

BUFORD CITY COMMISSION MEETING

April 11, 2022
Buford City Arena
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the March 7, 2022 meeting.
4. Recognize Maurice Walker for his twenty (20) years of service.

PUBLIC HEARINGS

5. **Rezoning:**

I. **#Z-22-01:**

IDI Logistics
2820 Gravel Springs Road
Parcel: 7-142-144
1.29 acres

Requesting rezoning from RA-200 (Residential Agricultural) to M-1 (Light Industrial).

P & Z Recommendation

#Z-22-01: IDI Logistics requested rezoning for the property located at 2820 Gravel Springs Road from RA-200 to M-1. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to M-1 with the following conditions:

1. The development site plan shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to the residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an

effective screening. The final plan is to be reviewed and approved by the Planning Director.

3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

II. **#Z-22-02:**

**IDI Logistics
2826 Gravel Springs Road
Parcel: 7-142-012
1.93 acres**

Requesting rezoning from RA-200 (Residential Agricultural) to M-1 (Light Industrial).

P & Z Recommendation

#Z-22-02: IDI Logistics requested rezoning for the property located at 2826 Gravel Springs Road from RA-200 to M-1. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.

3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

6. **Special Use Permit:**

I. **#SUP-22-05:**

**Penn Hodge
1605 Buford Highway
C-2 (Commercial) Zoning**

Requesting a special use permit to allow a drive-thru restaurant.

P & Z Recommendation

#SUP-22-05: Penn Hodge requested a special use permit for the property located at 1605 Buford Highway, being parcel 7-259-260. The special use permit requested is to allow a drive thru restaurant. The applicant was present and explained the request to the Board. He stated they are proposing a 6000 square foot spec building with two (2) tenants. There were no objections from the audience. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the special use permit as requested with the following conditions:

1. The applicant shall comply with the minimum parking calculation standards of Buford City Code Section 1002 or provide the required documentation and compliance to Code Section 1001 for shared parking.
2. The design shall be compliant with Code Section 1315.3(c) for compliance with parking space locations in the front and sides of the property for buildings under 7,500 square feet.

Ayes – 4
Nays – 0

7. **Annexations:**

I. Tract #1 – Plat #614

IDI Logistics
1197 Peachtree Street NE
Suite 600
Atlanta, GA 30361

Property: 2754 Gravel Springs Road, Gwinnett County
Parcel: 7-142-013
Acres: 3.29

Zoned From: RA-200
Zoned To: M-1

P&Z Recommendation

Plat #614/#Z-22-03: Wylene Mosley and IDI Logistics requests annexation and rezoning for the property located at 2754 Gravel Springs Road from RA-200 to M-1. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.

6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

II. **Tract #2 – Plat #615**

IDI Logistics
1197 Peachtree Street NE
Suite 600
Atlanta, GA 30361

Property: 2730 Gravel Springs Road, Gwinnett County
Parcel: 7-142-096
Acres: .84

Zoned From: RA-200
Zoned To: M-1

P&Z Recommendation

Plat #615/#Z-22-04: Xiu Ying Ye and IDI Logistics requests annexation and rezoning for the property located at 2730 Gravel Springs Road from RA-200 to M-1. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.

6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

III. **Tract #3 – Plat #616**

IDI Logistics
1197 Peachtree Street NE
Suite 600
Atlanta, GA 30361

Property: 2781 Gravel Springs Road, Gwinnett County
Parcel: 7-142-002
Acres: 9.37

Zoned From: RA-200
Zoned To: M-1

P&Z Recommendation

Plat #616/#Z-22-05: Margaret R. Kirkpatrick and IDI Logistics requests annexation and rezoning for the property located at 2781 Gravel Springs Road from RA-200 to M-1. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.

5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

IV. **Tract #4 – Plat #617**

IDI Logistics
1197 Peachtree Street NE
Suite 600
Atlanta, GA 30361

Property: 2634 Gravel Springs Road, Gwinnett County
Parcel: 7-137-002
Acres: 12.00

Zoned From: RA-200
Zoned To: M-1

P&Z Recommendation

Plat #617/#Z-22-06: Brenda Cheryle Mosley and IDI Logistics requests annexation and rezoning for the property located at 2634 Gravel Springs Road from RA-200 to M-1. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.

4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

V. Tract #5 – Plat #618

IDI Logistics
1197 Peachtree Street NE
Suite 600
Atlanta, GA 30361

Property: 2648 Gravel Springs Road, Gwinnett County

Parcel: 7-137-002A

Acres: 0.67

Zoned From: RA-200

Zoned To: M-1

P&Z Recommendation

Plat #618/#Z-22-07: Brenda Cheryle Mosley and IDI Logistics requests annexation and rezoning for the property located at 2648 Gravel Springs Road from RA-200 to M-1. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.

3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

8. Zoning Modification:

**I. #ZM-22-03: Brett and Ashley Croker
3665 South Bogan Road**

Consider modification to annexation Plat #565, condition #4 requiring a minimum of a 20' driveway. Request to modify to allow for a 25' apron at South Bogan Road, a 20' drive for 80' and the remaining approximate 250' to be 12'.

**II. #ZM-22-04: Lake Blue Ridge Land Company, LLC
North Bogan Road and Hamilton Mill Road**

Consider approval of a carwash on outparcel #3 (1.43 +/- acres) per May 3, 2021 zoning condition #7 requiring Commission approval of outparcel use (#Z-21-13/SUP-25-05).

END OF PUBLIC HEARINGS

9. Reappoint Mitch Peevy and Dorothy Lott as Buford Housing Authority Commissioners.
10. Appoint voting delegates for 2022 Municipal Gas Authority of Georgia annual election.
11. Authorize City Manager to enter into an agreement with Municipal Gas Authority of Georgia to acquire firm gas capacity in the 85 to Georgia project.

12. Authorize Chairman and City Manager to sign Year-end Settlement documents with MEAG Power.
13. Approve purchase of properties located at 535 Copper Street (7-296-004) in the amount of \$165,000, 525 Copper Street (7-296-120) in the amount of \$165,000, 515 Bona Road (7-296-004B) in the amount of \$100,000, Copper Street at Forest Street (7-296-003B) in the amount of \$120,000, mobile home (H7296M042) in the amount of \$10,000 and mobile home (H7296M042) in the amount of \$80,000 both located at 710 Forest Street and 560 Copper Street (7-296-118) in the amount of \$350,000.
14. Authorize City Manager and City Attorney to enter into an agreement to purchase properties as presented.
15. Authorize City Manager to submit the 2023 Community Development Block Grant (CDBG) application to Gwinnett County.
16. Authorize payment of \$1,000 to eligible recipients of Governor Kemp's Supplemental First Responders and Public Safety Personnel Grant program as part of the American Rescue Plan Act.
17. Authorize payment #5 for 2021 LMIG paving project.
18. Authorize payment #2 and change order #1 (final adjusting) for Sardis Church Road gas relocation project.
19. Authorize payment #1 for Thompson Mill Road at Buford Highway gas relocation project.
20. Authorize payment #10 to Ruby Collins, Inc. for water plant expansion project and payment #2 (Invoice No. 2226-22) and payment #3 (Invoice No. 2227-22) to Global Control Systems, Inc. for specialized controls and instrumentation.
21. Authorize payment of invoice #4 for North Harris Street Streetscape project and invoice #4 for South Harris Street Streetscape project.
22. Authorize payment of invoice #1 for Harris Street passive park project.
23. Authorize payment of invoice #1 for Buford Senior Academy turf project.

24. Authorize payment of invoice #1 for Buford High School baseball and softball scoreboards and installation project.
25. Authorize payment #1 for CDBG Shadburn Ferry Road improvement project.
26. City Manager's Report.
27. City Attorney's Report.

NOTE: The City of Buford does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities per the Americans with Disabilities Act of 1992. Bryan Kerlin, City Manager, 770-945-6761, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator. The City of Buford will assist citizens with special needs given proper advance notice. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City should be directed to the ADA Coordinator, Bryan Kerlin, 2300 Buford Highway, Buford, Georgia, 770-945-6761.