operations shall take place indoors.
2. The applicant shall provide the anticipated peak capacity of the building to determine if parking will be sufficient at the multi-tenant building.

Ayes – 5

Nays – 0

7. Approve final subdivision plat for Holland Point Retail, LLC.
8. Consider sewer allocation request for Wade Orr Road tract.
9. Conduct public hearing for Fiscal Year 2020 operating budget.
10. Conduct public hearing for 2019 property tax millage rate rollback and proposed tax increase.
11. Approve 2019 property tax millage rate for Buford City Schools in Gwinnett County of 12.70 mills and 13.297 mills for Hall County with a Local Option Sales Tax rollback of .597 mills. The 2019 net millage rate for property taxes in both counties will be 12.70 mills.
12. Approve Fiscal Year 2020 Budget Appropriations Resolution and Operating Budget.
13. Authorize Chairman to sign 2020 Special Purpose Local Option Sales Tax (SPLOST) agreement with Hall County.
14. Consider approval of special event application for lawn event at Buford Community Center on October 26, 2019.
15. Approve Bona Road gym renovations and Charles Black Construction Co., Inc. as construction manager.
16. Authorize City Manager to sign agreement to lease city vehicles to Buford City Schools.
17. Authorize payment #3 for Southside Trunk Sewer project – Phase II.
18. Authorize payment #3 for SR 324 at SR 124 gas relocation project.
19. Authorize payment #2 for Bailey Road gas relocation project.

20. City Manager's report.

21. City Attorney's report.

NOTE: The City of Buford does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities per the Americans with Disabilities Act of 1992. Bryan Kerlin, City Manager, 770-945-6761, 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 City of Buford will assist citizens with special needs given proper advance notice. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City should be directed to the ADA Coordinator, Bryan Kerlin, 2300 Buford Highway, Buford, Georgia, 770-945-6761.