

BUFORD CITY COMMISSION MEETING

November 2, 2020
Buford City Arena
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the October 5, 2020 meeting.
4. Change the December meeting to December 14, 2020.

PUBLIC HEARINGS

5. Rezoning:

I. #Z-20-12

**City of Buford
Poplar Street
Parcel: 7-293-097**

Requesting rezoning from R-100 to M-1

Planning & Zoning Recommendation

#Z-20-12: City of Buford request rezoning for the property located on Poplar Street, being parcel 7-293-097, containing 23.742 acres from R-100 to M-1. The request is for a proposal of an industrial project to be developed by Brookfield Properties. Richard Greer and John Morgan spoke on behalf of Brookfield Properties and explained the request to the Board. They stated there are two (2) options for either two warehouse buildings or one (1) warehouse building. They will be purchasing other properties surrounding this site to assembly the industrial development. The entrance will be off Peachtree Industrial Boulevard. A representative from Maplecliff Subdivision spoke with concerns about noise, decrease property values, buffer and stated there were already several industrial

buildings in Buford. One lady spoke with concerns of increased truck traffic and asked about a traffic signal. Another neighbor asked about buffers and streams. Mr. Morgan explained their work with the Army Corps of Engineers regarding stream mitigation and the timeline of 9-10 months to complete. City Manager Kerlin provided further explanation of the mitigation process. Mr. Morgan stated that the required buffers would be imposed and that the truck trip count would not likely warrant a traffic signal. After a short discussion, motion by Homer Whiting and seconded by Wayne Johnson to recommend approval of the rezoning request to M-1 with the following conditions:

1. The subject property is to be rezoned to M-1 for light industrial uses similar to the conceptual plan provided with the application including combining to the M-1 zoned property to the northeast and all access of the proposed development to be located on Peachtree Industrial Boulevard.
2. An enhanced landscaping 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. Architectural treatments shall be provided to the Planning Director prior to the issuance of a land disturbance permit for approval by the Planning Director and may include tilt-up construction similar to typical industrial buildings in Buford.
4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.

Ayes – 5

Nays – 0

II. #Z-20-13

**Atlas Development
Shadurn Avenue
Parcel: 7-293-037**

Requesting rezoning from C-2 to R-100

Planning & Zoning Recommendation

#Z-20-13: Atlas Development request rezoning for the property located on W. Shadburn Avenue, being parcel 7-293-037, containing 3.44 acres from C-2 to R-100. Cameron Henderson spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing five (5) single-family residential lots with all the driveways off Drake Street. He is requesting minimum 1800 square foot homes (2800 square feet recommended by staff) with related conditions to the City of Buford Zoning Ordinance, Section 702, Substandard Lots of Record. He also stated the fifth lot would encroach into the 75' impervious setback. The Board stated this was a rezoning and would like to see bigger homes and there was not a hardship demonstrated to allow the fifth lot to encroach into the impervious setback. 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 applicant did not provide any unusual hardship and an alternative plan was not provided, staff recommends four (4) lots instead of five (5) lots as the alternative plan.
2. Prior to the approval of a building permit, the applicant is to provide a residential drainage plan (RDP) for review and approval. The RDP shall be substantially similar to the concept plan provided with this rezoning application.
3. Along the entire frontage of Drake Street, the applicant shall dedicate the necessary right-of-way for 25' from centerline and improvements to the roadway for a width of 14' from centerline.
4. Homes shall be no less than 2400 square feet, excluding the garage and basement, both finished and unfinished.
5. Homes to have a minimum two (2) car garage.
6. Homes shall be constructed with four sides brick or stone with architectural accents not to exceed 40% on the front elevation and accents not to exceed 35% on the side and rear elevations. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director.
7. Lot widths shall be a minimum of 75' measured at the front building setback.
8. Driveways to be 18-feet in width.
9. Architectural shingles shall be used as roofing material.

Ayes – 5

Nays – 0

6. **Special Use Permit:**

#SUP-20-13:

**Michael Timpson
4151 Gainesville Highway
Parcel: 08-151-002014**

Requesting a special use permit for boat & RV storage

Planning & Zoning Recommendation:

#SUP-20-13: Michael Timpson requested a special use permit for the property located at 4151 Gainesville Highway, being parcel 08-151-002014. The special use permit requested is to allow boat and RV storage. The applicant was present and explained the request to the Board. He stated this would be 168 covered canopy spaces for boat and RV storage and the development would be surrounded by an aluminum fence. The covered canopies would have brick or stone on the ends. An adjacent residential property owner spoke and asked about setbacks and buffers. Mr. Kerlin stated the code requires a 75' undisturbed buffer with commercial zoning abutting residential zoned properties. Chadwick Allen spoke stating that he was not opposed to the project, but had concerns about drainage runoff getting into the creek. Mr. Perkins stated the developer's engineer would have to draw plans that contained the water on his property. 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 approval of the special use permit does not remove obligations for the owner to comply with all local and state regulations.
2. All parking and driveway surfaces to be asphalt or concrete with curb and gutter meeting the minimal standards of the City of Buford Development Regulations.
3. Entrance limited to one driveway to be approved by Georgia Department of Transportation (GDOT).
4. Enhanced landscape screening shall be placed along the road frontage and perimeter of the site. Final landscape plan shall be reviewed by the Planning Director. The road frontage shall be contained in a 10' strip offset behind the right-of-way. The permitted landscape strip shall be a minimum of 5' behind the property line.

5. There shall be a 75' undisturbed buffer against all residentially zoned properties.
6. To allow a black metal decorative fence with brick or stone columns along the frontage of Gainesville Highway and the remaining fence down the sides and rear shall be a black metal decorative fence.

Ayes – 5

Nays – 0

END OF PUBLIC HEARINGS

7. Approve final plat for Alexander Park pending all staff approvals of remaining documents from review comments.
8. Approve final plat for Buford Village Tract “A” pending all staff approvals of remaining documents from review comments.
9. Approve final plat for Buford Village Tract “B” pending all staff approvals of remaining documents from review comments.
10. Consider exemption of requirement to install curb and gutter and sidewalk at 3659 and 3661 Carter Road for Hillgrove Homes. (Hall County request)
11. Ratification of emergency purchases and repairs to water filtration systems at Buford Water Works necessitated by the failure of the water filtration #2 as provided by law.
12. Authorize City Manager to issue donation letter for 23.742 acres purchased by the City on Poplar Street/Pugh Street in October 2019.
13. Consider one year renewal of annual contract for construction and maintenance of water mains and gravity sewers and force mains with John D. Stephens, Inc.
14. Authorize Chairman and City Manager to fund CARES Act eligible expenditures submitted to the City by Buford City Schools.
15. Consider extension of SUP #15-14 at Atwater Court, Suites 101-102 to allow for church operations to continue for an additional one (1) year.

16. Authorize release of pledged funds with Peoples Bank & Trust.
17. Authorize payment #4 for Church Street stormwater improvements project.
18. Authorize payment #25 for the Buford parking deck project.
19. Authorize payment #13 for the legion fields improvements project.
20. Authorize payment #4 for Southside Wastewater Plant Flow Diversion Structure.
21. Authorize payment #5 for Bona Road improvements project.
22. City Manager's Report.
23. 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.