

# BUFORD CITY COMMISSION MEETING

August 7, 2023  
Buford City Hall  
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the July 17, 2023 meeting.
4. Change September meeting to September 5, 2023.

## **PUBLIC HEARINGS**

### **5. Rezoning:**

#### **I. #Z-23-18:**

**Meridith Simes**  
**6157 Gaines Ferry Road**  
**Acres: 4.52**  
**Parcel: 08-139-003008A**

**Requesting rezoning from agricultural-residential (RA-200) to  
Single family residential (R-100)**

#### **P & Z Recommendation:**

#Z-23-18: Meridith Simes requested rezoning for the property located at 6157 Gaines Ferry Road, being parcel 08-139-003008A, containing 4.52 acres from RA-200 to R-100. Jeff Pruitt spoke on behalf of the applicant. He stated they are proposing to divide this tract into three (3) lots for residential homes. The existing home will remain on Lot #1. The two new homes will have a shared common driveway. One lady that lives on Gaines Ferry Road had concerns about increased traffic and drainage issues. She stated this area is already overdeveloped and the proposed property was a previous dumping area with toxic waste. Gail Chapman, Stillwater Subdivision, had concerns with decreased property values. After a brief

discussion, motion by Wayne Johnson and seconded by Jeff Pirkle to recommend approval of the rezoning to R-100 with the following conditions:

1. The proposed lots shall meet the standards of R-100 zoning for lot area. Lot #1 shall have the road frontage width reduced from 100 feet to 50.07 feet. Lot #2 and Lot #3 shall have the road frontage reduced from 40 feet to 0.
2. Prior to the issuance of any subsequent permits the applicant shall provide an exemption plat for review and approval. The exemption plat shall include a 30' access/utility easement as shown on the site plan provided with the application. Lot #2 and Lot #3 shall have a 20' wide shared driveway and shall be recorded with access maintenance agreements with said driveway and submitted to the City.
3. The existing home shall remain on Lot #1 and shall be remodeled as approved by the Planning Director.
4. Only one (1) residential home is allowed for single-family dwelling, per lot, within R-100 district.
5. The applicant shall provide a house location plan (HLP) with the building permit to be approved by the Planning Director.
6. The homes shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
7. The proposed home shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements and shall have a minimum of two (2) car garages.
8. The driveway shall be a minimum width of 18 feet.
9. All front and side yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
10. Road improvements including curb and gutter and 5-foot sidewalk is required along Gaines Ferry Road. All improvements shall meet the standard of City of Buford code and ordinances.

Ayes – 4

Nays – 0

6. **Zoning Modifications:**

**I. #ZM-23-05: Clair Investment Properties & Interior Designs, LLC  
467 Thunder Road**

Request to modify condition #5 of the zoning conditions approved on May 1, 2023 requiring four sides brick with accents not to exceed 20% on each elevation; requesting brick, stone, stucco with accents not to exceed 40% on each elevation and side setbacks to 5ft./15ft.

**II. #ZM-23-06: Clair Investment Properties & Interior Designs, LLC  
2251, 2253, 2255 and 2257 Buford Dam Road**

Request to modify condition #2 of the zoning conditions approved on September 6, 2016 requiring accents not to exceed 35% on front elevation and 20% side and rear elevations; requesting brick, stone, stucco with accents not to exceed 40% each elevation and side setbacks to 5ft./15ft.

7. Conduct public hearing for 2023 property tax millage rate rollback and proposed tax increase for Gwinnett and Hall Counties.
8. Conduct public hearing for Fiscal Year 2024 operating budget.
9. Conduct public hearing for City of Buford 2040 Comprehensive Plan Short-Term Work Program Five Year update.

**END OF PUBLIC HEARINGS**

10. Approve 2023 property tax millage rate for Buford City Schools and Gwinnett County of 12.50 mills and 13.45 mills in Hall County including a Local Option Sales Tax rollback of 0.95 mills in Hall County. The 2023 net millage rate for property taxes in both Gwinnett and Hall Counties is 12.50 mills. Property tax bills are due December 20, 2023.
11. Adopt Fiscal Year 2024 operating budget and budget resolution and approve employee pay raises.
12. Approve bids for construction of Buford City Stadium.
13. Authorize City Manager and City Attorney to negotiate purchase of property located on Bona Road for Buford City Stadium project.

14. Consider renewal of 2023-2024 health insurance policy with Anthem/Blue Cross and authorize City Manager to continue negotiating up to the approval date of September 1, 2023.
15. Consider amendment to moratorium to provide for the study and potential designation of certain properties and structures as “historic properties” and to study and make possible revisions to the City’s zoning ordinance and development code in furtherance of protecting and preserving certain historical places and buildings; and other purposes, subject to the approval of the City Attorney.
16. Approve amendment to lease agreement for city owned property at 680 Forest St., parcel no. 7296 006, to provide for early termination of lease.
17. Approve surplus items as presented and authorize City Manager to list items on Govdeals.com and other markets.
18. Authorize Chairman to sign an amendment to the Hall County Countywide Safety Plan allowing Buford to serve an additional fourteen (14) lots in a subdivision on Spouts Springs Road and addition of territory.
19. Consider renewal of annual contract for construction and renewal of natural gas services with Southern Pipeline, Inc. with an additional one (1) year option for renewal.
20. Consider amendment to City of Buford Massage Establishment Ordinance adding a provision that prohibits the issuance of a license having a revocation in the past twelve (12) months.
21. Authorize release of pledged funds with Peoples Bank & Trust.
22. Authorize transfer of parcel 7270 044, portion thereof 5.92 acres +/-, to the Buford Downtown Development Authority.
23. Authorize the transfer of a portion of parcel 7302 109, as determined by the City Manager, to the Buford Downtown Development Authority.

24. Approve conveyance of permanent easement from the City of Buford to Mary Alice Circle 2021, LP (Buford Housing Authority Arnold Street and City New Street projects).
25. Authorize payment #5 in the amount of \$86,539.21 to John D. Stephens, Inc. for new Buford High School stadium sewer project.
26. Authorize change order #1 and payment #2 in the amount of \$81,000.00 to F. S. Scarbrough for Southside WPCP filter replacement project.
27. Authorize payment #3 in the amount of \$95,684.85 to Backbone Infrastructure, LLC for West Moreno Street improvements project.
28. Authorize payment #25 in the amount of \$811,108.77 and payment #26 in the amount of \$81,500.09 to Ruby Collins, Inc. for water plant expansion project and payment of Invoice #2438-23 in the amount of \$1,980.00 to Global Control Systems, Inc. for specialized controls and instrumentation.
29. Authorize payment of Invoice #12 in the amount of \$48,229.32 to Charles Black Construction Company, Inc. for passive park at Harris Street project.
30. Authorize payment #5 in the amount of \$54,463.00 to Charles Black Construction Company, Inc. for Southside Water Treatment Plant Office Building project.
31. Authorize payment #1 in the amount of \$71,869.00 to Charles Black Construction Company, Inc. for Buford bus parking lot project.
32. Authorize payment #6 in the amount of \$1,176,162.00 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.
33. Authorize payment #10 in the amount of \$1,341,249.00 to Charles Black Construction Company, Inc. for Buford Middle School addition and renovations project.
34. Authorize payment of Invoice #1 in the amount of \$1,469,984.00 to Charles Black Construction Company, Inc. for Buford High School stadium project.

35. City Manager's Report.

36. City Attorney's Report

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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.