

BUFORD CITY COMMISSION MEETING

September 4, 2018

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the August 6, 2018 regular meeting and the minutes from the special called meeting on August 6, 2018 at 10:00 a.m.
4. **Rezoning**

I. #Z-18-08:

Gary Brown

2715 Brown Road

Parcel: 7-143-057

Zoning from RA-200 to C-2

Acres: 1.92

P & Z Recommendation

#Z-18-08: Gary Brown requested rezoning for the property located at 2715 Brown Road, parcel 7-143-057 from RA-200 to C-2. Les Johnson and Carl Burnette spoke on behalf of the applicant. Mr. Burnette stated the proposal for this tract is a high-end convenient store with a carwash. The City has not seen this proposal and has not had a chance to review the concept plan and also stated that a carwash would require a special use permit. Tony Shelfler, 2363 Brown Road, spoke against the proposed use with concerns of traffic, drainage issues and utilities. He stated this is mainly a residential area. The Board stated that only the rezoning will be considered tonight and not the proposed use. Motion by Wayne Johnson and seconded by Homer Whiting to recommend approval of the rezoning request to C-2 with the following conditions:

1. Prior to the approval of any subsequent land disturbance permit or building permit the applicant shall submit a concept plan for review and approval by the Planning Director. The Planning Director shall determine the appropriateness of the concept plan and, if warranted, send the applicant back through the rezoning process for review and approval by the City Commission.
2. The approval of this rezoning application does not provide variances or waivers to the requirements of the City's zoning and development regulations.

Ayes – 5

Nays – 0

5. Special Use Permit

I. #SUP-18-15:

Mundo Investments, LLC

4135 & 4155 Buford Drive

Parcel: 7-229-008 / 7-229-116

Requesting Special Use Permit to allow used car sales and service

P & Z Recommendation

#SUP-18-15: Mundo Investments, LLC requested a special use permit for the property located at 4135 and 4155 Buford Drive. The special use permit requested is to allow used car sales and service. Tyler Marchman spoke on behalf of the applicant and stated they are in agreement with all the proposed conditions. 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 approval of the special use permit does not relieve the owner from the requirements of the City of Buford Development Regulations and Zoning Ordinance.
2. Any proposed exterior architectural or site amendments shall meet the minimal standards of the Zoning Ordinance Section 1315.
3. All vehicles for sale shall occupy parking spaces and the parking of vehicles on grassed areas or within the right-of-way shall be prohibited.
4. There shall be no outdoor speakers or public address system located at this site.
5. Any service or repair to the vehicles shall be performed inside the building. Outdoor repair or service shall be prohibited.
6. Collection of junk vehicles shall not accumulate on the site over any period of time.

Ayes – 5

Nays – 0

6. Annexations:

I. Tract #1 – Plat #557

Hall County

07-330-006001

Claire W. Jackson

15 Enclave Circle

Paragould, AR 72450

Property: 3600 Shoreland Drive

Acres: 11.88

Zoned From: AR3

Zoned To: R-100

Planning & Zoning Recommendation:

Plat #557/#Z-18-07: Claire W. Jackson requests annexation and rezoning for the property located at 3600 Shoreland Drive from AR-III to R-100. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. Jeff Rolader, developer, also spoke stating that each lot will have a different house plan and style. The price range will be \$750,000 to \$1,000,000. Mr. Pruitt asked for the condition to state that the accents would not exceed 60% on the front elevation and 40% on the side and rear elevations. He also stated to allow the developer to have the option to make it a gated community. Chairman Perkins stated that he would like to see three car garages. The developer agreed. Hall County did not object to this annexation and rezoning 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. The zoning category is approved as R-100 for single-family attached homes and accessory uses and structures not to exceed 11 lots. The approval of this application is not approval of any non-conformities shown on the site plan provided with the rezoning case.
2. The final site plan shall be substantially similar to the concept site plan submitted with the application. Final site plan to be reviewed and approved by the Planning Director prior to the issuance of any land disturbance permit.
3. All front and rear yards shall be sodded and shall have (1) 3-inch caliper canopy tree planted in the front yard.
4. All lots to be in conformance to the lot standards of R-100 zoned properties.
5. The proposed road and cul-de-sac shall be designed to City of Buford standards and right-of-way be to dedicated as a public street. Shoreland Drive shall be designed to City of Buford standards with widening, curb and gutter and sidewalks.
6. All homes shall have three car garages and a minimum gross heated floor area of 3400 square feet exclusive of garages or basements.
7. Architectural treatments of the homes are to be four (4) sides brick or stone with accents not be 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.
8. A Mediterranean style home may be built as per the house elevation design that was submitted with the application and as approved by the Planning Director.
9. The average lot size shall be $\frac{3}{4}$ acre as per the site plan submitted with the application.
10. A five (5) foot sidewalk with a two (2) foot landscape strip shall be installed on both sides of all internal streets including the cul-de-sacs.
11. Architectural shingles shall be used as roofing material.
12. The developer may propose private roads with a gated community if he chooses and subject to the approval by the City.

Ayes – 5
Nays – 0

II. Tract #2 – Plat #560

Gwinnett County
7-176-097

Daniel York
1531 Ormsby Station Court
Louisville, KY 40223

Property: 3310 & 3320 Buford Drive
Acres: 4.0771
Zoned From: C-2
Zoned To: C-2

Planning & Zoning Recommendation:

Plat #560: Daniel York requests annexation and zoning for the property located at 3310 and 3320 Buford Drive from C-2 to C-2. The applicant was not present. Gwinnett County did not object to this annexation and zoning 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 C-2.

Ayes – 5
Nays – 0

III. Tract #3 – Plat #561

Gwinnett County
7-176-082

Johnny & Susan Maxey
P.O. Box 692
Watkinsville, GA 30677

Property: 3300 Buford Drive
Acres: 1.064
Zoned From: C-2
Zoned To: C-2

Planning & Zoning Recommendation:

Plat #561: Johnny and Susan Maxey requests annexation and zoning for the property located at 3300 Buford Drive from C-2 to C-2. The applicant was not present. Gwinnett County did not object to this annexation and zoning 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 C-2.

Ayes – 5
Nays – 0

7. Approve final plat for Ashley Falls Subdivision – Phase 2.
8. Authorize City Manager and City Attorney to purchase property and authorize City Manager to accept donation of real property concerning the difference in purchase price and fair market value of the property and to sign any and all documents relating to transaction.
9. Authorize City Manager and City Attorney to acquire easement for construction of road safety improvements on Espy Street by necessary means.
10. Approve low bid for Espy Street alignment and intersection improvements.
11. Authorize City Manager to sign release and waiver with Georgia Department of Transportation for traffic control plan on Buford Highway during October 20, 2018 Concert.
12. Adopt revisions to Buford Floodplain Management/Flood Damage Prevention Ordinance.
13. Authorize amendment to the Gwinnett County and City of Buford Service Delivery Strategy Water Service District map as presented by staff.
14. Authorize Chairman and City Attorney to sign Intergovernmental Agreement with Hall County Board of Commissioners and Hall County Sheriff for inmate housing.
15. Authorize City Manager to review City's liability insurance package and increase coverage subject to the approval of the City Attorney.
16. Adopt amendment to City of Buford parking ordinance.
17. Consider approval for Orange Cone Productions to close Wiley Drive for filming at 475 East Main Street, September 14 & 15, 2018 subject to approval of City Manager.
18. Authorize payment #1 for streetscape improvements at the corner of South Lee Street and West Moreno Street.
19. Authorize change order #3 and payment #4 (final) for Garnett Street Sidewalks Improvements – Phase II.
20. Authorize payment #3 (final) and adjusting change order #1 for Sardis Church Road/Doc Hughes Road gas relocations project.
21. Authorize payment #15 for South Lee Street LCI project.

22. Authorize payment #1 and change order #2 (design engineer will reimburse) for SR13/Heraeus Boulevard signal installation and intersection improvements.

23. City Manager's report

24. 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.