

BUFORD CITY COMMISSION MEETING

June 1, 2020
Buford City Arena
6:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the May 4, 2020.
4. Change the July meeting to July 20, 2020.

PUBLIC HEARINGS

5. Rezoning:

I. #Z-19-17:

Oakmont Pacolet Acquisitions, LLC
Gravel Springs & Sunny Hill Road
Parcel: 7-143-040, 7-143-042, 7143-044
Acres: 31.058

Requesting rezoning from C-2 to M-1

P & Z Recommendation

#Z-19-17: Oakmont Pacolet Acquisitions, LLC requests rezoning for the property located on Gravel Springs Road and Sunny Hill Road, being parcels 7-143-040, 7-143-042 and 7-143-044, containing 31.058 acres from C-2 to M-1. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. They are proposing one speculative warehouse building. Carter Wilson, adjoining property owner, stated his house was 100 yards from the power line easement and would be facing the back of the property where the truck court is located. He had concerns of noise from the trucks and dumpsters. He did not feel this was a good location for an industrial building surrounded by residential and commercial properties. He did ask for a berm with a privacy fence be installed along the undisturbed buffer for screening. The developer agreed. Jeff Pruitt requested that curb/gutter and

sidewalk be eliminated on the portion of Sunny Hill Road easterly past the development drive and proposed to add curb/gutter and sidewalk on the adjacent property and connection to Mall of Georgia Boulevard. After a brief discussion, motion by Wayne Johnson and seconded by Homer Whiting to recommend approval of the rezoning request to M-1 with the following conditions:

1. The subject property is to be developed substantially similar to the site plan provided with the application including the sizes, heights and colors of the proposed tilt-up buildings and associated site improvements. However, approval of the rezoning case does not relieve the owner from conformity to the State EPD State Waters Regulations, Development Regulations, roadway improvements and Zoning Ordinances.
2. An enhanced landscape planting plan shall be required within the dissimilar zoning buffers where the existing vegetation does not provide for proper screening. Final plan is to be reviewed and approved by the Planning Director.
3. Building elevations shall be submitted to the Director of Planning for review and approval prior to the approval of any permits.
4. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
5. Allow retaining wall in front yard in location generally shown on site plan with enhanced facades as approved by the Planning Director.
6. Continue curb/gutter and sidewalk from Mall of Georgia Boulevard along Sunny Hill Road to 100 feet past the proposed driveway entrance to the development eliminating the sidewalk past the driveway entrance on Sunny Hill Road.
7. Install a six (6) foot berm outside the 50-foot undisturbed buffer along the driveway of Carter Wilson and install a privacy fence on top of the berm for screening.

Ayes – 5

Nays – 0

II. #Z-20-03/#SUP-20-01:

Revive Land Group

Gravel Springs Road

Parcel: 7-178-183/185

Acres: 2.58

Requesting rezoning from RA-200 to C-2

P & Z Recommendation

#Z-20-03/#SUP-20-01: Revive Land Group requests rezoning for the property located on Gravel Springs Road, being parcels 7-178-183/185, containing 2.58 acres from RA-200 to C-2 with a special use permit to allow a self-storage warehouse facility. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated the developer is proposing 117 townhomes with a climate control self-storage facility. He asked that zoning condition #3 on the staff report be eliminated and submitted a recorded easement agreement for the drive off of Cedar Glade Lane. He also requested that the buffer be reduced from a 75-foot undisturbed buffer to a 20 foot replanted buffer to all adjacent residential properties. Developer, Neville Allison, spoke stating the 117 townhomes would be 6.77 units per acre and asked that the front porches be a minimum 5 foot by 3 foot. Jonathan Benator, attorney for Mill Creek Lakes HOA, spoke in opposition of the self-storage warehouse facility. He stated this rezoning request should be denied because the request is not compatible with the 2040 land use plan, it is not justified by the standards of the zoning ordinance, the applicant cannot demonstrate the need for the development to be built, and the property has a reasonable economic use as residential. They are also against the buffer reduction. They would prefer townhomes be developed across both properties as opposed to a self-storage facility. An adjacent homeowner spoke with concerns of safety and increased traffic. After a brief discussion, motion was made by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning request to C-2 with the special use permit with the following conditions:

1. The site plan, landscape plan and architectural plans shall be compliant to the design standards of Section 1315 Mall of Georgia Overlay District. The applicant shall provide the City of Buford a 20' wide buffer replanting plan adjacent to all residentially zoned property that provides an effective year round screen. The final plan to be approved by the Planning Director.
2. All improvements within the Gravel Springs Road right-of-way requires the review and approval of the Georgia Department of Transportation.

3. The applicant shall provide the City of Buford building elevations depicting the architectural treatments, color and proposed building height that are compliant to the Mall of Georgia Overlay District.
4. The applicant shall provide a 10-foot wide enhanced landscape plan and signage details adjacent to all right-of-ways. The landscape plan shall include a combination of trees and shrubs to provide for an effective, year-round, screening from the roadways. The final landscape plan shall be reviewed and approved by the Planning Director.
5. Outdoor storage shall be prohibited. This includes the storage of any recreational vehicles, cars, trucks or equipment.

Ayes 5

Nays 0

III. #Z-20-04/#SUP-20-02:

Revive Land Group

Gravel Springs Road

Parcel: 7-178-005/018/185

Acres: 17.278

Requesting rezoning from RA-200 to RM

P & Z Recommendation

#Z-20-04/#SUP-20-02: The Revive Land Group requests rezoning for the property located on Gravel Springs Road, being parcels 7-178-005/018/185, containing 17.278 acres, from RA-200 to RM with a special use permit to allow townhomes. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated the developer is proposing 117 townhomes with a climate control self-storage facility. Developer, Neville Allison, spoke stating the 117 townhomes would be 6.77 units per acre and asked that the front porches be a minimum 5 foot by 3 foot. Jonathan Benator, attorney for Mill Creek Lakes HOA, spoke in opposition of the self-storage warehouse facility, but was not opposed to the townhome development. An adjacent homeowner spoke with concerns of safety and increased traffic. The Board stated they would like to see 6 units per acre, which would be 103 townhomes. After a brief discussion, motion was made by Wayne Johnson and seconded by Bobby Davis to recommend approval of the rezoning request to RM with a special use permit to allow townhomes with the following conditions:

1. Internal roadways shall be 24-feet wide back of curb to back of curb, privately owned and maintained by a mandatory Home Owner's Association and built to Buford City Standards.
2. Front and rear setbacks shall be 25 feet.
3. 5' sidewalks are required on both sides of internal streets and connected to the existing sidewalk at Gravel Springs Road. Sidewalks shall also be provided for pedestrian connectivity of internal common areas.
4. Driveway aprons along Gravel Springs Road shall be removed and replaced with standard sidewalks and curb and gutter as needed.
5. Internal roadway street trees are required at a rate of one tree per housing unit. The trees shall be ornamental trees. These trees are in addition to the minimal requirements of the City of Buford's Tree Protection and Replacement Ordinance.
6. Townhome dwellings shall be a minimum of 1800 square feet of heated floor area with a minimum of two (2) bedrooms and two (2) bathrooms.
7. The gross density of the project shall not exceed 6.0 units per acre.
8. The development shall allow for fee simple attached ownership in the RM zoning district.
9. The development shall be limited to a maximum of 103 units.
10. All units shall have a minimum length of 18-foot-wide driveways and include a 2-car garage. Each driveway shall be a minimum length of 18-foot from the back of sidewalk to the front of the garage door.
11. Property shall be conveyed to the individual homeowners' fee simple. Individual homeowners' lots will consist of the property directly beneath their unit. All remaining property will be conveyed to the mandatory homeowners' association (HOA).
12. Building exteriors shall be constructed of a combination primarily of brick, stucco, stone or cement-base siding. Front elevations shall be primarily brick, stucco or stone. Side and rear elevations shall be brick, stone or stucco up to the same elevation as the eave elevation above the garage as shown on the provided elevations. Architectural elevations shall be submitted for review and approval by the Planning Director prior to issuance of building permits to determine compliance.
13. A street lighting plan shall be provided throughout the project and be approved by the Planning Director.
14. Utilities shall be placed under ground excluding stormwater detention which shall meet minimum requirements of Buford City stormwater regulations.
15. The HOA covenants shall prohibit the renting or leasing of units to no more than 10%.

16. All roofs shall be architectural type and have a minimum usable life of 30 years, per manufacturer's warranty.
17. Porches shall meet the following requirements, if applicable:
 - a. Shall have a minimum depth of 5 feet and 3 feet on the side.
 - b. Shall be raised a minimum of two feet and maximum of four feet from grade to the top of the stairs.
 - c. Shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber.
 - d. Shall provide enclosed masonry foundations of brick or stone.
 - e. Shall not be enclosed with screens, plastic or other materials that hinder visibility and/or natural air flow.
 - f. Shall provide columns spaced a maximum distance of eight feet on-center and with a minimum width of eight inches.
 - g. Shall provide stairs with enclosed risers.
18. Mechanical features, such as air conditioning condensers and dumpsters, shall be screened from view with plantings, walls or fences of equal or greater height. Acceptable building materials included those permitted on the principal building.
19. Front and side windows shall meet the following requirements:
 - a. Window trim shall not be flush with the exterior façade and shall provide a minimum relief of one-quarter (0.25) inch.
 - b. Where provided, individual shutters shall be one-half the width of the adjacent window opening, and;
 - c. Mirrored or painted windows or door glass is prohibited.
20. A mandatory homeowners' association (HOA) with protective covenants shall be provided and shall be responsible for maintenance of common grounds, water quality/detention facilities and open spaces. The operation and enforcement of the covenants shall be operated by a licensed property management company.
21. Prior to issuance of a development permit, the applicant shall submit architectural elevations in the form of a "Plan Book" for structures for review and approval by the Planning Director. At a minimum, the "Plan Book" shall include allowed building elevations, exterior colors, materials and other pertinent information. Said "Plan Book" shall become a binding restriction on the structures within the development and may be amended or supplemented only by approval of the City.

Ayes – 5
Nays – 0

IV. #Z-20-05:

Jeff Henderson

85 South Alexander Street

Parcel: 7-294-009

Acres: 0.422

Requesting rezoning from C-2 to R-100

P & Z Recommendation

#Z-20-05: Jeff Henderson requests rezoning for the property located at 85 Alexander Street from C-2 to R-100. The applicant was not present. There were no objections from the audience. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of the request to R-100 with the following condition:

1. Future changes to the occupation other than single family residential will require the rezoning of the property to the appropriate zoning category.

Ayes – 5

Nays – 0

V. #Z-20-06:

Hillgrove Homes, LLC

3659 Carter Road

Parcel: 08-158-002023

Acres: 2.122

Requesting rezoning from RA-200 to R-100

P & Z Recommendation

#Z-20-06: Hillgrove Homes, LLC requests rezoning for the property located at 3659 Carter Road from RA-200 to R-100. Chris Hill spoke on behalf of the applicant. He stated he proposed to divide the property into two (2) tracts to build two (2) single family residential homes. He said he would like for the homes to be farm style as the renderings submitted with the application. One adjacent neighbor asked about the size and location of the homes on the lots. There were no objections from the audience. Motion by Homer Whiting and seconded by Bobby Davis to recommend approval of the request to R-100 with the following conditions:

1. The applicant shall file a plat with the City of Buford for review and approval prior to the issuance of subsequent building permits.
2. The plat shall be substantially similar to the plat provided with the rezoning application subdividing into two (2) residential lots.
3. Both homes shall be no less than 2800 square feet heated space, excluding the basement, both finished and unfinished.
4. Both homes to have a minimum two (2) car garage.
5. Both homes shall be constructed with four sides brick or stone with architectural accents not to exceed 80% on each elevation on a craftsman style home. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director.
6. Driveways to be asphalt or concrete and be a minimum of 18-feet in width.
7. Architectural shingles shall be used as roofing material.

Ayes – 5

Nays – 0

VI. #Z-20-07:

Waffle House, Inc.

2800 Sawnee Avenue

Parcel: 7-297-008

Acres: 0.844

Requesting rezoning from M-1 to C-2

P & Z Recommendation

#Z-20-07: Waffle House, Inc. requests rezoning for the property located at 2800 Sawnee Avenue from M-1 to C-2. Erin Cleland spoke on behalf of the applicant and explained the request to the Board. She stated this was a 0.84 acre site and would be too small for an industrial use. She said the site was more suited for commercial and that the entrance would be off Sawnee Avenue. Jim Means, owner of Skate Country, asked about sewer connection. She stated the sewer connection would be in the right-of-way on Sawnee Avenue. The Board stated that this was not a good location for a Waffle House and being in such close proximity to the school campus. The City of Buford 2040 Comprehensive Future Land Use Plan indicates this parcel as industrial. Motion by Wayne Johnson and seconded by Harley Bennett to recommend denial.

Ayes – 5

Nays – 0

6. Special Use Permit:

I. #SUP-20-07:

CGH A&D, LLC

100 Wiley Drive

Parcel: 7-295E-008

Requesting a special use permit to allow townhomes/single family attached fee simple.

P & Z Recommendation

#SUP-20-07: CGH A&D, LLC requested a special use permit for the property located at 100 Wiley Drive, out of parcel 7-295E-008, containing 1.946 acres. The special use permit requested is to allow single family attached fee simple townhomes. Cameron Henderson spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing a townhome development consisting of eight (8) units per acre. The Board stated the staff report is recommending six (6) units per acre. There were no objections from the audience. After a brief discussion about the proposed project, motion was made by Wayne Johnson and seconded by Bobby Davis to recommend approval of the special use permit as requested with the following conditions:

1. Minimum square footage of townhomes shall be 1800 square feet.
2. Density shall not exceed 6 units per acre.
3. Roadway improvements shall conform to City of Buford Ordinances where properties have road frontage.
4. All proposed private streets shall be constructed to City of Buford Ordinances including, but not limited to, curb and gutter, sidewalks, etc.
5. Roadway width shall be reduced to 24' back of curb to back of curb.
6. Private street access easement/utility easement shall be reduced to 40' in width with the approval of the Gwinnett County Fire Marshal.
7. Private street terminus shall be approved per the special use permit site plan with a hammerhead type of cul-de-sac.
8. Side yard perimeter setbacks shall be reduced to 10 feet.
9. Inter-parcel access shall not be gated or blocked. Drive shall connect to the adjacent parking lot.
10. The zoning buffer adjacent to the residential subdivision to the south shall be reduced to a 20 foot replanted buffer with a variety of evergreen trees and

shrubs to provide for an effective year round screen. The final design shall be approved by the Planning Director.

11. The townhome subdivision shall include five (5) foot side sidewalks with a two (2) foot grass strip internally and adjacent to Wiley Drive.
12. The distance from the garage door to the back of sidewalk shall be a minimum of 20 feet.
13. Yards shall be sodded. At least one (1) ornamental tree shall be planted in the front yard minimal 2" caliper.
14. The front setback adjacent to Wiley Drive shall be reduced to 20 feet.
15. The front elevation shall be 40% brick or stone with accents not to exceed 60%. The side and rear elevation shall have a brick or stone water table to the eave elevation of the garage. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director. The final design is to be substantially similar to the elevations provided with this application.
16. A mandatory homeowners' association (HOA) shall be provided and be responsible for maintenance of all grounds, water quality/detention facilities and open space.

Ayes – 5

Nays – 0

II. #SUP-20-08:

RCCG – The House of Prayer

5161 Bellewood Court

Parcel: 08-170-002050

Requesting a special use permit to allow a church.

P & Z Recommendation

#SUP-20-08: RCCG – The House of Prayer requested a special use permit for the property located at 5161 Bellewood Court. The special use permit requested is to allow a church. Toluope Makinde spoke on behalf of the applicant and explained the request to the Board. He stated they had approximately 30 adults plus children and the services were held on Sunday morning, Tuesday evening and Friday evening. He said they had adequate parking for their members. There were no objections from the audience. Motion by Harley Bennett and seconded by Bobby Davis to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit is approved for the occupancy of the building by RCCG – The House of Prayer. Should the applicant vacate the building in the future the special use permit is considered expired.
2. Prior to the issuance of a certificate of occupancy the applicant shall provide the City building inspector a report prepared by a Georgia Certified General Contractor confirming the building’s maximum occupancy load and the existing HVAC system is sufficiently designed to serve the increased occupancy.

Ayes – 5

Nays – 0

III. #SUP-20-09:

**All Georgia Towing
3932 Sudderth Road
Parcel: 7-229-063**

Requesting a special use permit to allow RV/Boat storage and auto impound lot and auction site.

P & Z Recommendation

#SUP-20-09: All Georgia Towing requested a special use permit for the property located at 3932 Sudderth Road. The special use permit requested is to allow RV/boat storage and auto impound lot and auction site. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated the upper lot would be the impound lot and used for auctions once a month on Saturday. The lower lot would be cleaned up and improved for a future RV/boat storage. The property owners across the street were in opposition of the request and asked about the nature of the business and the hours of operation. The owner stated the business shall be available for 24-hour service as needed. The owner also stated that they would not do the boat storage at this time and would come back to the Board at a later time for that use. Initially they would just clean up and improve the lower site and provide a landscaping plan. Mr. Peevy asked the Board to allow the gravel parking area as existing and without curbing on the upper lot. Mr. Kerlin stated the site would have to comply with all current stormwater guidelines. After a brief discussion, motion was made by Wayne Johnson and seconded by Harley Bennett to recommend approval of the special use permit with the following conditions:

1. Approval of this special use permit is for All Georgia Towing. Should the site be vacated in the future this special use permit is considered expired.
2. Prior to the issuance of a certificate of occupancy, the applicant shall schedule a site inspection with the City of Buford to confirm the cleanup and removal of the junk yard components and vehicles.
3. All automotive impound storage shall be within designated parking areas as shown on the site plan submitted with the special use permit application.
4. The gravel storage area shall be maintained at all times and with a thickness of no less than 6” of compacted aggregate. The owner shall add perimeter curbing to control stormwater runoff. The curbing shall meet the minimal standards for the curb and gutter as specified in the Buford Development Regulations subject to the approval of the City engineer.
5. Parking on Sudderth Road shall be prohibited, including times during auto auctions. All customers attending the auto auction shall park within designated parking spaces. Auctions shall only be on the designated vehicle impound lot.
6. The existing site and building shall be brought to standards concerning ADA access and reviewed and approved by the Gwinnett County Fire Marshal’s office.
7. The lower lot shall be cleaned up and all debris and block barriers removed. The owner shall submit a landscaping plan to the City for review and approval.
8. Sudderth Road shall be widened with curb and gutter along the entire property frontage.

Ayes – 5

Nays – 0

IV. #SUP-20-10:

Cesar Galvis/Benton Green, The Hertz Corp., Delaware Corp.

4125 Highway 20, Suite B

Zoning C-2

Parcel: 7-229-110

Requesting a special use permit to allow a car rental business.

P & Z Recommendation

#SUP-20-10: Cesar Galvis/Benton Green with The Hertz Corporation requested a special use permit for the property located at 4125 Highway 20, Suite B. The

special use permit requested is to allow vehicle rental. Benton Green was present and explained the request to the Board. He stated Northern Tool is expanding into their existing suite and Hertz would need to relocate into Suite B. Hertz has been a tenant since 2006. Had discussion to limit the number of vehicles parked out front to 15. Mr. Green agreed that should be a good limit and would confirm with Hertz. No one spoke against the request. 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 business shall be limited on vehicle rental only and automotive maintenance, adjustments or repairs shall be done off-site at an appropriate location.
2. On-site washing of rental vehicles shall be done in a planned and designated location where the water runoff is not allowed to enter into the stormwater conveyance system. Plans for sanitary sewer connection shall be reviewed and approved by the City of Buford.
3. The maximum number of vehicles to be parked out front shall not exceed 15.
4. The special use permit is approved for the Hertz Group Delaware Corporation. Upon vacancy of this business the special use permit expires.

Ayes – 3

Nays – 0

7. Annexations:

I. Tract #1 – Plat #577

Gwinnett County
7-327-079

Michael Parker
2630 Buford Dam Road
Buford, Georgia 30518

Property: 2630 Buford Dam Road
Acres: 0.470
Zoned from: RL
Zoned to: RL

P & Z Recommendation

Plat #577: Michael S. Parker requested annexation and zoning for the property located at 2603 Buford Dam Road from RL to RL. The applicant was present and explained the request to the Board. Gwinnett County did not object to the annexation and zoning request and there were no objections from the audience. Motion by Homer Whiting and seconded by Bobby Davis to recommend approval of the annexation and zoning to RL.

Ayes – 5

Nays – 0

II. Tract #2 – Plat #578

Gwinnett County
7-326-122

Samuel & Rhonda Tulumello
2200 Shoal Creek Road
Buford, Georgia 30518

Property: 2200 Shoal Creek Road
Acres: 0.950
Zoned from: R-100
Zoned to: R-100

P & Z Recommendation

Plat #578: Samuel and Rhonda Tulumello requested annexation and zoning for the property located at 2200 Shoal Creek Road from R-100 to R-100. The applicant was present and explained the request to the Board. Gwinnett County did not object to the annexation and zoning request and 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.

Ayes – 5

Nays – 0

III. Tract #3 – Plat #579

Gwinnett County
7-327-021A

Laura Steffe
5445 Shadburn Ferry Road
Buford, Georgia 30518

Property: 5445 Shadburn Ferry Road
Acres: 0.700
Zoned from: R-100
Zoned to: R-100

P & Z Recommendation

Plat #579: Laura Steffee requested annexation and zoning for the property located at 5445 Shadburn Ferry Road from R-100 to R-100. The applicant was present and explained the request to the Board. Gwinnett County did not object to the annexation and zoning request 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 R-100.

Ayes – 5
Nays – 0

IV. Tract #4 – Plat #580

Hall County
07-299-001002A

Richard & Betsy Garner
3636 Carter Road
Buford, Georgia 30518

Property: 440 Thunder Road
Acres: 0.82
Zoned from: AR-III
Zoned to: RA-200

P & Z Recommendation

Plat #580: Richard J. and Betsy A. Garner requested annexation and zoning for the property located at 440 Thunder Road from AR-III to RA-200. The applicant was present and explained the request to the Board. Hall County did not object to the annexation and zoning 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 zoning to RA-200.

Ayes – 5

Nays – 0

V. Tract #5 – Plat #581

Hall County
08-156-002002

Rhett Thornhill
3010 Hamilton Mill Road
Buford, Georgia 30518

Property: 3544 North Bogan Road

Acres: 5.27

Zoned from: R-1

Zoned to: R-100

P & Z Recommendation

Plat #581: Rhett Thornhill requested annexation and zoning for the property located at 3544 North Bogan Road from R-1 to R-100. Ronnie Rodriguez spoke on behalf of the applicant and explained the request to the Board. He stated this was a 5.27 acre tract and proposed to divide into five (5) residential lots. Builder, John Gatlin was also present. Hall County did not object to the annexation and zoning request and there were no objections from the audience. Motion by Homer Whiting and seconded by Harley Bennet to recommend approval of the annexation and zoning to R-100 with the following conditions:

1. Single family homes and accessory uses only.
2. Shall consist of a maximum of five (5) lots.
3. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 40% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
4. All front, sides and rear yards shall be sodded and shall have two (2) 3-inch caliper ornamental 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. All homes shall have a minimum two (2) car garages.
6. To install curb and gutter and five (5) foot sidewalk with two (2) foot landscape strip along the entire property frontage.
7. Architectural shingles shall be used as roofing material.

8. The developer shall file a plat with the City of Buford for review and approval prior to the issuance of subsequent building permits.

Ayes – 5

Nays – 0

8. **Development Regulations Amendment:**

I. **#ZA-20-02:** Amend City of Buford Development Regulations Article 9, Section 9.10.1.2(3)(a-d) and Article 9, Section 9.10.2 – Definitions.

P & Z Recommendation

#ZA-20-02: Motion by Homer Whiting and seconded by Bobby Davis to recommend approval of an amendment to the City of Buford Development Regulations Article 9, Section 9.10.1.2(3) (a-d) and Article 9, Section 9.10.2, Definitions.

Ayes – 5

Nays – 0

9. **De-Annexations:**

I. **Plat # 582**

Gwinnett County
7-178-005

James & Sheila Brown Croft
3041 Gravel Springs Road
Buford, Georgia 30518

Property: 3041 Gravel Springs Road
Acres: 9.328
Zoned: RA-200

II. Plat # 583

Gwinnett County
7-178-018

Sherri Denise Brown
Gravel Springs Road
Buford, Georgia 30519

Property: Gravel Springs Road
Acres: 9.196
Zoned: RA-200

10. Zoning Modification:

#ZM-20-05: Alex Roshan
2830 Gravel Springs Road

Request to modify zoning condition approved at April 2, 2019 commission meeting to reduce the undisturbed buffer from 55 feet to 35 feet and to eliminate the requirement of a berm.

END OF PUBLIC HEARINGS

11. Authorize City Manager to continue operating under the fiscal year 2020 operating budget until the adoption of the fiscal year 2021 operating budget.
12. Authorize resolution and amendment to the City of Buford Policy for Competitive Negotiation Qualifications Based Selection for Projects Using Federal Aid Highway Program (FAHP) funding.
13. Authorize City Manager to open Lanier Harbor Marina upon completion of marina construction, dedication of Pine Tree Drive as a public road and installation of approved operational and regulatory signage.
14. Authorize City Manager and City Attorney to enter into an agreement to purchase property located on Main Street and authorize City Manager to issue donation letter.
15. Appoint Stacy Rolin as voting delegate for Municipal Electric Authority of Georgia (MEAG) Power annual board election and Bryan Kerlin as an alternate.

16. Authorize payment #3 for Moreno Street sewer annual contract.
17. Authorize payment #1 for Moreno Street water annual contract.
18. Authorize payment #7 and #8 for the legion fields improvements project.
19. Authorize payment #19 and #20 for the Buford parking deck project.
20. Authorize payment #3 for Buford multi-use trail project.
21. Authorize payment #1 for Southside Wastewater Plant Flow Diversion Structure.
22. Authorize payment #2 for Dacula Road/SR 8 gas relocation project.
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.