

BUFORD CITY COMMISSION MEETING

August 7, 2017

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the July 17, 2017 meeting.
4. Change the September meeting to Tuesday, September 5, 2017 at 7:00 p.m.
5. Presentation of picture portfolio by Buford Community Girls Chorus from recent Italy trip.
6. **Rezoning**

I. Z-17-05:

Garrett Reed

4331 Old Hamilton Mill Road

Parcel: 7-261-008

Zoning from O & I to R-100

Acres: 1.90

P & Z Recommendation

#Z-17-05: Garrett Reed requested rezoning for the property located at 4331 Old Hamilton Mill Road, being parcel 7-261-008, from O-I to R-100. The applicant was present and explained the request to the Board. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning to R-100 with the following conditions:

1. The final subdivision plat to be approved by the City of Buford shall be substantially similar to the concept subdivision plan submitted with the rezoning application dated 12-8-15.
2. Lot(s) directly adjacent to Hamilton Mill Road shall include a 20' planted buffer adjacent to the right-of-way of Hamilton Mill Road. The buffer shall be planted with a double row of evergreen trees to provide for an effective screen. The final replanting plan shall be approved by the Planning Director at the review of the building permit for each lot.
3. Homes shall be constructed with three sides brick, stucco or stone with accents not to exceed 20% per elevation. Elevations shall be provided with the building permit application and final approval by the Planning Director.
4. All one-story homes shall have a minimum gross heated floor area of 2,400 sq. ft. that

- excludes the basement area, both finished and unfinished.
5. All two-story homes shall have a minimum gross heated floor area of 2,600 sq. ft. which excludes the basement area, both finished and unfinished.
 6. Each lot shall require installed curb and gutter and a 5' sidewalk with a 2' landscape strip along property frontage on Old Hamilton Mill Road prior to the issuance of a Certificate of Occupancy.

Ayes – 3

Nays – 0

II. Z-17-06:

Jason Jackson

207 West Moreno Street

Parcel: 7-294D-138

Zoning from C-2 to R-100

Acres: 0.19

P & Z Recommendation

#Z-17-06: Jason Jackson requested rezoning for the property located at 207 W. Moreno Street from C-2 to R-100. The applicant was not present. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning to R-100 with the following conditions:

1. The rezoning case supports the development and occupancy of the existing building with a residential use. Any future requests to change the occupancy type with a commercial or office use shall be prohibited unless the zoning category is changed appropriately and the building and site are brought up to Buford City codes.

Ayes – 3

Nays – 0

7. Special Use Permit

I. SUP-17-09:

Brian Jenkins

110 East Moreno Street

Parcel: 7-295A-093

Requesting Special Use Permit to allow an automotive shop

P & Z Recommendation

#SUP-17-09: Brian Jenkins requested a special use permit for the property located at 110 E. Moreno Street. The special use permit requested is to allow an automotive shop. The applicant was present and explained the request to the Board. There were no objections from the audience. After a short discussion, motion was made by Harley Bennett and

seconded by Wayne Johnson to recommend approval of the special use permit as requested with the following conditions:

1. Outdoor storage of automotive parts, junk vehicles or automotive repair related equipment shall be prohibited.
2. All automotive repair shall take place within the building. Outdoor repair operations shall be prohibited.
3. Outdoor storage of vehicles waiting for repair or service shall be prohibited.

Ayes – 3

Nays – 0

II. SUP-17-10:

J. P. Miller

4160 Buford Drive

Parcel: 7-229-006A

Requesting Special Use Permit to allow outdoor storage

P & Z Recommendation

#SUP-17-10: J.P. Miller requested a special use permit for the property located at 4160 Buford Drive. The special use permit requested is to allow outdoor storage. Mitch Peevy spoke on behalf of the applicant and explained the requested to the Board. Scott Snedecor, business owner, also spoke about the operations and outside storage areas. Stacy Patterson, property owner, spoke in favor of the request. After a short discussion, motion was made by Wayne Johnson and seconded by Harley Bennett to recommend approval of the special use permit as requested with the following conditions:

1. The business operation shall limit the location and scope of the outdoors storage of retail products in the locations designated on the site plan provided with this SUP application.
2. The final site design shall provide the ingress and egress as per the site plan provided with this SUP application and be approved by the Planning Director.
3. The outdoor showcase area (sidewalk area adjacent to the building) located near the Intersection of French's Boulevard and Buford Drive shall be fenced with a black decorative metal fence. Prior to the issuance of a land disturbance permit, the applicant shall provide sectional and elevation details of the decorative fence to be approved by the Planning Director. The front storage area facing Highway 20 shall be for storage of patio furniture and outdoor living only and the front storage area facing French's Boulevard shall be for storage of lawnmowers, plant materials and similar products only. Propane tanks shall be prohibited in the front outdoor storage areas on Highway 20 and French's Boulevard. Storage in these areas shall be staged behind the fencing and limited to the area approved by the Planning Director.
4. The outdoor storage area located near the south east corner of the building shall be

- screened with a 6-foot high black vinyl coated chain link fence with slat inserts. Prior to the issuance of any land disturbance permit, the applicant shall provide sectional and elevation details of the chain link fence to be approved by the Planning Director.
5. Outdoor storage shall be prohibited outside of the designated areas as shown on the site plan submitted with the SUP application dated 6-26-17.
 6. Street lights and decorative lights shall be required on Georgia Highway 20 per the Mall of Georgia Overlay District. No sidewalk shall be required on Georgia Highway 20.
 7. Street lights and a 5 foot sidewalk with a 2 foot landscape strip shall be provided on French's Boulevard.
 8. Elevations shall be substantially similar to the one submitted with SUP application with any final improvements to be approved by the Planning Director.

Ayes – 3
Nays – 0

8. **Annexation:**

I. Tract #1- Plat # 545
Gwinnett County
7-332-018

Steven Cox
5915 Shadburn Ferry Road
Buford, Georgia 30518

Property: 5915 Shadburn Ferry Road
Acres: 1.25
Zoned From: R-100
Zoned To: R-100

P & Z Recommendation

Plat #545: Steven Cox requested annexation and zoning for the property located at 5915 Shadburn Ferry Road, being parcel 7-332-018, from R-100 to R-100. The applicant was present and explained the request to the Board. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the annexation and zoning to R-100.

Ayes – 3
Nays – 0

II. Tract #2 – Plat #546
Hall County
08-158-002032

Judy Everett
3803 Carter Road
Buford, Georgia 30518

Property: 3801 Carter Road

Acres: 1.16

Zoned From: ARIII

Zoned to RA-200

P & Z Recommendation

Plat # 546: Judy Everett requested annexation and zoning for the property located at 3801 Carter Road, being parcel 08-158-002032, from AR-III to RA-200. The applicant was present and explained the request to the Board. Hall County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and zoning to RA-200 as a comparable zoning to Hall County.

Ayes – 3

Nays – 0

III. Tract #3 – Plat #547

Hall County

08-158-002028

Judy Everett

3803 Carter Road

Buford, Georgia 30518

Property: 3803 Carter Road

Acres: 1.28

Zoned From: ARIII

Zoned To: RA-200

P & Z Recommendation

Plat #547: Judy Everett requested annexation and zoning for the property located at 3803 Carter Road, being parcel 08-158-002028, from AR-III to RA-200. The applicant was present and explained the request to the Board. Hall County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Harley Bennett and seconded by Wayne Johnston to recommend approval of the annexation and zoning to RA-200 as a comparable zoning to Hall County.

Ayes – 3

Nays – 0

9. Zoning Amendment

I. ZA-17-02:

Amend Article XIII, Section 1308. C-2 (Commercial Uses), Section E - Temporary Uses

P & Z Recommendation

ZA-17-02: Motion by Wayne Johnson and seconded by Harley Bennett to recommend an amendment to the 2000 City of Buford Zoning Ordinance and Subdivision Regulations, Article XIII, Section 1308. C-2 (General Business District, Retail and Services Uses), Section E, Temporary Uses, to delete item #5.

Ayes – 3

Nays – 0

10. **Road Dedication**

I. Broadmoor Boulevard

11. Conduct public hearing for Fiscal Year 2018 operating budget.
12. Conduct public hearing for 2017 millage rate rollback.
13. Approve Fiscal Year 2018 Budget Appropriations Resolution and Operating Budget.
14. Approve 2017 property tax millage rate for Buford City Schools in Gwinnett County of 12.80 mills and 13.44 mills for Hall County with a Local Option Sales Tax rollback of .64 mills. The 2017 net millage rate for property taxes in both counties will be 12.80 mills.
15. Approve work detail agreement with Georgia Department of Corrections.
16. Authorize Chairman to sign amended contract with Transcontinental Gas Pipe Line Company, LLC to remove abandoned and no longer active gas receipt locations.
17. Authorize Chairman and City Manager to enter into an agreement on behalf of the City with Transcontinental Gas Pipe Line Company, LLC for purchase of gas from the Southeastern Trail Expansion Project.
18. Authorize City Manager to enter into an agreement on behalf of the City with Carcoustics USA South for payment of electrical infrastructure.
19. Authorize Chairman to negotiate and sign access easement agreement with 12STONE CHURCH, INC.
20. Consider 2017-2018 health and dental renewals.
21. Authorize payment #2 for South Lee Street LCI project.
22. Authorize payment #2 for Southside Trunk Sewer project.
23. Authorize payment #2 for South Bogan Road and Kilgore Road gas relocation project.
24. Authorize final payment for SR 324/Auburn Road gas relocation project.
25. Authorize payment #7 for new Buford City Gym.

26. Authorize payment #1 for Buford City ball fields.

27. City Manager's report

28. City Attorney's report.