

Buford City Commission

November 2, 2020

The regular monthly meeting was held on November 2, 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. Burge led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the November 2, 2020 Commission meeting with the following changes:

- (1) Delete agenda items #8 and #9.
- (2) Consider allowing Bare Bones Restaurant located at 101 East Main Street to install wood columns in lieu of brick per ordinance.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the October 5, 2020 regular meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to change the December meeting to December 14, 2020.

Ayes 3
Nays 0

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

Rezoning:

#Z-20-12: City of Buford requests rezoning for the property located on Poplar Street, being parcel 7-293-097, containing 23.742 acres from R-100 to M-1. The request is for a proposal of an industrial project to be developed by Brookfield Properties. Richard Greer spoke on behalf of Brookfield Properties. A homeowner from Maplecliff Subdivision spoke with concerns of increased truck traffic, noise at the vacant warehouse across the street and asked about a traffic signal. After a short discussion, motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The subject property is to be rezoned to M-1 for light industrial uses similar to the conceptual plan provided with the application including combining to the M-1 zoned property to the northeast and all access of the proposed development to be located on Peachtree Industrial Boulevard.



2. An enhanced landscaping 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. Architectural treatments shall be provided to the Planning Director prior to the issuance of a land disturbance permit for approval by the Planning Director and may include tilt-up construction similar to typical industrial buildings in Buford.
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.

Ayes 3

Nays 0

#Z-20-13: Atlas Development requests rezoning for the property located on W. Shadburn Avenue, being parcel 7-293-037, containing 3.44 acres from C-2 to R-100. Cameron Henderson spoke on behalf of the applicant. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Planning and Zonings recommendation is amended to reflect five (5) houses rather than four (4) and allow 5'/15' setbacks (5' minimum from property line and 15' minimum between houses). Houses shall not be located in the impervious stream buffer.
2. Prior to the approval of a building permit, the applicant is to provide a residential drainage plan (RDP) for review and approval. The RDP shall be substantially similar to the concept plan provided with this rezoning application.
3. Along the entire frontage of Drake Street, the applicant shall dedicate the necessary right-of-way for 25' from centerline and improvements to the roadway for a width of 14' from centerline.
4. Homes shall be no less than 2400 square feet, excluding the garage and basement, both finished and unfinished.
5. Homes to have a minimum two (2) car garage.
6. Homes shall be constructed with four sides brick or stone with architectural accents not to exceed 40% on the front elevation and accents not to exceed 35% on the side and rear elevations. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director.
7. Lot widths shall be a minimum of 75' measured at the front building setback.
8. Driveways to be 18-feet in width.
9. Architectural shingles shall be used as roofing material.

Ayes 3

Nays 0

Special Use Permit:

#SUP-20-13: Michael Timpson requests a special use permit for the property located at 4151 Gainesville Highway, being parcel 08-151-002014. The special use permit requested is to allow boat and RV storage. The applicant was not present. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The approval of the special use permit does not remove obligations for the owner to comply with all local and state regulations.
2. All parking and driveway surfaces to be asphalt or concrete with curb and gutter meeting the minimal standards of the City of Buford Development Regulations.
3. Entrance limited to one driveway to be approved by Georgia Department of Transportation (GDOT).
4. Enhanced landscape screening shall be placed along the road frontage and perimeter of the site. Final landscape plan shall be reviewed by the Planning Director. The road frontage shall be contained in a 10' strip offset behind the right-of-way. The permitted landscape strip shall be a minimum of 5' behind the property line.
5. There shall be a 75' undisturbed buffer against all residentially zoned properties.
6. To allow a black metal decorative fence with brick or stone columns along the frontage of Gainesville Highway and the remaining fence down the sides and rear shall be a black metal decorative fence.

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 final plat for Alexander Park pending all staff approvals of remaining documents from review comments.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to delete agenda Items #8 and #9.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve exemption of requirement to install curb and gutter and sidewalk at 3659 and 3661 Carter Road for Hillgrove Homes at the request of Hall County, which maintains the road.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve ratification of emergency purchases and repairs to water filtration systems at Buford Water Works necessitated by the failure of the water filtration #2 as provided by law.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to issue donation letter from 23.742 acres purchased by the City on Poplar Street/Pugh Street in October 2019.



Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve one-year renewal of annual contract for construction and maintenance of water mains and gravity sewers and force mains with John D. Stephens, Inc.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize Chairman and City Manager to fund CARES Act eligible expenditures submitted to the City by Buford City Schools.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve extension of SUP #15-14 at Atwater Court, Suites 101-102 to allow for church operations to continue for an additional one (1) year.

Ayes 3
Nays 0

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

Ayes 2
Nays 0
Abstain 1

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #4 for Church Street stormwater improvements project in the amount of \$130,341.74.

Ayes 3
Nays 0

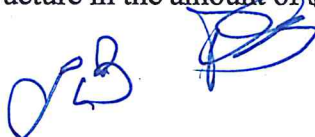
Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #25 for the Buford parking deck project in the amount of \$272,285.00.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #13 for the legion fields improvements project in the amount of \$1,492,905.00.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #4 for Southside Wastewater Plant Flow Diversion Structure in the amount of \$143,921.18.



Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #5 for Bona Road improvements project in the amount of \$5,200.00.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to allow Bare Bones to install wood columns in lieu of brick per the requirements of the City's ordinance to require brick, stone or stucco and to authorize City Manager and City Attorney to propose an amendment to the Code of Ordinances to provide for regulations in the Historic District of downtown Buford.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

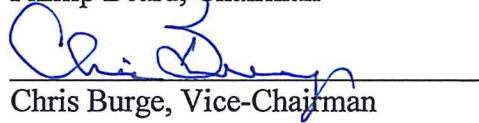
Mr. Jay gave the City Attorney's report.

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

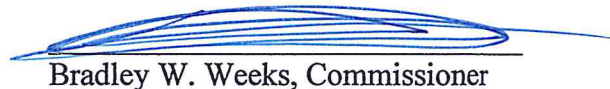
Ayes 3
Nays 0



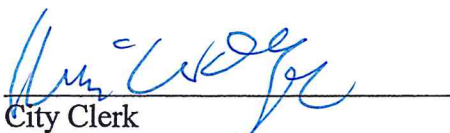
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

11-2-2020
Date