

BUFORD CITY COMMISSION MEETING

July 15, 2019

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the June 3, 2019 meeting.
4. **Special Use Permit**

I. #SUP-19-15:

Bhalvani Ent, Inc.

4780 Lanier Islands Parkway

Parcel: 08-157-000022

Requesting special use permit to allow an automatic carwash.

Planning & Zoning Recommendation:

#SUP-19-15: Bhalvani Ent, Inc. requested a special use permit for the property located at 4780 Lanier Islands Parkway. The special use permit requested is to allow an automatic carwash. The applicant was not present. There were no objections from the audience. Motion by Homer Whiting and seconded by Bobby Davis to recommend approval of the special use permit as requested with the following conditions:

1. The site shall remain unaltered aside from the installation of the utilities. The traffic movement shall be substantially similar to the illustration shown on the site plan.
2. The applicant shall obtain all required permits and authorization for the installation of the grease trap, sanitary sewer line and water line from the County utility department prior to the commencement of any work.

Ayes – 4

Nays – 0

II. #SUP-19-16:
GMG Automotive
5352 Palmero Court
Parcel: 7-265-055

Requesting special use permit to allow auto service and repair.

Planning & Zoning Recommendation:

#SUP-19-16: GMG Automotive requested a special use permit for the property located at 5352 Palmero Court. The special use permit requested is to allow auto service and repair. Mitch Peevy 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 Bobby Davis 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.

Ayes – 5
Nays – 0

5. Annexation:

I. Plat #569
Gwinnett County
7-326-023

Darius and Alina Frant
2204 Shoal Creek Road
Buford, GA 30518

Property: 2204 Shoal Creek Road
Acres: 1.050
Zoned From: R-100
Zoned To: R-100

Planning & Zoning Recommendation:

Plat #569: Darius and Alina Frant requested annexation and zoning for the property located at 2204 Shoal Creek Road from R-100 to R-100. The applicant was present and explained the request to the Board. He stated their home is already located on the property and the house is 4400 square feet. Gwinnett County did not object to this annexation and zoning 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 R-100.

Ayes – 5
Nays – 0

II. Plat #570
Hall County
08-160-001031

Benjamin Shane and Cortney Dawkins
5016 Blackberry Lane
Buford, GA 30518

Property: 5016 Blackberry Lane
Acres: 3.46
Zoned From: AR-III
Zoned To: RA-200

Planning & Zoning Recommendation:

Plat #570: Benjamin Shane and Cortney Dawkins requested annexation and zoning for the property located at 5016 Blackberry Lane from AR-III to RA-200. The applicant was present and explained the request to the Board. He stated their home is located on the property and wants to be a part of the City. Mr. Kerlin stated that the 80-acre tract adjacent to their property is being actively pursued for an industrial development. The applicant stated he was aware of the potential development of the property. Hall County did not object to this annexation and zoning and there were no objections from the audience. Motion by Harley Bennett and seconded by Bobby Davis to recommend approval of the annexation and zoning to RA-200.

Ayes – 5
Nays – 0

III. Plat #571/#Z-19-07
Hall County
08-167-004045

Nicole Lynn and Jalerie Peruchini
3659 Shoreland Drive
Buford, GA 30518

Property: 3659 Shoreland Drive
Acres: 0.805
Zoned From: VC – Vacation Cottage
Zoned To: R-100

Planning & Zoning Recommendation:

Plat #571/#Z-19-07: Nicole Lynn and Jalerie Peruchini requested annexation and rezoning for the property located at 3659 Shoreland Drive from VC to R-100. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. He stated they would like to request the minimum house size to be 3200 square feet with a 3-car garage. Hall County did not object to this annexation and rezoning and there were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and rezoning to R-100 with the following conditions:

1. All homes shall have a minimum gross heated floor area of 3200 square feet exclusive of garages or basements and shall have a 3-car garage.
2. Architectural features of the homes shall be four (4) sides brick or stone with accents not to exceed 60% on the front elevation and accents not to exceed 40% on the side and rear elevations. Accents shall include brick, stone, rock, stucco, cedar shakes, fiber cement siding and hardiplank. Architectural elevation designs to be approved by the Planning Director.
3. All front and rear yards shall be sodded and shall have two (2) ornamental trees planted in the front yard.
4. Architectural shingles shall be used as roofing material.
5. The driveway shall be a minimum of 18 feet in width.
6. Install curb and gutter and 5-foot sidewalk with 2-foot landscape strip.

Ayes – 5
 Nays – 0

IV. Plat #572/#Z-19-08:
 Hall County
 08-167-004004

Jeffery S. Rolader
 3456 Shoreland Drive
 Buford, GA 30518

Property: 3655 Shoreland Drive
 Acres: 0.804
 Zoned From: VC – Vacation Cottage
 Zoned To: R-100

Planning & Zoning Recommendation:

Plat #572/#Z-19-08: Jeffery S. Rolader requested annexation and rezoning for the property located at 3655 Shoreland Drive from VC to R-100. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. He stated they would like to request the minimum house size to be 3200 square feet with a 3-car garage. Hall County did not object to this annexation and rezoning request and there were no objections from the audience. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of the annexation and rezoning to R-100 with the following conditions:

1. All homes shall have a minimum gross heated floor area of 3200 square feet exclusive of garages or basements and shall have a 3-car garage.
2. Architectural features of the homes shall be four (4) sides brick or stone with accents not to exceed 60% on the front elevation and accents not to exceed 40% on the side and rear elevations. Accents shall include brick, stone, rock, stucco, cedar shakes, fiber cement siding and hardiplank. Architectural elevation designs to be approved by the Planning Director.
3. All front and rear yards shall be sodded and shall have two (2) ornamental trees planted in the front yard.
4. Architectural shingles shall be used as roofing material.
5. The driveway shall be a minimum of 18 feet in width.
6. Install curb and gutter and 5-foot sidewalk with 2-foot landscape strip.

Ayes – 5
Nays – 0

V. Plat #573/#Z-19-09:
Hall County
08-167-004006

Jeffery S. Rolader
3456 Shoreland Drive
Buford, GA 30518

Property: 3651 Shoreland Drive
Acres: 0.840
Zoned From: VC – Vacation Cottage
Zoned To: R-100

Planning & Zoning Recommendation:

Plat #573/#Z-19-09: Jeffery S. Rolader requested annexation and rezoning for the property located at 3651 Shoreland Drive from VC to R-100. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. He stated they would like to request the minimum house size to be 3200 square feet with a 3-car garage. Hall County did not object to this annexation and rezoning request and there were no objections from the audience. Motion by Homer Whiting and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to R-100 with the following conditions:

1. All homes shall have a minimum gross heated floor area of 3200 square feet exclusive of garages or basements and shall have a 3-car garage.
2. Architectural features of the homes shall be four (4) sides brick or stone with accents not to exceed 60% on the front elevation and accents not to exceed 40% on the side and rear elevations. Accents shall include brick, stone, rock, stucco, cedar shakes, fiber cement siding and hardiplank. Architectural elevation designs to be approved by the Planning Director.
3. All front and rear yards shall be sodded and shall have two (2) ornamental trees planted in the front yard.
4. Architectural shingles shall be used as roofing material.
5. The driveway shall be a minimum of 18 feet in width.
6. Install curb and gutter and 5-foot sidewalk with 2-foot landscape strip.

Ayes – 5
Nays – 0

6. **Zoning Modification:**

**I. #ZM-19-04: Dennis Gutierrez
80 South Alexander St**

To modify condition #3 to allow rear setback to reduce from 40 feet to 10.5 feet

**II. #ZM-19-05: Southern Heritage Homes
279 South Alexander Street (DDA Property)**

To increase the lots from 11 to 12 with 2 sets of 3-townhomes. Eliminated one lot for the detention facility.

To modify conditions #1, 2, 5 and 9 from Commission meeting Minutes of November 5, 2018.

**III. #ZM-19-06: Southern Heritage Homes
90 North Harris Street (DDA Property)**

Modification and phasing of the Harris Street project. This phase will be 4 lots.

Going from rear alley entry to front entry garages.

No improvements on Garner Street.

Houses to remain at a maximum of 14 lots including both phases.

To modify conditions #2, 3, 5, 6 and 9 from the Commission meeting minutes of November 5, 2018.

7. Approve Buford Mill Drive road dedication plat.
8. Conduct public hearing for Fiscal Year 2020 operating budget.
9. Conduct public hearing for 2019 property tax millage rate rollback and proposed tax increase.
10. Amend Fiscal Year 2019 operating budget to reflect actual expenditures through June 30, 2019.
11. Consider dedication of Thunder Road sewer easement.
12. Authorize Chairman to enter into Intergovernmental Agreement with Georgia Department of Transportation for interchange justification report at Thompson Mill Road and I-985.
13. Adopt restated plan documents for Georgia Municipal Employees Benefit System

(GMEBS) as required by the Internal Revenue Service (IRS).

14. Approve special event application for Antiques Holiday Market event on Buford Community Center lawn November 15, 2019 – November 17, 2019.
15. Consider renewal of 2019-2020 health insurance policy.
16. Approve release of pledged funds with Peoples Bank & Trust.
17. Amend Buford City Schools budget for summer camp programs.
18. Consider approval of low bid for South Richland Creek paving project.
19. Consider approval of low base bid for SR 324 at I-85 Interchange gas relocation project.
20. Consider approval of low bid for SR 316 at Harbins Road gas relocation project.
21. Authorize Chairman to sign necessary documents to transfer City property on Railroad Avenue, Parcel #7-293-102, to City of Buford Downtown Development Authority.
22. Authorize Chairman to enter into an agreement with Heraeus Quartz North America, LLC for property located at 600 Heraeus Boulevard.
23. Authorize payment #9 for Buford Parking deck project.
24. Authorize payment #2 for Southside Trunk Sewer project – Phase II.
25. Authorize payment #1 for Bona Road sidewalk project.
26. Authorize change order #2 and payment #2 for SR324 at SR124 gas relocation project.
27. Authorize change order (final) and payment #7 (final) for Hamilton Mill Road gas relocation project.
28. City Manager's report.
29. 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.