

# Buford City Commission

August 7, 2017

The regular monthly meeting was held on August 7, 2017 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 Mrs. Smith, seconded by Mr. Burge to approve the agenda for the August 7, 2017 Commission meeting as presented.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to adopt the minutes from the July 17, 2017 Commission meeting as presented by staff.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to change the September meeting to Tuesday, September 5, 2017 at 7:00 p.m.

Ayes 3  
Nays 0

The Buford Community Girls Chorus presented a picture portfolio to the Commission from their recent trip to Italy.

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

## Rezoning:

#Z-17-05: Garrett Reed requests rezoning for the property located at 4331 Old Hamilton Mill Road, being parcel 7-261-008, from O-I to R-100. Applicant was present. No one spoke against the request. Motion by Mr. Burge, seconded by Mrs. Smith to approve the request with the following conditions:

1. The final subdivision plat to be approved by the City of Buford shall be substantially similar to the concept subdivision plan submitted with the rezoning application dated 12-8-15.
2. Lot(s) directly adjacent to Hamilton Mill Road shall include a 20' planted buffer adjacent to the right-of-way of Hamilton Mill Road. The buffer shall be planted with a double row of evergreen trees to provide for an effective screen. The final replanting plan shall be approved by the Planning Director at the review of the

building permit for each lot.

3. Homes shall be constructed with three sides brick, stucco or stone with accents not to exceed 20% per elevation. Elevations shall be provided with the building permit application and final approval by the Planning Director.
4. All one-story homes shall have a minimum gross heated floor area of 2,400 sq. ft. that excludes the basement area, both finished and unfinished.
5. All two-story homes shall have a minimum gross heated floor area of 2,600 sq. ft. which excludes the basement area, both finished and unfinished.
6. Each lot shall require installed curb and gutter and a 5' sidewalk with a 2' landscape strip along property frontage on Old Hamilton Mill Road prior to the issuance of a Certificate of Occupancy.

Ayes 3  
Nays 0

#Z-17-06: Jason Jackson requests rezoning for the property located at 207 W. Moreno Street from C-2 to R-100. The applicant was not present. No one spoke against the request. Motion by Mr. Burge, seconded by Mrs. Smith to approve the request with the following conditions:

1. The rezoning case supports the development and occupancy of the existing building with a residential use. Any future requests to change the occupancy type with a commercial or office use shall be prohibited unless the zoning category is changed appropriately and the building and site are brought up to Buford City codes.

Ayes 3  
Nays 0

**Special Use Permit:**

#SUP-17-09: Brian Jenkins requests a special use permit for the property located at 110 E. Moreno Street. The special use permit requested is to allow an automotive shop. Applicant was present. No one spoke against the request. After a short discussion, motion was made by Mr. Burge, seconded by Mrs. Smith to deny the request.

Ayes 3  
Nays 0

#SUP-17-10: J.P. Miller requests a special use permit for the property located at 4160 Buford Drive. The special use permit requested is to allow outdoor storage. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Bonita Hoffmeister, 2807 Springlake Drive, commented on the request. After a short discussion, motion was made by Mrs. Smith, seconded by Mr. Burge to approve the request with the following conditions:

1. The business operation shall limit the location and scope of the outdoors storage of retail products in the locations designated on the site plan provided with this SUP application.
2. The final site design shall provide the ingress and egress as per the site plan provided with this SUP application and be approved by the Planning Director.



3. The outdoor showcase area (sidewalk area adjacent to the building) located near the Intersection of French's Boulevard and Buford Drive shall be fenced with a black decorative metal fence. Prior to the issuance of a land disturbance permit, the applicant shall provide sectional and elevation details of the decorative fence to be approved by the Planning Director. The front storage area facing Highway 20 shall be for storage of patio furniture and outdoor living only and the front storage area facing French's Boulevard shall be for storage of lawnmowers, plant materials and similar products only. Propane tanks shall be prohibited in the front outdoor storage areas on Highway 20 and French's Boulevard. Storage in these areas shall be staged behind the fencing and limited to the area approved by the Planning Director.
4. The outdoor storage area located near the south east corner of the building shall be screened with a 6-foot high black vinyl coated chain link fence with slat inserts. Prior to the issuance of any land disturbance permit, the applicant shall provide sectional and elevation details of the chain link fence to be approved by the Planning Director.
5. Outdoor storage shall be prohibited outside of the designated areas as shown on the site plan submitted with the SUP application dated 6-26-17.
6. Street lights and decorative lights shall be required on Georgia Highway 20 per the Mall of Georgia Overlay District. No sidewalk shall be required on Georgia Highway 20.
7. Street lights and a 5 foot sidewalk with a 2 foot landscape strip shall be provided on French's Boulevard.
8. Elevations shall be substantially similar to the one submitted with SUP application with any final improvements to be approved by the Planning Director.

Ayes 3  
Nays 0

**Annexation:**

Plat #545: Steven Cox requests annexation and zoning for the property located at 5915 Shadburn Ferry Road, being parcel 7-332-018, from R-100 to R-100. Applicant was not present. Gwinnett County did not object to this annexation and zoning request. No one spoke against the request. Motion by Mrs. Smith, seconded by Mr. Burge to approve the request.

Ayes 3  
Nays 0

Plat # 546: Judy Everett requests annexation and zoning for the property located at 3801 Carter Road, being parcel 08-158-002032, from AR-III to RA-200. Applicant was present. Hall County did not object to this annexation and zoning request. No one spoke against the request. Motion by Mrs. Smith, seconded by Mr. Burge to approve the request with the following conditions:

1. All one-story homes shall have a minimum gross heated floor are of 2,400 sq. ft. that excludes the basement area, both finished and unfinished.
2. All two-story homes shall have a minimum gross heated floor area of 2,600 sq. ft. which excludes the basement area, both finished and unfinished.

3. Homes shall be constructed with three sides brick, stucco or stone with accents not to exceed 20% per elevation. Elevations shall be provided with the building permit application and final approval by the Planning Director.

Ayes 3  
Nays 0

Plat #547: Judy Everett requests annexation and zoning for the property located at 3803 Carter Road, being parcel 08-158-002028, from AR-III to RA-200. Applicant was present. Hall County did not object to this annexation and zoning request. No one spoke against the request. Motion by Mrs. Smith, seconded by Mr. Burge to approve the request.

Ayes 3  
Nays 0

**Zoning Amendment:**

#ZA-17-02: Motion by Mr. Burge, seconded by Mrs. Smith to approve amendment to the 2000 City of Buford Zoning Ordinance and Subdivision Regulations, Article XIII, Section 1308. C-2 (General Business District, Retail and Services Uses), Section E, Temporary Uses, to delete item #5: Carnival rides not to exceed fifteen (15) days provided no structure or equipment is located within five hundred (500) feet of any residential property lines.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to approve road dedication for Broadmoor Boulevard.

Ayes 3  
Nays 0

Chairman Beard stated at this time there would be a public hearing on the Fiscal Year 2018 Operating Budget and 2017 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 2018 Operating Budget, the 2017 proposed Gwinnett County millage rate or the proposed 2017 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 Mrs. Smith to adopt Fiscal Year 2018 Budget Appropriations Resolution and Operating Budget as presented by staff.

Ayes 3  
Nays 0



Motion by Mrs. Smith, seconded by Mr. Burge to approve the 2017 property tax millage rate for Buford City Schools in Gwinnett County of 12.80 mills and 13.44 mills for Hall County. Hall County Local Option Sales Tax rollback is .64 mills with a net millage rate of 12.80.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to approve work detail agreement with Georgia Department of Corrections.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize Chairman to sign amended contract with Transcontinental Gas Pipe Line Company, LLC to remove abandoned and no longer active gas receipt locations.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to authorize Chairman to enter into an agreement on behalf of the City with Transcontinental Gas Pipe Line Company, LLC for purchase of gas from the Southeastern Trail Expansion Project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize City Manager to enter into an agreement on behalf of the City with Carcoustics USA South for payment of electrical infrastructure.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize Chairman to negotiate and sign right-of-way exchange and access agreement with 12Stone Church, Inc.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to approve 2017-2018 health and dental renewals as presented by staff.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize payment #2 for South Lee Street LCI project in the amount of \$94,462.41.

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Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to authorize payment #2 for Southside Trunk Sewer project in the amount of \$373,594.58.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to authorize payment #2 for South Bogan Road and Kilgore Road gas relocation project in the amount of \$39,775.50.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to authorize final payment for SR 324/Auburn Road gas relocation project in the amount of \$65,482.50.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize payment #7 for new Buford City Gym in the amount of \$824,021.00.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize payment #1 for Buford City Ball Fields in the amount of \$201,510.40.



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 Mrs. Smith to adjourn.

Ayes 3  
Nays 0

  
Phillip Beard, Chairman  
  
Chris Burge, Vice-Chairman

*Michael G. Smith*  
Michael Smith, Commissioner

*MS*

*Hani C. Weger*  
\_\_\_\_\_  
City Clerk

*8-7-17*  
\_\_\_\_\_  
Date