

Buford City Commission

July 20, 2020

The regular monthly meeting was held on July 20, 2020 at Buford City Arena 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 July 20, 2020 meeting as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the June 1, 2020 regular meeting and the minutes from the special called meetings on June 18, 2020 and June 25, 2020 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-20-08: Dawn Siebold requests rezoning for the property located at 395 East Main Street from C-2 to R-100. Applicant was present. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following condition:

1. Future changes to the occupation other than single family residential will require the rezoning of the property to the appropriate zoning category.

Ayes 3
Nays 0

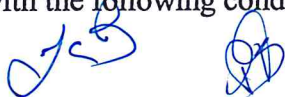
#Z-20-09: Oakmont Pacolet Acquisitions, LLC requests rezoning for the property located on Gravel Springs Road and Sunny Hill Road, being parcels 7-143-040/042/044, containing 33.059 acres from C-2 to M-1. Jeff Pruitt spoke on behalf of the applicant. He stated this application was presented to the Board a few months ago and was tabled by the Commission because the developer has added the corner tract to the project. The property is larger, but still the same concept plan for a 330,000 square foot industrial 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, height of the

building and stormwater runoff from the property. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 Planning Director for review and approval prior to the approval of any permits. The architectural treatments on the Southwest corner shall match the design of the other three corners of the building.
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. 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.
7. No curb and gutter or sidewalk required on Sunny Hill Road.
8. Decorative street lights shall be installed on Mall of Georgia Boulevard and cobra head street lights shall be installed on Highway 324 per City of Buford Zoning Ordinance Section 1315.
9. The drainage pipe shall be upgraded at Carter Wilson's driveway under the power line easement if the pipe is not large enough to handle the water flow from the project.

Ayes 3
Nays 0

#Z-20-10: CHI/Acquisitions, L.P. requests rezoning for the property located on McEver Road, being parcel 08-168-000110, containing 96.029 acres, from C-2 to M-1. John Bateman spoke on behalf of the applicant. He stated the proposal is for an industrial development on 96 acres consisting of four (4) buildings ranging from 275,000 square feet to 350,000 square feet with the truck courts facing internal to the buildings. The only access to the project will be on McEver Road. Mr. Bateman stated the proposed M-1 zoning is consistent with the City of Buford Comprehensive Future Land Use Plan. He also stated the DRI from Georgia Mountains Regional Commission finds that this project does not present any potential adverse impacts. Several adjoining property owners on Blackberry Lane spoke against this request stating this was a residential street and had concerns with noise, increased truck traffic, decreased property values, buffers, lighting, and erosion with sediment in the lake. Mr. Bateman stated the developer would offer enhanced landscaping adjacent to the residential tract and supplement beyond the tree save area on Blackberry Lane with evergreen trees to screen the buildings and to help mitigate the noise. After a brief discussion, motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 applicant including the sizes of the proposed buildings and associated site improvements.
2. To provide a 50' undisturbed buffer with an additional 25' planted enhanced buffer adjacent to residential properties with input from the property owners along Blackberry Lane with Shane Dawkins as the representative. The enhanced buffer shall be planted with eight (8) foot tall evergreen trees. Final plan to be reviewed and approved by the Planning Director.
3. The developer shall provide an eight (8) foot solid wooden fence along the developer's side of the buffer adjacent to residential properties.
4. The developer shall provide a tree save area along Blackberry Lane prior to construction. The tree save area shall be marked for inspection.
5. Provide an enhanced landscaping plan on Blackberry Lane outside tree save area.
6. Building elevations shall be submitted to the Planning Director for approval and may include tilt-up construction and colors as submitted with the rezoning application.
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. Recommendations per DRI Project Review by the Georgia Mountains Regional Commission dated May 20, 2020, include providing accommodations for future widening of McEver Road. The applicant shall demonstrate accommodations for the future road widening improvements on the subsequent development permit construction documents to be reviewed and approved by the Planning Director.
9. A sidewalk shall not be provided along Blackberry Lane.

Ayes 3
Nays 0

Special Use Permits:

#SUP-20-07: CGH A&D, LLC requests a special use permit for the property located at 100 Wiley Drive, out of parcel 7-295E-008, containing 1.946 acres. The special use permit requested is to allow single family attached fee simple townhomes. 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

Annexations:

Plat #584: Chris Howell requests annexation and zoning for the property located at 3550 North Bogan Road from AR-III to RA-200. Hall County did not object to this annexation and zoning. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:



1. Ranch homes shall have a minimum of 2000 square feet and two-story homes shall have a minimum of 2400 square feet exclusive of garage or basement and shall have a two-car garage.
2. The residential dwelling front and side elevation shall be a minimum of 40% brick or stone with accents not to exceed 60%. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding.
3. Driveways shall be a minimum of 18 feet in width.
4. All yards shall be sodded and shall have a minimum of two (2) 2-inch caliper ornamental trees planted in the front yard.

Ayes 3
Nays 0

Plat #586: Jimmie Bennett, Shane Bennett and Pam Reed requests annexation and zoning for the property located at 4200 Thompson Mill Road from R-100 to R-100. Tip Cape spoke on behalf of the applicant. Gwinnett County did not object to this annexation and zoning. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Single family homes and accessory uses only.
2. Shall consist of a maximum of five (5) lots.
3. Shall be substantially similar to the site plan submitted with the application.
4. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 40% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
5. All front, sides and rear yards shall be sodded and shall have two (2) 3-inch caliper ornamental trees planted in the front yard.
6. All homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. All homes shall have a minimum two (2) car garages.
7. To install curb and gutter and five (5) foot sidewalk with two (2) foot landscape strip along the entire property frontage.
8. Architectural shingles shall be used as roofing material.
9. The developer shall file a plat with the City of Buford for review and approval prior to the issuance of subsequent building permits.
10. To provide Gwinnett County Fire Marshal approval, as necessary.
11. Development to be served by a private drive and maintenance and access easements.

Ayes 3
Nays 0

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

Motion by Mr. Weeks, seconded by Mr. Burge to approve final plat for Holland Point Retail, LLC.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve final plat for Harbor Landing subject to fire approval, as necessary.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to amend the Fiscal Year 2020 operating budget to reflect actual expenditures through June 30, 2020.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve renewal of 2020-2021 health insurance policy.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to sign documents for construction easements and dedication of 0.260 acres +/- right-of-way extending Oakbrook Drive for development located off South Lee Street, subject to the approval of the city attorney.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve low bid with Summit Construction & Development, LLC in the amount of \$102,621.25 for extension of left turn lane on Buford Highway southbound at Robert Bell Parkway. (\$51,000.00 funded by GDOT)

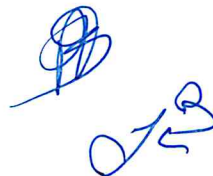
Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve resolution with Gwinnett County and develop a hazard mitigation plan in order to receive FEMA Hazard Mitigation Assistance grant funding.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve 2014 Buford and Gwinnett County joint SPLOST project expenditures in the amount of \$731,093.81 for SR 20 widening from S. Lee Street to Buford Highway.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to ratify and approve action acquiring property located on Railroad Avenue in the amount of \$125,000.00.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve 2020-2021 Gwinnett Municipal Association membership dues in the amount of \$13,446.00.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize release of pledged funds with Peoples Bank & Trust. Mr. Beard abstained.

Ayes 2
Nays 0
Abstained 1

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #4 for Buford multi-use trail project in the amount of \$142,782.36.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #7 in the amount of \$298,080.00, payment #8 in the amount of \$523,612.00 and payment #9 in the amount of \$1,035,784.00 for the legion fields improvement project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #19 in the amount of \$73,640.00, payment #20 in the amount of \$5,233.00 and payment #21 in the amount of \$205,259.00 for the Buford parking deck project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 for Southside Wastewater Plant Flow Diversion Structure in the amount of \$128,341.47.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #9 (final) for SR 324 @ SR 124 gas relocation project in the amount of \$28,987.20.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #8 for SR 316 at Harbins Road gas relocation project in the amount of \$ 9,433.36.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 for Moreno Street water relocation in the amount of \$ 6,450.69.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Jay gave the City Attorney's report.

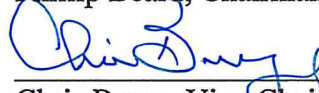
Richard Pickering, Pinetree Drive, expressed concern regarding the opening of Lanier Harbor. Mr. Pickering was concerned about the park use without any daily fee, expected crowds, littering and the lack of bathrooms. Chairman Beard stated that the Commission would make operational adjustments as necessary.

With no further business, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0



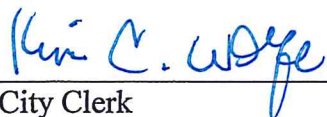
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

9-20-2020

Date