

Buford City Commission

February 4, 2019

The regular monthly meeting was held on February 4, 2019 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 and seconded by Mr. Burge to approve the agenda for the February 4, 2019 Commission meeting as presented.

Ayes 3

Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to adopt the minutes from the January 7, 2019 meeting as presented by staff.

Ayes 3

Nays 0

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

Rezoning:

#Z-19-01/#SUP-19-01: Embry Real Estate Partners, LLC request rezoning for the property located at 4096 Gainesville Highway, 4000 Carter Road and 4022 Carter Road from R-100/RA-200 to R-100 with a special use permit to allow a Conservation Subdivision. The applicant has requested that this application be tabled until the next meeting. Motion by Mr. Burge and seconded by Mr. Weeks to table the request.

Ayes 3

Nays 0

#Z-19-02: Christopher McGrath request rezoning for the property located at 355 South Harris Street from C-2 to R-100. Chris Hill was present for the applicant. Mr. Burge asked Mr. Hill if he was okay with all the proposed conditions and he concurred. There were no objections from the audience. Motion by Mr. Weeks and seconded by Mr. Burge to approve the rezoning to R-100 with the following conditions:

1. The minimum square footage of the homes shall be 2500 square feet.

2. Prior to the approval of any building permits, the owner shall provide the Planning Director a house location plan demonstrating building setback encroachments, if any and apply for variances is needed.
3. Prior to the issuance of any building permits, the owner shall submit a minor subdivision plat that is substantially similar to the conceptual subdivision plan submitted with this rezoning case.
4. Lot widths shall be 64.5 feet at South Harris Street and each lot is to be no less than 7004 square feet.
5. The front elevation shall be 40% brick or stone with accents not to exceed 60%. The side and rear elevations shall have a 2-foot water table. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director.
6. The front setback shall be 25 feet.
7. The driveway shall be 18 feet in width.
8. A 5-foot sidewalk with a 2-foot landscape strip shall be provided with 24" curb and gutter.

Ayes 3

Nays 0

#Z-19-03: Taylor & Mathis, Inc. request rezoning for the property located at 4624 Friendship Road from C-2 to M-1. Mike Irby was present for the applicant. Chad Bell, homeowner from The Estates at Bogan Springs, asked for an enhanced landscape buffer adjacent to their properties. Mr. Kerlin stated that the developer will maintain the full buffer and will provide landscaping on the slope. There were no objections from the audience. Motion by Mr. Burge and seconded by Mr. Weeks to approve the rezoning to M-1 with the following conditions:

1. The subject property is to be rezoned to M-1 for light industrial uses substantially similar to the site plan provided 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 State EPD State Waters Regulations, Developments Regulations and Zoning Ordinance.
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. 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.
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.
5. To reduce the undisturbed buffer from 75 feet to 50 feet next to the residential property along Friendship Road.

6. To construct a wall on the undisturbed buffer line adjacent to The Estates at Bogan Springs properties and to re-establish the landscaping in the buffer to the extent that it was disturbed and provide additional screening as approved by the Planning Director.

Ayes 3
Nays 0

Annexation:

Plat #567: Exit 2 Partners, LLC requested annexation and rezoning for the property located at 4604 Friendship Road from AR-III to C-2, being parcel 08-156-002007. Mike Irby was present for the applicant. There were no objections from the audience. Motion by Mr. Burge and seconded by Mr. Weeks to approve the annexation and rezoning request to C-2 with the following conditions:

1. Future commercial developments along Friendship Road shall be allowed right-in/right-out access for each parcel as per the regulations and approval by Georgia Department of Transportation. Inter-parcel access shall be required.
2. Construction documents for the roadway shall be substantially similar to the development concept plan provided with the rezoning case #Z-19-03.
3. To reduce the undisturbed buffer from 75 feet to 50 feet next to the residential property along Friendship Road.

Ayes 3
Nays 0

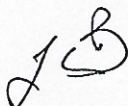
Zoning Modification:

#ZM-19-01: David Frick (D.R. Horton) requested a zoning modification to amend condition #5 from commission meeting of May 5, 2014 to reduce the front setback from 20 feet to 19 feet at 4191 Summer Breeze Way, Lot #57-A. A representative from D.R. Horton stated that this request was for only one (1) lot. There were no objections from the audience. Motion by Mr. Burge and seconded by Mr. Weeks to approve the request as presented.

Ayes 3
Nays 0

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

Motion by Mr. Burge and seconded by Mr. Weeks to approve amendment to condition #4 for Dunkin Donuts at 4803 Golden Parkway to reduce landscape strip from 10 feet to 5 feet as presented. Mitch Peevy spoke stating that the drive-thru lane would be screened with landscaping.



Ayes 3
Nays 0

Motion by Mr. Weeks and seconded by Mr. Burge to approve wastewater allocation for Popeye's restaurant located at 4455 Nelson Brogdon Boulevard.

Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to authorize Chairman or City Manager to execute agreement with MEAG Power to purchase electricity from the City of East Point.

Ayes 3
Nays 0

Motion by Mr. Weeks and seconded by Mr. Burge to approve the renewal of the City of Buford's Workers' Compensation insurance policy for 2019-2020.

Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to approve the renewal for the Property and General Liability insurance policy for 2019-2002.

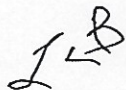
Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to authorize City Manager to negotiate purchase of real estate.

Ayes 3
Nays 0

Motion by Mr. Weeks and seconded by Mr. Burge to approve contract with Counseling Connection Inc. (CCI) for employee assistance program services (EAP) in the City of Buford's Anti-Drug and Alcohol Misuse Prevention Plan.

Ayes 3
Nays 0



Motion by Mr. Burge and seconded by Mr. Weeks to approve two (2) special events at Buford Youth Sports Complex.

Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to approve application for special outdoor event on Buford Community Center Lawn (Art-Tiques Vintage Market). Peggy Cannella, owner, spoke explaining the operation and production of the market show.

Ayes 3
Nays 0

Motion by Mr. Weeks and seconded by Mr. Burge to adopt the City of Buford 2040 Comprehensive Plan.

Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to approve final payment #16 for Buford City Gym project.

Ayes 3
Nays 0

Motion by Mr. Weeks and seconded by Mr. Burge to approve payment #3 and change order #2 for Jackson Street CDBG Stormwater project.

Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to approve payment #4 for City of Buford Parking Deck project.

Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to approve payment #4 for Hamilton Mill Road Gas Relocation project.

Ayes 3
Nays 0

Handwritten scribbles and initials, possibly "Z-B", located below the text of the final motion.Handwritten initials, possibly "DW", located in the bottom right corner of the page.

Motion by Mr. Weeks and seconded by Mr. Burge to approve payment #17 for South Lee Street LCI Pedestrian Streetscape project.

Ayes 3
Nays 0

Motion by Mr. Burge and seconded by Mr. Weeks to approve payment #3 for streetscape improvements at the corner of South Lee Street and Moreno Street.

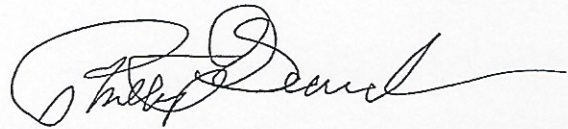
Ayes 3
Nay 0

Mr. Kerlin gave the City Manager's report.

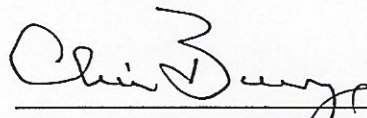
Mr. Jay gave the City Attorney's report.

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

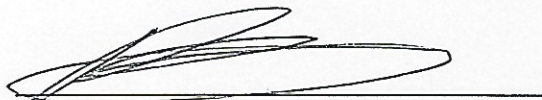
Ayes 3
Nays 0



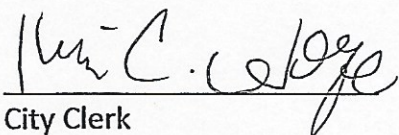
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

2-4-19
Date