

BUFORD CITY COMMISSION MEETING

January 6, 2020

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the December 2, 2019 meeting.
4. Recognize Ricky Etheridge for 20 years of service.
5. Administer oath of office to Daren Perkins and Matt Peevy for Buford City Schools Board of Education and Phillip Beard for Buford City Commission.
6. Elect Commission Chairman for 2020.
7. Elect Vice Chairman for 2020.
8. Appoint Department Heads for 2020.
9. Reappoint Mitch Peevy, Russel Phillips, Jr. and Homer Whiting to City of Buford Downtown Development Authority.
10. **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 request 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-19-18:

Laurie Attaway

Tuggle Greer Road

Parcel: 7-302-108A, 7-302-409

Acres: 5.157

Requesting rezoning from M-1 and R-100 to M-1

P & Z Recommendation

#Z-19-18: Laurie Attaway requests rezoning for the property located on Tuggle Greer Road, being parcels 7-302-108A and 7-302-409 from M-1/R-100 to M-1. Ricky Smith spoke on behalf of the applicant and explained the request to the Board. He stated that the property has split zoning with residential and industrial and wanted to have the entire property zoned M-1. He also stated the adjoining property owner Michael Hardin submitted a letter stating he is proposing to buy the property to combine with his existing industrial site on Tuggle Greer Road. He has no plans for the property at the present time. No one spoke against the request. Motion by Homer Whiting and seconded by Bobby Davis to recommend approval of the rezoning to M-1 with the following conditions:

1. A development concept plan shall be submitted for review and approval by the Planning Director once development plans are determined. The concept plan shall include a focus on interparcel access to Peachtree Industrial Boulevard and avoid plans for the entrance at Gwinnett Street.
2. The applicant shall submit architectural elevations at the time of the concept plan review. The Planning Director shall determine the suitability of the design and whether the construction type will require variances.

Ayes – 5

Nays – 0

11. Zoning Modification:

I. #ZM-20-01:

William R. Fricks, P.C.

2343 Brown Road

Parcel: 7-143-051/055

Zoning modification to conditions March 4, 2019

Summary:

- I. Request reduction of undisturbed buffer to 25' from 75'.
- II. Approve additional 30 parking spaces as presented and utilize TrueGrid grass paving (Mall of Georgia Overlay allows for large projects over 125,000 sq. ft.) and no curb and gutter.
- III. Eliminate curb and gutter and sidewalks along road frontage to maintain residential character.
- IV. Maintain current driveway entrance, eliminate landscaping requirements and parking lot light requirements.

II. #ZM-20-02:

Casey Durden, Hill Foley Rossi, LLC

3335 Gravel Springs Road

Parcel: 7-186-098

Zoning modification to conditions June 5, 2006

Summary:

- I. Allow storage in 2 buildings on site rather than commercial in front building approved 6-5-2006.
- II. 6' decorative fence in front yard rather than 8' prior approval.
- III. Allow ingress/egress doors on residential side; no roll-up doors are permissible.

12. Consider sewer allocation request for Best Western Development.

13. Approve 2020 membership dues for Georgia Municipal Association.

14. Approve Intergovernmental Agreement for Statewide Mutual Aid and Assistance with State of Georgia and Gwinnett County.
15. Authorize release of pledged funds with Peoples Bank & Trust.
16. Authorize payment #2 and #3 for SR 316 at Harbins Road gas relocation project.
17. Authorize payment #7 for SR 324 at SR 124 gas relocation project.
18. Authorize payment #5 for Bona Road Gym renovation project.
19. Authorize payment #3 for Legion field improvements.
20. Authorize payment #15 for Buford parking deck project.
21. City Manager's report.
22. 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.