

# BUFORD CITY COMMISSION MEETING

June 4, 2018

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the May 7, 2018 meeting.
4. Change July meeting to July 16, 2018.
5. **Rezoning:**

**#Z-18-04:            Vertical Element, LLC  
                          359 South Hill Street  
                          Parcel: 7-295B-062  
                          Zoning from C-2 to R-100**

**Request rezoning from C-2 to R-100**

## **P & Z Recommendation**

#Z-18-04: Vertical Element, LLC requested rezoning for the property located at 359 South Hill Street from C-2 to R-100. Garen McDonnell spoke on behalf of the applicant and explained that he is building this house for his Mother to live in. Mr. Perkins stated that the applicant had a demolition and foundation permit only and asked the applicant why he was framing without a permit. Mr. McDonnell stated he misunderstood what he was permitted to do and apologized for continuing to work without a permit. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of the rezoning request to R-100 with the following conditions:

1. The existing building shall be occupied as a residential dwelling. 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.
2. Single family residence only. Detached garage shall have no plumbing fixtures.
3. Subsequent permit for the proposed renovation and additions shall be substantially similar to the site plan and building elevations provided with this rezoning application.

Ayes – 5

Nays – 0

**6. Special Use Permit:**

**I. #SUP-18-07:           Blue Ridge Distribution Center, LLC  
3750 Blue Ridge Drive, Suite 300  
Parcel: 7-218-066  
Zoning: M-1**

**Requesting special use permit to allow an auto body repair shop.**

#SUP-18-07: Blue Ridge Distribution Center, LLC requested a special use permit for the property located at 3750 Blue Ridge Drive, Suite 300. The special use permit requested is to allow an auto body repair shop. Mike Irby spoke on behalf of the applicant and explained the request to the Board. The Board asked where the vehicles waiting for repair would be stored. Mr. Irby stated the vehicles would be stored in the back parking area and he stated that area would not be seen from any roadway, but also offered to screen the storage area. Motion by Homer Whiting and seconded by Wayne Johnson to recommend approval of the special use permit as requested with the following conditions:

1. Outdoor operations, labeled as Tesla vehicle storage and employee parking, loading and unloading dock access and interior Tesla premises on the site plan, shall be substantially similar when subsequent permits are applied for occupancy of the building.
2. The storage area for vehicles waiting for repair shall be screened with a solid fence.

Ayes – 5  
Nays – 0

**II. #SUP-18-08:           Performance Builders, Inc.  
5815 Lanier Islands Parkway  
Parcel: 07-329-002008  
Zoning: C-2**

**Requesting special use permit to allow boat storage for sales inventory.**

#SUP-18-08: Performance Builders, Inc. requested a special use permit for the property located at 5815 Lanier Islands Parkway, being parcel 07-329-002008. The special use permit requested is to allow boat storage for sales inventory. Greg Hardy spoke on behalf of the applicant and explained the request to the Board. Preston Davis, business owner, was also present. The Board asked if the site would be fenced. Mr. Hardy stated that the site would have a fence that would be identical to the site next door and would continue across the front and to the first utility pole on Lee Drive. 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 land disturbance permit plans shall be substantially similar to the concept site plan that was submitted with the application dated 3-30-18.

2. Landscape design and architectural treatments shall meet the minimal standards of the City of Buford codes. Final enhanced landscape plan shall be approved by the Planning Director.
3. To allow a black metal decorative fence with brick columns along the frontage and down the side to the first utility pole along Lee Drive. The remaining side and rear shall be black vinyl coated chain link fencing.

Ayes – 5  
 Nays – 0

**7. Annexation:**

**I. Plat #556**

**Gwinnett County  
 7-326-076**

**Kusela K. and Marcia M. Jeter  
 2214 Shoal Creek Road  
 Buford, Georgia 30518**

**Property: 2214 Shoal Creek Road  
 Acres: 0.860  
 Zoned from: R-100  
 Zoned to: R-100**

Plat #556: Kusela K. and Marcia M. Jeter requests annexation and zoning for the property located at 2214 Shoal Creek Road from R-100 to R-100. The applicant was present and spoke concerning the request. Gwinnett County did not object to this annexation and there were no objections from the audience. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of the annexation and zoning to R-100.

Ayes – 5  
 Nays – 0

8. Consider rezoning request from C-2 to R-100 for GA Mall Consortium, LLC which was originally part of zoning case No. Z-16-18 and SUP 16-18 for a single-family subdivision and adjacent commercial development subject to staff recommended conditions 1 through 20.
9. Authorize City Manager to continue operating under the Fiscal Year 2018 operating budget until the adoption of the Fiscal Year 2019 operating budget.
10. Approve final plat for Whispering Creeks Subdivision - Phases 2C and 3.
11. Approve final plat for Ashley Falls Subdivision – Phase 1 (Wade Orr Tract).

12. Approve plat revision for The Gateway Project at SR20 and Plunkett Road (adding one (1) additional lot).
13. Authorize City Manager and City Attorney to proceed with sole source parking deck contract with Metro Mont Corp. to provide pre-cast concrete fabrication delivery and erection of the pre-cast “double” tee parking deck as recommended by city architect, Phillips Partnership.
14. Approve expenditure for Buford City connector road utilizing SPLOST 2014, SPLOST 2017 and general funds as necessary and authorize City Manager to submit to Gwinnett County for reimbursement pursuant to Intergovernmental Agreement.
15. Authorize Chairman to sign Municipal Electric Authority of Georgia Amendment to the Power Sales Contract.
16. Approve voting delegates, Stacy Rolin and Bryan Kerlin, as election committee representatives for 2018 MEAG Power annual board election.
17. Authorize City Manager to enter into an agreement with E.R. Snell for 2018 paving project utilizing Gwinnett County contract pricing.
18. Consider approval of \$1,000.00 in sponsorship for the Gwinnett Bi-Centennial Birthday celebration on December 15, 2018 at Infinite Energy Center.
19. Approve payment of annual membership dues for Gwinnett Municipal Association, Inc.
20. Consider amendment to Buford City Schools budget for summer camp programs.
21. Authorize payment #12 and change order #5 for South Lee Street LCI project.
22. Authorize payment #2 for Garnett Street Sidewalk improvements – Phase II.
23. Authorize payment #5 for South Bogan Road/Kilgore Road gas relocations project.
24. Authorize payment #1 for Sardis Church Road/Doc Hughes Road gas relocations project.
25. Authorize final payment for SR 20/Buford Drive gas relocations project.
26. City Manager’s report.
27. City Attorney’s report.