

# BUFORD CITY COMMISSION MEETING

December 13, 2021  
Buford City Arena  
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the November 9, 2021 meeting.
4. Recognize Robbie Isaacs for her twenty (20) years of service with the City.

## **PUBLIC HEARINGS**

### 5. **Rezoning:**

#### I. **#Z-21-32**

**SDP Acquisitions, LLC  
Gravel Springs Road  
Parcel: 7-143-059**

**Requesting rezoning from RA-200 to M-1.**

#### **Planning & Zoning Recommendation**

#Z-21-32: SDP Acquisitions, LLC requests rezoning for the property located on Gravel Springs Road, being parcel 7-143-059, from RA-200 to M-1. Wesley Reed spoke on behalf of the applicant and explained the request to the Board. He stated this is an industrial development consisting of 35.16 acres. There will be one 251,560 square foot warehouse building with the dock doors located in the rear. They are requesting variances to allow tilt-up construction and retaining walls in the front yard. The future trailer area was discussed and asked to provide a vegetated screening. Mr. Reed agreed to the screening. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jeff Pirkle to recommend approval of the rezoning to M-1 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 application, including the proposed buildings' sizes and associated site improvements.
2. An enhanced landscape planting plan shall be required adjacent to Gravel Springs Road. The enhanced landscape plan is to be reviewed and approved by the Planning Director.
3. Building elevations shall be submitted to the Planning Director for approval and may include tilt-up construction.
4. Retaining walls shall be allowed in the front yard. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
5. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
6. The development shall include a 50' natural undisturbed buffer strip adjacent to all residentially zoned properties. Buffers without natural screening shall be enhanced per City of Buford Development Regulations.
7. To provide a vegetated landscaped screening around the future trailer area as approved by the Planning Director.

Ayes – 4

Nays – 0

## **II. #Z-21-33**

**SDP Acquisitions, LLC  
2961 Gravel Springs Road  
Parcel: 7-143-004**

**Requesting rezoning from RA-200 to M-1.**

### **Planning & Zoning Recommendation**

#Z-21-33: SDP Acquisitions, LLC requests rezoning for the property located at 2961 Gravel Springs Road, being parcel 7-143-004, from RA-200 to M-1. Wesley Reed spoke on behalf of the applicant and explained the request to the Board. He stated this is an industrial development consisting of 35.16 acres. There will be one 251,560 square foot warehouse building with the dock doors located in the rear. They are requesting variances to allow tilt-up construction and retaining walls in the front yard. The future trailer area was discussed and asked to provide

a vegetated screening. Mr. Reed agreed to the screening. There were no objections from the audience. Motion by Jeff Pirkle and seconded by Harley Bennett to recommend approval of the rezoning to M-1 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 application, including the proposed buildings' sizes and associated site improvements.
2. An enhanced landscape planting plan shall be required adjacent to Gravel Springs Road. The enhanced landscape plan is to be reviewed and approved by the Planning Director.
3. Building elevations shall be submitted to the Planning Director for approval and may include tilt-up construction.
4. Retaining walls shall be allowed in the front yard. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
5. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
6. The development shall include a 50' natural undisturbed buffer strip adjacent to all residentially zoned properties. Buffers without natural screening shall be enhanced per City of Buford Development Regulations.
7. To provide a vegetated landscaped screening around the future trailer area as approved by the Planning Director.

Ayes – 4

Nays – 0

### **III. #Z-21-34/#SUP-21-23**

**Nguyen Thanh Son, LLC  
3053 and 3061 Gravel Springs Road  
Parcel: 7-178-183 / 7-178-185**

**Requesting rezoning from RA-200/C-2 to C-2 with a special use permit to allow a drive-thru restaurant.**

**Planning & Zoning Recommendation**

#Z-21-34/#SUP-21-23: Nguyen Thanh Son, LLC request rezoning for the property located at 3053 and 3061 Gravel Springs Road from RA-200/C-2 to C-2 with a special use permit to allow a drive-thru restaurant. Mitch Peevy spoke on behalf of the applicant. He stated this development would be a mixture of C-2 uses consisting of office, retail and restaurant with the architecture substantially similar to the commercial buildings at Buford Village on Buford Highway. He also stated there is a slight jog in the right-of-way and would need to address the setback for the building and drive lanes. One resident that lives on Gravel Springs Road spoke in opposition of the development with concerns of disturbing the greenspace, removing trees, and disturbing the nature and wildlife in the area. She stated there were plenty of empty buildings in the area for commercial occupancy. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning to C-2 with the special use permit as requested with the following conditions:

1. The subject property is to be rezoned to C-2 for office, retail, and drive-thru restaurant uses substantially similar to the site plan provided with the application, including the proposed buildings' sizes and associated site improvements.
2. The applicant shall provide evidence of access easement for the entrance proposed on Cedar Glade Lane from the Mill Creek Lakes HOA.
3. Buildings elevations shall be submitted to the Planning Director for approval.
4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
5. The development shall include a 35' replanted buffer strip adjacent to all residentially zoned properties. Where the buffer strip is located within the stream buffers, the plantings shall be moved to the outside of the 50-foot state water buffers with the same density of plantings. The final landscape plan shall be approved by the Planning Director.
6. To reduce the front building setback from 50 feet to 30 feet where the right-of-way changes at the right-in right-out entrance and to allow drive lanes across the right-of-way.

Ayes – 4

Nays – 0

**IV. #Z-21-35/#SUP-21-24**

**Nguyen Thanh Son, LLC  
3069 Gravel Springs Road  
Parcel: 7-177-037 / 7-178-186 / 7-178-184**

**Requesting rezoning from RA-200 to C-2 with a special use permit to allow a drive-thru restaurant.**

**Planning & Zoning Recommendation**

#Z-21-35/#SUP-21-24: Nguyen Thanh Son, LLC request rezoning for the property located at 3069 Gravel Springs Road from RA-200 to C-2 with a special use permit to allow a drive-thru restaurant. Mitch Peevy spoke on behalf of the applicant. He stated this development would be a mixture of C-2 uses consisting of office, retail and restaurant with the architecture substantially similar to the commercial buildings at Buford Village of Buford Highway. One resident that lives on Gravel Springs Road spoke in opposition of the development with concerns of disturbing the greenspace, removing trees, and disturbing the nature and wildlife in the area. She stated there were plenty of empty buildings in the area for commercial occupancy. Motion by Wayne Johnson and seconded by Jeff Pirkle to recommend approval of the rezoning to C-2 with the special use permit as requested with the following conditions:

1. The subject property is to be rezoned to C-2 for office, retail, and drive-thru restaurant uses substantially similar to the site plan provided with the application, including the proposed buildings' sizes and associated site improvements.
2. The applicant shall provide evidence of access easement for the entrance proposed on Cedar Glad Lane from the Mill Creek Lakes HOA.
3. Buildings elevations shall be submitted to the Planning Director for approval.
4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
5. The development shall include a 35' replanted buffer strip adjacent to all residentially zoned properties. Where the buffer strip is located within the existing pond, the plantings shall be moved to the outside edge of the 50-foot state water buffers with the same density of plantings. The final landscape plan shall be approved by the Planning Director.

Ayes – 4  
Nays – 0

V. **#Z-21-36**

**Patrick & Juli Adamson**  
**Hill Street**  
**Parcel: 7-295A-003**

**Requesting rezoning from C-2 to R-100.**

**Planning & Zoning Recommendation**

#Z-21-36: Patrick and Juli Adamson requests rezoning for the property located on South Hill Street, being parcel 7-295A-003, from C-2 to R-100. The applicant was present and explained the request to the Board. He stated they are proposing to build their primary residence on this lot. He stated they would need a lot width reduction from 100 feet to 90 feet. Renee Adams, adjoining property owner spoke with concerns of water runoff and erosion onto her property. She is not opposed to the rezoning for a new residential home. She asked for a 15- foot buffer with an undisturbed landscaped buffer. Mr. Adamson stated he would be happy to provide landscaping between the two properties for a privacy screening. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the rezoning to R-100 with the following conditions. Jeff Pirkle abstained from voting.

1. The applicant shall submit a house location plan (HLP) to be approved by the City before issuing a building permit.
2. Minimum square footage of the home shall be 2800 square feet heated area exclusive of garage or basement.
3. The front elevation shall be 40% brick or stone with accents not to exceed 60%. The side and rear elevations shall have a 2-foot water table. Accents shall include brick, stone, rock, stucco, shakes, hardiplank, and concrete siding as approved by the Planning Director.
4. All yards shall be sodded and include one (1) ornamental tree in the front yard.

Ayes – 3  
Nays – 0  
Abstain – 1

## 6. Special Use Permits:

### I. #SUP-21-25

**Gravel Springs Holdings LLC  
3270 and 3290 Gravel Springs Road  
Parcels: 7-177-041 / 7-177-043**

**Requesting special use permit to allow office/warehouse condominiums and storage.**

### Planning & Zoning Recommendation

#SUP-21-25: Gravel Springs Holdings, LLC requested a special use permit for the property located at 3270 and 3290 Gravel Springs Road. The special use permit requested is to allow office/warehouse condominiums and storage. Richard Bell spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing 30 units with a range of 1100 – 1800 square footage each. The garage doors were discussed that would face the road and he stated he could provide a nice sliding glass door on the fronts to make it look like a storefront window. One resident that lives on Gravel Springs Road spoke in opposition of the request and made derogatory comments to the Board. The Chairman asked the lady to sit down. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the special use permit as requested with the following conditions:

1. The approval of the special use permit is for the office-warehouse condominium loft garages. Occupancy of each suite shall be based on the City of Buford Zoning Ordinance and Development Regulations. All potential future occupancies are subject to individual special use permit as needed.
2. The approval of the special use permit does not provide approval of any variances needed to comply with City of Buford Zoning Ordinance and Development Regulations. The site plan provided was for reference only and not a review for code compliance.
3. The civil site plans shall be substantially similar to the conceptual site plan submitted with the special use permit application. The Planning Director shall review the final site design.
4. Any automotive uses proposed storage of vehicles awaiting service shall only be within designated parking spaces.
5. Outdoor storage of business-related equipment, parts, and junk vehicles shall be prohibited.

6. All work on the vehicles is to be done within the building.
7. The required 75-foot undisturbed zoning buffer adjacent to residentially zoned parcel shall be reduced to 0’.
8. Stormwater management systems shall be clear of any required buffers and structure offsets.
9. The development shall comply with the City of Buford Zoning Ordinance Section 1315, Mall of Georgia Overlay District requirements.
10. Architectural façade treatments shall be of brick, stone or stucco, or a combination of these materials. Final building elevations to be reviewed and approved by the Planning Director.
11. The construction documents shall comply with the standards of the City of Buford Zoning Ordinance Section 1315, Mall of Georgia Overlay District requirements.
12. Buildings facing Gravel Springs Road shall have sliding glass type garage doors or similar and appear as storefront type windows, subject to the approval of the Planning Director.

Ayes – 4

Nays – 0

## **II. #SUP-21-26**

**JTM Development Group LLC**

**96 W. Main Street**

**Parcel: 7-294-016**

**Requesting a special use permit to allow for a mixed use building with secondary residential use.**

### **Planning & Zoning Recommendation**

#SUP-21-26: JTM Development Group, LLC requested a special use permit for the property located at 96 W. Main Street. The special use permit requested is to allow a mixed use building with secondary residential use. Shaun Adams with Andersen Tate & Carr spoke on behalf of the applicant and explained the request to the Board. He stated this is a mixed use development with a residential component consisting of 10 units. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jeff Pirkle to recommend approval of the special use permit request as submitted with the following conditions:



1. The site and improvement shall be developed similar to the site plan provided with the special use permit application including but not limited to setbacks, sidewalks, rights-of-way and subject to the approval of the Planning Director.
2. Before issuing any subsequent permits, the applicant shall submit architectural elevations similar to the architectural illustrations provided with the special use permit application. The final architectural plan shall be approved by the Planning Director.
3. Approval of the special use permit does not approve variances for site design components that may be shown on the site concept provided with the special use permit application.
4. Blade sign or sign projecting and mounted on building façade may be allowed subject to the requirements of the City of Buford sign ordinance.
5. Shall be fee-simple townhomes with a mandatory homeowner's association (HOA) with covenants, rules and regulations shall be required. Rentals shall not exceed 10%.

Ayes – 4

Nays – 0

### **III. #SUP-21-27**

**Signarama Buford  
4737 Thompson Mill Road  
Parcel: 7-267-028**

**Requesting a special use permit to allow outside storage of metal buildings as ventilated paint booths in the rear of property.**

#### **Planning & Zoning Recommendation**

#SUP-21-27: Signarama Buford requested a special use permit for the property located at 4737 Thompson Mill Road. The special use permit requested is to allow outside storage of metal buildings as ventilated paint booths in the rear of the property. Dan Wells spoke on behalf of the applicant and explained the request to the Board. He stated he purchased the property two (2) years ago and thought the previous owner had permitted the outdoor paint booths. Mr. Wells is requesting that the paint booths be allowed to remain on the property. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the special use permit as requested with the following condition:

1. Only the two (2) metal buildings currently used as accessory uses are approved. Outdoor storage is prohibited in the C-2 District.

Ayes – 4

Nays – 0

7. **Annexations:**

I. **Tract #1 – Plat #613**

Jeff Henderson  
Ronald Pruitt  
14 West Main Street  
Buford, GA 30518

Property: North Bogan Road  
Gwinnett County

Parcel: 7-225-003

Acres: .6400

Zoned From: R-100

Zoned To: R-100

**P&Z Recommendation**

Plat #613: Jeff Henderson requested annexation and zoning for the property located on North Bogan Road, being parcel 7-225-003, from R-100 to R-100. The applicant was not present. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Harley Bennett and seconded by Jeff Pirkle to recommend approval of the annexation and zoning to R-100 with the following conditions:

1. Home shall have a minimum gross heated floor area of 2800 square feet exclusive of garage or basement. Shall have a minimum two (2) car garage.
2. Home shall be constructed with three (3) sides brick or stone with accents not to exceed 60% of the front and side elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The driveway shall be a minimum width of 18 feet.
4. The front and side yards shall be sodded.

5. Shall plant two (2) ornamental trees in the front yard.

Ayes – 4

Nays – 0

8. **Zoning Amendment**

I. #ZA-21-03

Section 1308: C-2 Special Uses

2. Automobile Fueling Station

**END OF PUBLIC HEARINGS**

9. Approve final plat for Buford Business Centre, LLC. (South Lee Street and Enterprise Drive warehouse)
10. Approve final plat for Buford Commons Condominium. (Buford Business Blvd.)
11. Appoint Amy Reed to City of Buford Planning & Zoning Board to begin service in January 2022.
12. Approve final Intergovernmental Agreement between Gwinnett County and the City of Buford regarding median landscaping on Peachtree Industrial Boulevard from Gold Creek Trail to the Hall County line.
13. Authorize Chairman to enter into an agreement with the Municipal Gas Authority of Georgia to acquire firm capacity in the Southeast Energy Connector project.
14. Adopt Bond Resolution for the sale of approximately \$40,625,000 City of Buford/Board of Education of the City of Buford Revenue Refunding Bonds, Series 2021.
15. Approve purchase of properties: 514 New Street in the amount of \$162,500.00 and 690 New Street in the amount of \$595,000.00.
16. Consider approval of proposal for street closures on Main Street (South Alexander Street to Scott Street) and Holiday Road for Stalwart Productions, LLC (Tales of the Walking Dead) for certain dates in January 2022.

17. Amend budget for pay raises for city employees and authorize use of American Recovery Plan funds for premium pay of \$1,000.00 for eligible workers that perform eligible work and \$1,000.00 from the general fund for workers not eligible under the Act.
18. Consider approval of relocation of sign to 909 Gainesville Highway and the sign shall have a brick enclosure.
19. Consider amendment to Buford City Schools budget and approve low bids for scoreboards to be located at Buford High School baseball field and Buford High School softball field and use Charles Black Construction Co., Inc. as construction manager.
20. Authorize payment #6 for Buford Waterworks Replacement project.
21. City Manager's Report.
22. 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.