

# BUFORD CITY COMMISSION MEETING

February 6, 2017

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the January 9, 2017 meeting.
4. Recognize Frank Reddy for his 20 years of service with the City.
5. **Rezoning**

I. #Z-16-17: Ed Breedlove, SMC Properties, Cheeley Investments  
c/o Mill Creek Consulting  
Peachtree Industrial Boulevard  
Parcel: 7-304-007  
Zoning from C-2 to M-1  
Acres: 54.83

## **P & Z Recommendation**

#Z-16-17: Ed Breedlove, SMC Properties and Cheeley Investment requested a rezoning for the property located on Peachtree Industrial Boulevard, being parcel 7-304-007 and containing 54.83 acres, from C-2 to M-1. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. Several homeowners from Maplecliff Subdivision spoke in opposition of the request with concerns of increased traffic, noise and safety concerns with the increase of big trucks from this project. They also asked if a traffic light would be installed. One neighbor that lives on Little Mill Road spoke with the same concerns. One adjoining property owner that lives on Hillcrest Drive asked about buffers against residential property. The Board stated the buffer would be a 50 foot undisturbed buffer abutting residential zoned property. Mr. Peevy stated that trucks are restricted on Little Mill Road on both sides of Peachtree Industrial Boulevard and would use Peachtree Industrial for their route to the Interstate. Mr. Peevy also stated that a traffic study would be required with the DRI review. After a brief discussion, motion was made by Homer Whiting and seconded by James Reed to recommend approval of the rezoning request to M-1 with the following conditions:

1. The height of any building shall be a maximum of five (5) stories.
2. Construction of the industrial buildings shall be tilt up concrete.
3. Any building along or adjacent to the residential property line which is over two (2) stories tall shall be reviewed and approved by the City Commission prior to any permitting.
4. DRI approval is required prior to any permitting.

5. The lighting shall be contained on the property.

Ayes – 5

Nays – 0

II. #Z-16-18/SUP-16-18: Randy Cruce & Michael Ewing  
Buford Highway  
Parcels: 7-268-120 & 7-269-080  
Zoning From: C-2 to R-100 with a SUP  
Acres: 20.294

**P & Z Recommendation**

#Z-16-18/#SUP-16-18: Randy Cruce and Michael Ewing requested a rezoning for the property located on Highway 23, being parcels 7-268-120 and 7-269-080 and containing 20.294 acres, from C-2 to R-100 with a special use permit to allow a CSO Subdivision. Jeff Pruitt spoke on behalf of the applicant and stated that he had spoken to four (4) groceries stores with no commitments. Mike Ewing spoke in favor of the request stating that Buford needed more residential roof tops to bring a grocery store to the area and with this development the residents would be able to walk to shops and restaurants. Matt Reeves, with Anderson, Tate & Carr, P.C., spoke on behalf of the applicant asking for approval from the Board with the same conditions that Home South Communities received and that they would delay the C.O.'s until 2018. He stated that they would be able to connect this development with the Buford Village project and create more traffic for the area. He also stated that the property does not have a reasonable economic use as zoned. Mr. Kerlin noted that the application stated that the property does have a reasonable economic use as zoned and that the application was not consistent with the City's adopted Livable Centers Initiative Plan, which includes this property. After a brief discussion, motion was made by James Reed and seconded by Wayne Johnson to recommend denial.

Ayes – 5

Nays – 0

**6. Special Use Permit**

I. SUP-17-01: Eric D. Johnson  
4555 Atwater Court  
Parcel: 7-270-026  
Zoning: M-1

P & Z Recommendation

#SUP-17-01: Eric D. Johnson requested a special use permit for the property located at 4555 Atwater Court, Suite E. The special use permit requested is to allow a sports training facility. Bernie Kissinger, Attorney, spoke on behalf of the applicant and explained the request to the Board. Deon Troupe with Elite Sports located in the same building spoke in opposition of the request. He stated that they use to be partners and this was the same type of business as he currently operates and that they have been in operation before the special use permit was approved. The Chairman stated that the Board only reviews the applicant's use and compliance with the ordinances. After a brief discussion, motion was made by Homer Whiting and seconded by James Reed to recommend approval of the special use permit as requested with the following conditions:

1. Parking on the right-of-way shall be prohibited.
2. Building shall be required to meet State building codes for commercial/public uses prior to occupancy.



Ayes – 5

Nays – 0

**7. Exemption Plat**

I. Steve Thornton  
Shadburn Ferry Drive

8. Consider approval of detention wall and safety fencing in front yard on Atlanta Highway for 32 lot Wade Orr subdivision.
9. Consider adoption of resolution approving restoration of right of way of Frazer Road; and other purposes.
10. Authorize City Manager to sign agreement with Keck & Wood for City consulting and engineering services.
11. Authorize Chairman and City Manager to execute election forms to deposit Municipal Competitive Trust Credits and Off – System Energy Sales Margins into the Municipal Competitive Trust.
12. Adopt revised contract for probation supervision and rehabilitation services with Professional Probation Services, Inc.
13. Consider renewal of General Property & Liability Insurance Policy for 2017-2018.
14. Approve special event applications for Buford Youth Sports Complex.

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15. Authorize City Manager to amend budget for funding of the Buford Community Girls Chorus Italy trip.
  16. Consider approval of Buford Community Center Policy amendments.
  17. Consider approval of City of Buford 2017-2018 theatrical season, concerts and performances at Buford Community Center.
  18. Approve payment #1 for new Buford City Gymnasium.
  19. Approve payment #2 for 2016 paving project.
  20. Approve payment #2 for SR 324 gas relocations part of Gwinnett County Force Account Agreement.
  21. City Manager's report.
  22. City Attorney's report.
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