

Buford City Commission

March 5, 2018

The regular monthly meeting was held on March 5, 2018 and all Commission members were present.

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

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the March 5, 2018 Commission meeting as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the February 5, 2018 Commission 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-18-01: WWP Acquisition, LLC requests rezoning for the properties located at 4108 Hamilton Mill Road and 4056 South Bogan Road from R-100 to C-2. Jeff Pruitt and Robbie Swan spoke on behalf of the applicant. No one spoke against the request. Mr. Pruitt explained that the development would consist of a grocer as the main tenant with three (3) outparcel sites. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The two subject parcels, 7-226-025 and 7-226-025A, shall be zoned from R-100 Single Family Residential District to C-2 General Business District.
2. The required 75' undisturbed zoning buffer adjacent to R-100 zoned parcels adjacent to the Thrasher Road lots be reduced to a 40-foot buffer with a 10-foot undisturbed section with at least a 6-foot berm with landscaping and/or screening along the residential side of Thrasher Road property, except for the area of the detention pond. Said buffer strip shall be integrated with the overall design concept for said project. Final design shall be reviewed and approved by the Planning Director.
3. The required undisturbed zoning buffer adjacent to R-100 zoned parcel 7-226-024A shall be reduced to a 50-foot undisturbed buffer and remainder of lot may be graded and include utility installation. A 75-foot undisturbed buffer beginning at 275' in depth and extending 294'. A 35-foot undisturbed buffer for the last 175 feet in areas adjacent to the detention pond. Final design shall be reviewed and approved by the Planning Director.

JB

RSW JB

4. All buffers proposed with enhanced landscaping shall be located on the subject property and be maintained by the property owner or designee.
5. Reduction of the 25-foot impervious surface setback by 1,830 square feet on the southern side of the shopping center is recommended. Applicant shall provide an additional impervious setback of 2,084 square feet at the south western part of the property as on the rezoning application site plan dated 1-8-2018.
6. To allow for a drive-thru window for the grocery store pharmacy, as shown on the site plan submitted with the application for Building 1. To allow for a drive-thru window for Building 3, as shown on the site plan submitted with the application. Outparcels 1, 2 and 3 shall petition the Buford City Commission for approval of proposed use for each of the three (3) parcels. The development shall comply with requirements of the City of Buford Code Section 1316.
7. Building 1 shall be substantially similar to the rendering submitted with the application including, but not limited to building materials, colors and signage.
8. Adult entertainment establishments shall be prohibited.
9. The developer shall install cobrahead light(s) at the entrance to Magnolia Estates Subdivision as approved by the engineer.

Ayes 3
Nays 0

#Z-18-02: J H Homes, Inc. requests a rezoning for the property located on Smokey Road, being parcel 7-270-034, containing 13.6 acres from M-1 to R-100. Jeff Pruitt spoke on behalf of the applicant and asked that the request be tabled. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Beard to table the request.

Ayes 3
Nays 0

Special Use Permit:

#SUP-18-03: Crowell Brothers Funeral Home-Buford, LLC requests a special use permit for the property located at 201 Morningside Drive. The special use permit requested is to allow an additional retort (furnace) inside the funeral home. Jeff Crowell spoke on behalf of the applicant. No one spoke against the request. Commission opposed two (2) furnaces at same location and has received complaints regarding the emissions from the existing furnace. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request and approved request for upgrades to existing furnace.

Ayes 3
Nays 0

#SUP-18-04: Alex Nyame Dzinpa requests a special use permit for the property located at 4780 Lanier Islands Parkway. The special use permit requested is to allow an emissions testing shop and a U-Haul rental business. Applicant was not present. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request.

Ayes 3
Nays 0

#SUP-18-05: CMC Management Co., LLC requests a special use permit for the property located at 5211 Lanier Islands Parkway. The special use permit requested is to allow the operation of a full and self-service carwash and express oil change facility. Bruce Arnett spoke on behalf of the applicant and explained the request to the Board. Applicant was not present. Brock Brady, representing Lanier Car Wash, Friendship Road, spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The land disturbance permit plans shall be substantially similar to the concept site plan submitted with the special use permit applicant dated 4-13-2015.
2. Landscape design and architectural treatments shall meet the minimal standards of the City of Buford Code Section 1316. Final landscape plan and architectural elevations shall be approved by the Planning Director.

Ayes 3
Nays 0

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

Motion by Mr. Burge, seconded by Mr. Weeks to approve Bailey Residential Tract sewer allocation.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to acquire sewer easements for sewer main trunk line replacement, as necessary, between Hamilton Mill Road and Davis Road and install sewer tap at parcel 7-229-006A in exchange for easement.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to sign, on behalf of the City, resolution for Hall County Hazard Mitigation Plan Update.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Beard to adopt update to flood plain management ordinance that meets or exceeds minimum national flood insurance program requirements and submit to Federal Emergency Management Agency.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to approve special events at Buford Youth Sports Complex.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve contract for probation supervision and rehabilitation services with Professional Probation Services, Inc.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to enter into a lease agreement with Union Baptist Church, subject to approval of City Attorney.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #1 for playground equipment and installation labor in the amount of \$150,000.00.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #9 for South Lee Street LCI project in the amount of \$173,206.55.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize change order #1 for Buford Drive gas extension.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #14 for new Buford City Gym in the amount of \$15,792.00.

Ayes 3
Nays 0

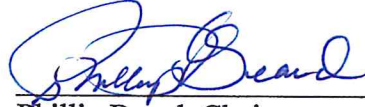
Mr. Kerlin gave the City Manager's report.

Mr. Jay gave the City Attorney's report.

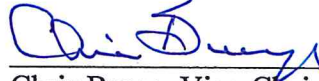


After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0



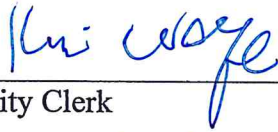
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

3-5-18

Date