

BUFORD CITY COMMISSION MEETING

January 2, 2018

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the December 4, 2017 meeting.
4. Administer oaths to Commissioners Brad Weeks and Chris Burge and School Board members Pat Pirkle and Bruce Fricks.
5. Elect Commission Chairman for 2018.
6. Elect Vice Chairman for 2018.
7. Appoint Department Heads for 2018.
8. Appoint Mitch Peevy to Board of Buford Housing Authority, reappoint Doug Williams, Sr. to Board of Buford Housing Authority, appoint Bobby Davis to City of Buford Planning & Zoning Board, appoint Dwayne Cash to City of Buford Zoning Board Of Appeals, appoint Stanley Reed to the City of Buford Zoning Board of Appeals and reappoint Winston Burel to City of Buford Zoning Board of Appeals.

9. Rezoning

I. #Z-17-14: J H Homes, Inc.
 East Main Street
 Parcel: 7-295E-032
 Zoning from C-2 to M-1
 Acres: 2

Requesting rezoning from O & I to R-100

P & Z Recommendation

#Z-17-14: JH Homes, Inc. requested rezoning for the property located on East Main Street, parcel 7-295E-032, containing 2 acres from O-I to R-100. Cameron Henderson spoke on behalf of the applicant and explained the request to the Board. He submitted two (2) concept plans to the Board. First plan proposed 4 lots with a road off E. Main Street and the second plan proposed 5 lots with the road off private property. The Board stated that the second plan did not have any road frontage and would not be in compliance with development regulations. No one spoke against the request. The Board preferred the 5 lot

plan with Lot 1 house fronting East Main Street. After a brief discussion, motion was made by Homer Whiting and seconded by Wayne Johnson to recommend approval of the rezoning to R-100 with the following conditions:

1. The subject parcel is to be developed only for Parcel 7-295E-032 with single family homes with minimum lot areas of 7500 square feet and the minimum lot width of 60 feet measured at the minimum front setback.
2. The minimum front setback shall be 20 feet. The minimum rear setback shall be 25 feet. The minimum side setbacks shall be 5 feet with a minimum of 15 feet between structures.
3. All homes shall have a minimum 2600 square feet of gross heated floor area, which shall exclude the basement, both finished and unfinished. The homes will have a minimum of a two car garage.
4. All homes shall be constructed with four sides brick or stone with architectural accents not to exceed 40% on the front elevations and accents not to exceed 35% on the side or rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Director of Planning.
5. All newly constructed streets shall meet the minimum requirements of the City's Development Regulations with minimum 50-foot wide right-of-way and 28-foot wide streets.
6. All streets in the subdivision shall have five foot sidewalks on both sides of the street with a 2-foot landscape strip on both sides of the street.
7. Street lights shall be provided throughout the project as approved by the City. All utilities shall be located underground.
8. All yards shall be sodded.
9. Roof material shall be architectural shingles only.
10. Shall contain a maximum of 5 lots.
11. If the road entrance is off the private/subdivision road, then Lot #1 shall face East Main Street.
12. A mandatory homeowners' association (HOA) shall be provided and be responsible for maintenance of all grounds, water quality/detention facilities and open space.

Ayes – 4

Nays – 0

10. **Special Use Permit**

I. #SUP-17-19: Remedy Diagnostics, LLC
733 South Church Street
7-269-091

Requesting special use permit to allow automotive calibration

P & Z Recommendation

#SUP-17-19: Remedy Diagnostics, LLC requested a special use permit for the property located at 733 South Church Street. The special use permit requested is to allow automotive calibrations. Kirk Corders spoke on behalf of the applicant and explained the request to the Board. He stated that the business would have two (2) employees and would be using only two (2) of the roll up doors and there would be enough parking for his business. He also stated that this business is not open to the public and that all vehicles would be stored inside. Les Johnson spoke on behalf of the property owner and was 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. Outdoor storage of automotive parts, junk vehicles or automotive repair related equipment shall be prohibited.
2. All automotive diagnostics/repairs shall take place within the building. Outdoor operations shall be prohibited.
3. Outdoor parking of vehicles awaiting repairs shall only be located in striped parking spaces and shall not exceed the number of parking spaces provided on the premises of 733 S. Church Street.

Ayes – 4

Nays – 0

II. SUP-05-11: Alex Wayne
 1424 Buford Business Boulevard

**Requesting special use permit to be removed from above address
Special use permit was to allow business condominiums**

P & Z Recommendation

SUP-05-11: Radial Property Group requests that #SUP-05-11 for a business condominium be removed from 1424 Buford Business Boulevard. Daren Wayne spoke on behalf of the applicant and explained the request to the Board. There were no objections from the audience. Motion by Homer Whiting and seconded by Harley to recommend removal of the special use permit as requested.

Ayes – 4

Nays – 0

11. Annexation

I. Plat #554

Gwinnett County
7-326-024

B K Holdings, LLC
2246 Shoal Creek Road
Buford, Georgia 30518

Property: 2234 Shoal Creek Road
Acres: 4.280
Zoned From: Mobile Home R02
Zoned to: R-100

P & Z Recommendation

Plat #554: BK Holdings, LLC requested annexation and zoning for the property located at 2234 Shoal Creek Road from Mobile Home R02 to R-100. Brandon Hastings spoke on behalf of the applicant and explained the request to the Board. He stated that he would like to propose a shared driveway for Lots #2 and #3 and to build craftsmen style homes with 35% brick or stone and 65% accents. There were no objections from the audience. Motion by Wayne Johnson and seconded by Homer Whiting to recommend approval of the annexation and zoning to R-100 with the following conditions:

1. The subject parcel shall be subdivided substantially similar to the survey plat provided with the application including the lot width reductions less than 100 feet at the minimum 35-foot front setback.
2. The subject parcel is limited for development of single family homes and accessory uses.
3. All homes shall be craftsman style homes with 35% brick or stone and accents not to exceed 65% on all four sides. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
4. All front, side and rear yards shall be sodded and shall have two (2) 3-inch caliper canopy trees planted in the front yard.
5. All homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. Homes shall have a minimum two (2) car garages.
6. Shall provide a 20-foot wide common asphalt or concrete driveway for Lots #2 and #3 and the approaches at the radius to the garage shall be concrete. Access maintenance agreements shall be recorded with said driveway.

Ayes – 4

Nays – 0

12. Authorize payment of deposit for concert tour of Switzerland and Austria in June 2019 by Buford Community Girls Chorus.
13. Authorize Chairman to sign agreement with MEAG Power for purchase of excess reserve capacity from City of Griffin.
14. Consider amending budget for employee pay raises.
15. Consider renewal of 2018-2019 workers comp policy.
16. Authorize payment #1 for 2017 LMIG paving project.
17. Authorize payment #6 for South Lee Street LCI project.
18. Authorize payment #3 for Washington Street Sidewalk Project.
19. Authorize payment #12 for new Buford City Gym.
20. Authorize payment for Buford City Gym columns.
21. City Manager's report.
22. City Attorney's report.