

Buford City Commission

August 6, 2018

The regular monthly meeting was held on August 6, 2018 and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and Mr. Burge led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the August 6, 2018 Commission meeting as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the July 16, 2018 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to change the September meeting to Tuesday, September 4, 2018.

Ayes 3
Nays 0

Chairman Beard stated that this portion of the meeting will be set aside for public hearings.

Rezoning and Special Use Permits:

#Z-18-05/#SUP-18-10: Southern Heritage Home Builders, LLC requested rezoning for the property located at 2066 Pine Tree Drive, being parcels 7-352-058/168, from C-2 to RL 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 would like to request two (2) dead-end streets as per the site plan, assist with any easements needed for the pump station and to eliminate the requirement for amenity area. There were no objections from the audience. Motion by Mr. Burge, seconded by Mr. Weeks to approve the rezoning to RL with the special use permit as requested with the following conditions. Chairman Beard abstained.

1. The approval of the Zoning and Special Use Permits does not relieve the applicant from compliance to the Buford City Codes or any non-compliances shown on the Site Plan unless specified in the following conditions:



- a. The Side and Rear Building Setbacks are reduced from 40' to 20'. The 20' yard area shall be landscaped with a replanted buffer using evergreen trees and shrubs to provide an effective year round screen. Final buffer replanting design shall be approved by the Director of Planning and Zoning.
 - b. The Front Building Setbacks are reduced from 50' to 35'. Within the 35' Front Yard, a 10' Landscape Strip shall be provided with a tree density of one tree (hardwood or ornamental) per 25 linear feet on center and 6' high at the time of planting. Final replanting plan shall be approved by the Director of Planning and Zoning.
 - c. The extension of Pine Tree Drive shall not include a dedicated left turn lane or deceleration lane. All other public street components and standards are required.
 - d. To allow a dead-end street on the easterly side of the site plan as proposed and to allow an eyebrow cul-de-sac at the beginning of the immediate pedestrian pathway to the Corp property as per the site plan submitted with the application.
2. The following uses shall not be permitted: automotive car washes, automotive part stores, automotive repair shop or tire stores, automobile service stations, automotive sales lots, equipment rental, mobile buildings, machine, welding, radiator or muffler repair shops, mini-warehouse facilities, boat storage, adult entertainment, log splitting and storage lots and convenient stores and gas stations.
3. The City finds that the proposed project will place a large burden on the existing sewer infrastructure and that the project is not feasible given the existing pump station condition at Lanier Harbor. Developer shall fulfill all obligations with the City of Buford for the sewer requirements subject to policies, regulations and ordinances adopted by the City of Buford and shall furnish infrastructure upgrades which include:
 - a. Existing sewage pumping station shall be modified and improved to comply with Gwinnett County, Georgia Department of Water Resources Developer Pump Station Standards or as described in the letter from The Engineering Group Incorporated dated August 4, 2018 and attached as Exhibit "A" and after approved by the City engineer.
 - b. Prepare and submit to the City a plan to inspect the existing force main from the existing pump station to its discharge manhole point along Little Mill Road. The inspection procedure, as well as recommended repairs, shall be approved by the City Engineer. This procedure is described in Item #5 of The Engineering Group Incorporated's letter submitted as Exhibit "A" and as approved by the City engineer.
 - c. All new utilities internal to the development shall be placed underground.
 - d. The Developer shall assist the City in acquisition of any permanent and temporary access rights, easements, etc. for sewer access and pump station upgrades.
4. The following site and architectural considerations are approved as conditions to the applications:
 - a. 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.
 - b. Townhome dwellings shall be a minimum of 1,800 SF of heated floor area with a minimum of two (2) bedrooms and two (2) bathrooms.
 - c. The gross density of the project shall not exceed 7.44 Units per Acre.

- d. The development shall allow for fee simple attached ownership in the RL zoning district.
- e. The development shall be limited to a maximum 120 units.
- f. 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 the sidewalk to the front of the dwelling unit.
- g. Units fronting Pine Tree Drive shall have a finished floor elevation greater than approximately 2 feet above the curb (measured at the high side of the lot).
- h. 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).
- i. Garages that will be accessed from the rear of the unit will be incorporated into the project along Pine Tree Drive and other areas of the site to create a pedestrian friendly community. Masonry pedestrian stoops or stairs shall be incorporated in all units.
- j. Building exteriors shall be constructed of a combination of brick, stucco, stone or cement-based siding. The unit fronts shall contain brick or stone substantially similar to the zoning exhibits. Architectural elevations shall be submitted for review and approval by the Planning Director prior to issuance of Building Permit.
- k. A street lighting plan shall be provided in the planted strip along Pine Tree Drive to the project entrance and throughout the project to be approved by the Planning Director.
- l. Four foot sidewalks shall be provided on the developer's side of all publicly dedicated rights-of-ways to the entrance of the development. Minimum four foot sidewalks shall also be constructed throughout the project's pocket parks, open space, private roads and alleys to create a pedestrian friendly community. A Pedestrian Access Plan shall be reviewed and approved by the Planning Director prior to the issuance of a Land Disturbance Permit.
- m. Utilities shall be placed under ground excluding stormwater detention which shall meet minimum requirements of Buford City Stormwater Regulations.
- n. Pine Tree Drive shall be widened to 20 feet with curb and gutter and four (4) foot sidewalks on the developer's side to the entrance of the townhome project. Beyond the entrance Pine Tree Drive shall be widened to 20 feet to the Corp property with an eyebrow cul-de-sac at the proposed gate to the Corp property. (Engineer completing detail plans for Pine Tree Drive) All internal private roads and alleys shall be a minimum of 24 feet back of curb to back of curb. The private roads and alleys shall be constructed to City of Buford paving specifications. Alternately, if the alleys are constructed using concrete, the concrete aggregate base and subgrade specifications shall be submitted to the City of Buford for review and approval. Concrete alleys shall also be a minimum of 24 feet wide back of curb to back of curb.
- o. Residential trash service shall be provided by the City of Buford. Residents living in front-entry units shall place trash receptacles at the curb on trash pickup days. Residents living in rear-entry units shall place trash receptacles at the curb or

alleyway on trash pickup days. The HOA covenants and restrictions shall require homeowners to keep the trash receptacles inside the garages or other approved locations by the City.

- p. The HOA covenants shall prohibit the renting or leasing of units to no more than 20%.
 - q. All roofs shall be Architectural type and have a minimum usable life of 30 years, per manufacturer's warranty.
 - r. Porches for rear entry units shall meet the following requirements, if applicable:
 - i. Shall have a minimum depth of eight feet and five feet on the side.
 - ii. Shall be raised a minimum of two feet and maximum of four feet from grade to the top of the stairs.
 - iii. Shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber.
 - iv. Shall provide enclosed masonry foundations of brick or stone.
 - v. Shall not be enclosed with screens, plastic or other materials that hinder visibility and / or natural air flow.
 - vi. Shall provide columns spaced a maximum distance of eight feet on-center and with a minimum width of eight inches.
 - vii. Shall provide stairs with enclosed risers.
 - s. Mechanical features, such as air conditioning condensers and dumpsters, shall be screened from view along a public street with plantings, walls or fences of equal or greater height. Acceptable building materials included those permitted on the principal building.
 - t. Front and side windows shall meet the following requirements:
 - i. Window trim shall not be flush with the exterior façade and shall provide a minimum relief of one-quarter (0.25) inch.
 - ii. Where provided, individual shutters shall be one-half the width of the adjacent window opening, and
 - iii. Mirrored or painted windows or door glass is prohibited.
 - u. 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.
 - v. 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.
 - w. The proposed development shall not be required to have an amenity or recreation area.
5. The following conditions concern the redevelopment and operation of the City of Buford / US Army Corps of Engineers property for the purposes of boat and vehicular parking, boat ramps and common spaces / green spaces and pursuant to the lease between the City of Buford and Secretary of the Army (Corps of Engineers).
- a. The developer shall be responsible for the design of a Concept and a

Redevelopment Plan for operations and maintenance as acceptable to the Corps of Engineers. All subsequent approval of implementation plans, permits or variances shall be approved by the City of Buford and Army Corps of Engineers, as necessary prior to the issuance of a Development Permit.

- b. The costs associated with the development of the boat ramp area, including but not limited to, any docks, paving, striping, concrete work, amenities, signage, lighting, gates and landscaping shall be the full responsibility of the developer as approved by the Planning Director.
- c. Access and use of the boat ramp area is for Public access and shall not be gated, blocked or denied during normal operational hours.

Ayes 2
Nays 0
Abstained 1

#SUP-18-11: Southern Heritage Home Builders, LLC requested a special use permit for the property located at 2066 Pine Tree Drive. The special use permit requested is to allow townhomes. Mitch Peevy also represented the applicant for this request with the same conditions as in application #Z-18-05/#SUP-18-10. Motion by Mr. Burge, seconded by Mr. Weeks to approve the special use permit as requested with the following conditions. Chairman Beard abstained.

1. The approval of the Zoning and Special Use Permits does not relieve the applicant from compliance to the Buford City Codes or any non-compliances shown on the Site Plan unless specified in the following conditions:
 - a. The Side and Rear Building Setbacks are reduced from 40' to 20'. The 20' yard area shall be landscaped with a replanted buffer using evergreen trees and shrubs to provide an effective year round screen. Final buffer replanting design shall be approved by the Director of Planning and Zoning.
 - b. The Front Building Setbacks are reduced from 50' to 35'. Within the 35' Front Yard, a 10' Landscape Strip shall be provided with a tree density of one tree (hardwood or ornamental) per 25 linear feet on center and 6' high at the time of planting. Final replanting plan shall be approved by the Director of Planning and Zoning.
 - c. The extension of Pine Tree Drive shall not include a dedicated left turn lane or deceleration lane. All other public street components and standards are required.
 - d. To allow a dead-end street on the easterly side of the site plan as proposed and to allow an eyebrow cul-de-sac at the beginning of the immediate pedestrian pathway to the Corp property as per the site plan submitted with the application.
2. The following uses shall not be permitted: automotive car washes, automotive part stores, automotive repair shop or tire stores, automobile service stations, automotive sales lots, equipment rental, mobile buildings, machine, welding, radiator or muffler repair shops, mini-warehouse facilities, boat storage, adult entertainment, log splitting and storage lots and convenient stores and gas stations.
3. The City finds that the proposed project will place a large burden on the existing sewer infrastructure and that the project is not feasible given the existing pump station condition



at Lanier Harbor. Developer shall fulfill all obligations with the City of Buford for the sewer requirements subject to policies, regulations and ordinances adopted by the City of Buford and shall furnish infrastructure upgrades which include:

- a. Existing sewage pumping station shall be modified and improved to comply with Gwinnett County, Georgia Department of Water Resources Developer Pump Station Standards or as described in the letter from The Engineering Group Incorporated dated August 4, 2018 and attached as Exhibit "A" and after approval by the City engineer.
 - b. Prepare and submit to the City a plan to inspect the existing force main from the existing pump station to its discharge manhole point along Little Mill Road. The inspection procedure, as well as recommended repairs, shall be approved by the City Engineer. This procedure is described in Item #5 of The Engineering Group Incorporated's letter submitted as Exhibit "A" and as approved by the City engineer.
 - c. All new utilities internal to the development shall be placed underground.
 - d. The Developer shall assist the City in acquisition of any permanent and temporary access rights, easements, etc. for sewer access and pump station upgrades.
4. The following site and architectural considerations are approved as conditions to the applications:
- a. 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.
 - b. Townhome dwellings shall be a minimum of 1,800 SF of heated floor area with a minimum of two (2) bedrooms and two (2) bathrooms.
 - c. The gross density of the project shall not exceed 7.44 Units per Acre.
 - d. The development shall allow for fee simple attached ownership in the RL zoning district.
 - e. The development shall be limited to a maximum 120 units.
 - f. 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 the sidewalk to the front of the dwelling unit.
 - g. Units fronting Pine Tree Drive shall have a finished floor elevation greater than approximately 2 feet above the curb (measured at the high side of the lot).
 - h. 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).
 - i. Garages that will be accessed from the rear of the unit will be incorporated into the project along Pine Tree Drive and other areas of the site to create a pedestrian friendly community. Masonry pedestrian stoops or stairs shall be incorporated in all units.
 - j. Building exteriors shall be constructed of a combination of brick, stucco, stone or cement-based siding. The unit fronts shall contain brick or stone substantially similar to the zoning exhibits. Architectural elevations shall be submitted for review and approval by the Planning Director prior to issuance of Building Permit.

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- k. A street lighting plan shall be provided in the planted strip along Pine Tree Drive to the project entrance and throughout the project to be approved by the Planning Director.
- l. Four foot sidewalks shall be provided on the developer's side of all publicly dedicated rights-of-ways to the entrance of the development. Minimum four foot sidewalks shall also be constructed throughout the project's pocket parks, open space, private roads and alleys to create a pedestrian friendly community. A Pedestrian Access Plan shall be reviewed and approved by the Planning Director prior to the issuance of a Land Disturbance Permit.
- m. Utilities shall be placed under ground excluding stormwater detention which shall meet minimum requirements of Buford City Stormwater Regulations.
- n. Pine Tree Drive shall be widened to 20 feet with curb and gutter and four (4) foot sidewalks on the developer's side to the entrance of the townhome project. Beyond the entrance Pine Tree Drive shall be widened to 20 feet to the Corp property with an eyebrow cul-de-sac at the proposed gate to the Corp property. (Engineer completing detail plans for Pine Tree Drive) All internal private roads and alleys shall be a minimum of 24 feet back of curb to back of curb. The private roads and alleys shall be constructed to City of Buford paving specifications. Alternately, if the alleys are constructed using concrete, the concrete aggregate base and subgrade specifications shall be submitted to the City of Buford for review and approval. Concrete alleys shall also be a minimum of 24 feet wide back of curb to back of curb.
- o. Residential trash service shall be provided by the City of Buford. Residents living in front-entry units shall place trash receptacles at the curb on trash pickup days. Residents living in rear-entry units shall place trash receptacles at the curb or alleyway on trash pickup days. The HOA covenants and restrictions shall require homeowners to keep the trash receptacles inside the garages or other approved locations by the City.
- p. The HOA covenants shall prohibit the renting or leasing of units to no more than 20%.
- q. All roofs shall be Architectural type and have a minimum usable life of 30 years, per manufacturer's warranty.
- r. Porches for rear entry units shall meet the following requirements, if applicable:
 - i. Shall have a minimum depth of eight feet and five feet on the side.
 - ii. Shall be raised a minimum of two feet and maximum of four feet from grade to the top of the stairs.
 - iii. Shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber.
 - iv. Shall provide enclosed masonry foundations of brick or stone.
 - v. Shall not be enclosed with screens, plastic or other materials that hinder visibility and / or natural air flow.
 - vi. Shall provide columns spaced a maximum distance of eight feet on-center and with a minimum width of eight inches.
 - vii. Shall provide stairs with enclosed risers.
- s. Mechanical features, such as air conditioning condensers and dumpsters, shall be screened from view along a public street with plantings, walls or fences of equal

or greater height. Acceptable building materials included those permitted on the principal building.

- t. Front and side windows shall meet the following requirements:
 - i. Window trim shall not be flush with the exterior façade and shall provide a minimum relief of one-quarter (0.25) inch.
 - ii. Where provided, individual shutters shall be one-half the width of the adjacent window opening, and
 - iii. Mirrored or painted windows or door glass is prohibited.
 - u. 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.
 - v. 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.
 - w. The proposed development shall not be required to have an amenity or recreation area.
5. The following conditions concern the redevelopment and operation of the City of Buford / US Army Corps of Engineers property for the purposes of boat and vehicular parking, boat ramps and common spaces / green spaces and pursuant to the lease between the City of Buford and Secretary of the Army (Corps of Engineers).
- a. The developer shall be responsible for the design of a Concept and a Redevelopment Plan for operations and maintenance as acceptable to the Corps of Engineers. All subsequent approval of implementation plans, permits or variances shall be approved by the City of Buford and Army Corps of Engineers, as necessary prior to the issuance of a Development Permit.
 - b. The costs associated with the development of the boat ramp area, including but not limited to, any docks, paving, striping, concrete work, amenities, signage, lighting, gates and landscaping shall be the full responsibility of the developer as approved by the Planning Director.
 - c. Access and use of the boat ramp area is for Public access and shall not be gated, blocked or denied during normal operational hours.

Ayes	2
Nays	0
Abstained	1

#Z-18-06: EpiCity, Inc. requested rezoning for the property located on South Lee Street and Buford Highway, being 22.415 acres out of parcels 7-268-122, 7-269-104 and 7-269-105 from O-I/C-2 to M-1. Chairman Beard asked if anyone was here to speak against the request. John Zwald, attorney representing Brookdale Senior Living, spoke in opposition of the request. He stated the senior housing development had been there over 20 years and has 35 residents. He stated this was not a compatible zoning and was too intensive for the area next to residential.



This zoning change would be a threat to Brookdale with increased traffic and increased noise from the trucks and would cause health issues for the residents. He asked if the zoning was approved to have the City to strictly enforce the conditions. He also asked if Brookdale could have input on the enhanced landscaping plan and to install a wooden fence along the driveway. Jay Mitchell, developer, stated that the fence would not help screen the senior living development because of the topography, but would be glad to let them have input on the landscaping plan. Motion by Mr. Weeks, seconded by Mr. Burge to approve the rezoning to M-1 with the following conditions:

1. The subject property is rezoned to M-1 for light industrial uses substantially similar to the site plan submitted with the application including the sizes and heights of the proposed buildings and associated site improvements. However, approval of the rezoning case does not relieve the owner from conformity to the Development Regulations and Zoning Ordinance.
2. The owner is to install the fourth leg of the traffic signal at the entrance on South Lee Street and to install a deceleration lane on South Lee Street. If right-of-way is not available, then the installation of the deceleration lane will not be applicable.
3. The owner shall install a left turn lane exit onto South Lee Street with appropriate dedication of right-of-way as needed for implementation. Final design to be reviewed and approved by the City Engineer.
4. The construction entrance for the project shall be located on Creekside Drive.
5. An enhanced landscape planting plan shall be required along the entrance drive adjacent to the assisted living facility. The plan shall include a mixture of canopy trees, understory trees, shrubs and ground covers. Final landscape plan shall be developed with documented input from Brookdale Senior Living and be approved by the Planning Director.
6. Buildings shall be substantially similar to the building rendering that was submitted with the application and may include tilt-up construction as approved by the Planning Director.
7. 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.
8. The owner shall place a security gate at the private drive off of Creekside Drive and provide a cul-de-sac for turnaround before the security gate. Final design to be approved by the City Engineer.
9. Auto only entrance shall include access easements for use by the remaining lot fronting South Lee Street.
10. Traffic signal to be installed at the intersection of Buford Highway and South ^{Church}~~Lee~~ Street and shall have an approved permit for the signal from Georgia Department of Transportation before a development permit will be issued.

Ayes 3
Nays 0



Special Use Permits:



#SUP-18-12: Heather Brown requested a special use permit for the property located at 4977 Lanier Islands Parkway, Suite 107. The special use permit requested is to allow a tattoo business. The applicant was present and explained the request to the Board. Mr. Burge stated he had several concerns from the other tenants in the shopping center about this type of business locating at this center. Motion by Mr. Weeks, seconded by Mr. Burge to deny the request.

Ayes 3

Nays 0

#SUP-18-13: SAIA LTL Freight requested a special use permit for the property located on Plunkett Road, being parcel 7-218-009. The special use permit requested is to allow a truck terminal. Chairman Beard asked if anyone was here to speak against the request. Tom Hollimon submitted a petition for the record from the neighboring property owners that were opposing the request (attached). He also stated that he would like to see the 50-foot buffer imposed and have input on the landscaping and lighting plan. Ray McCullough, 1718 Plunkett Road, asked for a noise barrier to be installed. Three (3) other adjoining property owners spoke with concerns about the increased truck traffic on Plunkett Road, lights to be shielded and to soften the impact of the noise from the trucks. Mitch Peevy spoke on behalf of the applicant and said they were good with all the proposed conditions and that the fence would be installed on the property line and would be 6 feet high with barbwire on top for security. Chairman Beard stated that the City would like to give the homeowners 10 more feet of buffer. Mr. Peevy agreed. Motion by Mr. Burge, seconded by Chairman Beard to approve the special use permit as requested with the following conditions. Mr. Weeks abstained.

1. The development permit construction plans, shall be substantially similar to the concept plan provided with the special use permit application.
2. The development shall provide a standard cul-de-sac terminus to Blue Ridge Drive at the entrance to the proposed truck terminal. The final roadway extension design shall be reviewed and approved by the Planning Director.
3. The proposed development shall include construction documents prepared and sealed by a Georgia registered civil engineer for the redevelopment of the existing stormwater management system at 3750 Blue Ridge Drive. The civil site plans and hydrology analysis shall be reviewed and approved by the City Engineer.
4. The owner shall obtain all required offsite construction agreements for the proposed improvements leading to the subject property. All recorded construction easements and right-of-way dedication shall be executed prior to the issuance of any development permits.
5. The Developer's engineer shall provide analysis and opinion as to the subject requiring a Development of Regional Impact (DRI) study as administered by the Atlanta Regional Commission (ARC).
6. The applicant shall provide a replanted buffer offset 35' from the existing 50' Atlanta Gas Light easement. The replanting plan shall include 8' tall berms within the buffer including a black vinyl coated chain link fence with slats and planted with Leyland



Plat #558: Jason Jackson requests annexation and zoning for the property located at 410 Thunder Road from R-100 to R-100. The applicant was present and explained the request to the Board. Mr. Jackson stated that the tract would be divided into 4 lots with the existing house to remain on Lot #1. Gwinnett County did not object to this annexation and zoning and there were no objections from the audience. Chairman stated that the entire property, including Lot #1, would need to have curb and gutter and sidewalk. Motion by Mr. Burge, seconded by Mr. Weeks to approve the annexation and zoning to R-100 with the following conditions:

1. All one-story homes shall have a minimum gross heated floor area of 2800 square feet, which shall exclude the basement, both finished and unfinished. All two-story homes shall have a minimum gross heated floor area of 3200 square feet, which shall exclude the basement, both finished and unfinished. All homes shall have a 3-car garage.
2. Front elevations shall be constructed with a minimum of 40% brick or stone with 60% accents. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding. A 42" water table shall be provided on the sides and rear. Elevations shall be provided to the City for review and approval by the Planning Director prior to the approval of a building permit.
3. A five (5) foot sidewalk with a two (2) foot landscape strip with curb and gutter shall be provided along the entire property frontage.
4. Each dwelling's driveway shall be a minimum of 18 feet wide.
5. Each lot shall be required to have two (2) shade trees installed with the front yard.
6. Each lot shall be sodded front yards.

Ayes 3
Nays 0

Plat #559: Lula Nell Wallace Richardson requests annexation and zoning for the property located at 2961 Gravel Springs Road from RA-200 to RA-200. The applicant was present and explained the request to the Board. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Mr. Burge, seconded by Mr. Weeks to approve the annexation and zoning to RA-200.

Ayes 3
Nays 0

Zoning Amendment:

#ZA-18-01: Motion by Mr. Burge, seconded by Mr. Weeks to approve the amendment to the City of Buford Development Regulations, Article 4, Section 4.1.1 and Article 6, Section 6.8.1 and 6.8.2 providing for curb and gutter, sidewalks and widening of sub-standard streets for construction on an individual single-family detached or duplex residence on a buildable lot of record.



Cypress for screening from residential properties. The replanting plan shall include 4 rows of hardwood trees with no one species exceeding 25%. The replanting plan shall also incorporate various evergreen shrub species and a mesh fabric over the security fencing. The final replanting, fencing and screening plan shall be reviewed and approved by the Planning Director. Such plans may be phased at Development permit.

7. The proposed building can be of a tilt-up construction as approved by the Planning Director.
8. No right turn shall be allowed onto Plunkett Road from Blue Ridge Drive. The trucking company shall work with the City to strictly enforce their drivers to stay off Plunkett Road past Blue Ridge Drive.
9. All exterior lighting shall be directed and shielded so as to illuminate the development property only.
10. An outdoor intercom system shall be prohibited as to mitigate noise to neighboring residential communities.

Ayes 2
Nays 0
Abstained 1

#SUP-18-14: W & A Engineering requested a special use permit for the property located on Buford Drive, being parcel 7-259-263 containing 1.02 acres. The special use permit requested is to allow a drive through window for a restaurant. Chairman Beard stated this was for a Popeye's Restaurant and asked if anyone was here to speak for or against the request. Scott Haines spoke on behalf of the applicant and stated they agreed with all the proposed conditions. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve 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 Buford City Development Regulations and Zoning Ordinance. The land disturbance permit shall be similar to the concept plan with revisions made to comply with Buford City Codes.
2. Parking is approved to be reduced from 36 parking spaces to 23 parking spaces and the parking configuration is approved allowing more than 20% in the side yards. The parking configuration shall be similar to the site plan submitted with the application.
3. Architectural treatments and site design shall meet the minimal standards of the City of Buford Code Section 1315, including the requirements for a flat roof for buildings under 5000 square feet. Final landscape plan and architectural elevations shall be approved by the Planning Director.

Ayes 3
Nays 0



Annexations:

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve exemption plat on Poplar Street for Diamond Hill Properties.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approved resolution calling for a special municipal election for a referendum to allow citizens of the City of Buford, Georgia to vote on whether Buford is authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages by the drink from 11:00 a.m. to 12:30 p.m.; and other purposes.

Ayes 3
Nays 0

Chairman Beard stated at this time there would be a public hearing on the Fiscal Year 2019 Operating Budget and 2018 millage rate rollback for Hall County property taxes, which includes a property tax increase. Chairman Beard gave an overview of the budget and the public was given an opportunity to provide comments on the budget and millage rate rollback. The audience did not have any comments or questions regarding the proposed FY 2019 Operating Budget, the 2018 proposed Gwinnett County millage rate or the proposed 2018 millage rate for Hall County with the LOST rollback.

Chairman Beard stated that this concludes the public hearing portion of the meeting.

Motion by Mr. Burge, seconded by Mr. Weeks to approve the Fiscal Year 2019 Budget Appropriations Resolution and Operating Budget.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve 2018 property tax millage rate for Buford City Schools in Gwinnett County of 12.75 mills and 13.362 mills for Hall County with a Local Option Sales Tax rollback of .612 mills. The 2018 net millage rate for property taxes in both counties will be 12.75 mills.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve renewal of medical, dental and vision insurance policy for 2018-2019.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve renewal of the agreement with City of Buford and Proof of the Pudding by MGR, Inc.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to appoint City Manager, Bryan Kerlin, as City of Buford Americans with Disabilities Act (ADA) Coordinator.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve the adoption of an ordinance for moratorium on issuance of permits for tattoo businesses through December 31, 2018.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve the parking deck bids and authorize Charles Black Construction as city construction manager.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve subrecipient agreement for use of CDBG funds between Gwinnett County and City of Buford.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve Jackson Street stormwater improvements using CDBG funding and general funds.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager and City Attorney to purchase property on Heraeus Boulevard 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.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Chairman Beard to authorize City Manager and City Attorney to purchase property at 2614 Sagefield Court 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. Mr. Weeks abstained.

Ayes 2
Nays 0
Abstained 1

Motion by Mr. Weeks, seconded by Mr. Burge to accept donation to City for museum operations.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #14 for South Lee Street LCI project.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's report.

Mr. Jay gave the City Attorney's report.

After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0



Phillip Beard, Chairman



Chris Burge, Vice Chairman



Bradley W. Weeks, Commissioner



City Clerk

8-6-18

Date