

BUFORD CITY COMMISSION MEETING

June 7, 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 May 3, 2021 meeting.
4. Change July meeting to July 19, 2021.

PUBLIC HEARINGS

5. **Rezoning:**

I. **#Z-21-09:**

**Paces Foundation
2050 Garnett Street
Parcel: 7-268-018**

Requesting rezoning from R-100 to RM-6

P & Z Recommendation

#Z-21-09: The Paces Foundation request rezoning for the property located at 2050 Garnett Street, being parcel 7-268-018, from R-100 to RM-6. Kevin Jones, Buford Housing Authority Executive Director, gave a project overview. He stated they propose to demolish the old units and rebuild new units off Garnett Street, South Street and Forest Street. He stated they would not look like public housing, but will have the look and feel of typical residential houses. They are proposing 10 units off Garnett Street. There were several adjacent property owners to voice concerns of increased traffic, narrow streets, decrease in property values, dangerous intersections, and increase in crime in the area. Mr. Kerlin stated that the developer would be improving and widening South Street from Elliott to Kennesaw Street, the development frontage, and Elliott Street, beginning at South Street and adjacent to the project, would have new asphalt topping. After a brief

discussion, motion by Harley Bennett and seconded by Homer Whiting to recommend approval of the rezoning request to RM-6 with the following conditions:

1. Minimum square footage of townhome units shall comply with Zoning Ordinance Section 604 with minimum floor areas for three bedroom units at 1600 square feet, two bedroom units at 1500 square feet and one bedroom units at 1400 square feet.
2. Yards shall be sodded. At least one (1) canopy tree shall be planted in the front yard near each townhome unit at a minimal 2” caliber in size.
3. Sidewalks along Garnett Street shall not be required as requested due to topographic conditions.
4. Retaining walls shall be approved in the general locations as shown on the rezoning concept plan. Retaining wall structural supports shall not encroach beyond the project property lines and shall not be located within the influence zone of any proposed townhome foundation. Final retaining wall design shall be reviewed and approved by the City Engineer.
5. Private streets shall be designed and constructed to Buford City standards with a reduction to the width from 28-feet back of curb to 25-feet to back of curb and allow a “hammer head” turn-around at 24-feet generally following the rezoning concept plan. Final review and approval by the City Engineer to confirm proper turn around access to emergency vehicles is provided.
6. The applicant shall provide the Planning Director detailed architectural elevations showing materials and architectural treatments. Final elevations shall be approved by the Planning Director.

Ayes – 5

Nays – 0

II. **#Z-21-10:**

Paces Foundation
490 South Street
Parcel: 7-294B-007

Requesting rezoning from R-100 to RM-8

P & Z Recommendation

#Z-21-10: The Paces Foundation request rezoning for the property located at 490 South Street, being parcel 7-294B-007, from R-100 to RM-8. Kevin Jones, Buford Housing Authority Executive Director, spoke on behalf of the applicant. He stated

they propose to demolish the old units and rebuild new units off Garnett Street, South Street and Forest Street. He stated they would not look like public housing, but will have the look and feel of typical residential houses. They are proposing 45 units on South Street that will be one-story units, craftsman style homes and for seniors with the development moving to a 55 and over community as new residents move in. There were several adjacent property owners to voice concerns of increased traffic, narrow streets, decrease in property values, dangerous intersections, and increase in crime in the area. Mr. Kerlin stated that the developer would be improving and widening South Street from Elliott to Kennesaw Street, the development frontage, and Elliott Street, beginning at South Street and adjacent to the project, would have new asphalt topping. After a brief discussion, motion by Homer Whiting and seconded by Wayne Johnson to recommend approval of the rezoning request to RM-8 with the following conditions:

1. Minimum square footage of townhome units shall comply with Zoning Ordinance Section 604 with minimum floor areas for three bedroom units at 1600 square feet, two bedroom units at 1500 square feet and one bedroom units at 1400 square feet.
2. Yards shall be sodded. At least one (1) canopy tree shall be planted in the front yard near each unit at 2" caliper in size.
3. Development shall not exceed a density of 8 units per acre.
4. Required zoning buffers shall be reduced from 35-feet to 20-feet and shall contain enhanced landscaping. The applicant shall provide an enhanced replanting plan that provides effective screening. Final landscape design shall be reviewed and approved by the Planning Director.
5. Retaining walls shall be approved in the general locations as shown on the rezoning concept plan. Retaining wall structural supports shall not encroach beyond the project property lines and shall not be located within the influence zone of any proposed townhome foundation. Final retaining wall design shall be reviewed and approved by the City Engineer.
6. Building setbacks shall be reduced from 50-feet at Elliott Street and South Street to 30-feet.
7. Private streets shall be designed and constructed to Buford City standards with a 40' utility/access easement and street widths shall be reduced from 28-feet back of curb to 24-feet to back of curb and approved as one-way private streets. Private driveways are reduced from 26-feet wide back of curb to 24-feet wide to back of curb. Final review and approval by the City Engineer to confirm proper turn around access to emergency vehicles is provided.

8. The applicant shall provide the Planning Director detailed architectural elevations showing materials and architectural treatments. Final elevations shall be approved by the Planning Director.
9. Elliott Street to receive asphalt overlay to City standards as approved by the City of Buford.
10. Elliott Street shall hold a 40' utility/access easement along the roadway.

Ayes – 5

Nays – 0

III. **#Z-21-17:**

Seefried Industrial Properties

2715 Brown Road

Parcel: 7-143-001B

Requesting rezoning from RA-200 to M-1

P & Z Recommendation

#Z-21-17: Seefried Industrial Properties request rezoning for the property located at 2715 Brown Road, being parcel 7-143-001B from RA-200 to M-1. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning request to M-1 with the following conditions:

1. Brown Road shall be improved from the proposed development to the intersection with Gravel Springs Road to a local industrial street. All improvements shall be in coordination with Gwinnett County and City of Buford.
2. The applicant shall provide a traffic impact study and a signal warrant study for the intersection of Brown Road and Gravel Springs Road (SR 324), or provide Development of Regional Impact (DRI) approval prior to final vote by City Commission.
3. The applicant shall provide right-of-way as needed for the future extension of Sugarloaf Parkway as required by Gwinnett County DOT.
4. A 25-foot vegetative buffer shall be implemented adjacent to the rights-of-way of Sugarloaf Parkway and I-85.
5. The subject property is to be developed substantially similar to the site plan provided with the application including the sizes and heights 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

waters regulations, Development Regulations, roadway improvements and Zoning Ordinances.

6. 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.
7. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
8. 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.
9. Allow retaining wall in front yard in location generally shown on the site plan with enhanced facades as approved by the Planning Director.

Ayes – 4

Nays – 0

IV. #Z-21-18:

**Living Water Christian Church
1957 Buford Highway**

Requesting rezoning from C-2 to Public

P & Z Recommendation

#Z-21-18: Living Water Christian Church request rezoning for the property located at 1957 Buford Highway from C-2 to Public. A gentlemen spoke on behalf of the applicant and explained the request to the Board. He stated they are purchasing the building for a church facility. They have an existing church in Snellville. There were no objections from the audience. Motion by Homer Whiting and seconded by Wayne Johnson to recommend approval of the rezoning to Public.

Ayes – 4

Nays – 0

6. **Special Use Permits:**

I. **#SUP-21-10**

Willie McCoy
1364 Buford Business Boulevard, Suite 100

Request to allow a gym training facility

P&Z Recommendation:

#SUP-21-10: Willie McCoy request a special use permit for the property located at 1364 Buford Business Boulevard, Suite 100. The special use permit requested is to allow a gym training facility. A gentlemen spoke on behalf of the applicant and explained the request to the Board. He stated that this is a training facility for basketball and there would only be approximately 15 kids at the most at the same time training in the facility. 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 conditions:

1. Only 15 students allowed at the facility at the same time.
2. Vehicles shall park in a designated parking space and parking on the right-of-way and on grassed areas is prohibited.
3. This special use permit is issued to Stand-Out Sports Training and vacancy of this subject property by Stand-Out Sports Training expires special use permit SUP-21-10.

Ayes – 4

Nays – 0

7. **Annexations:**

I. **Plat #600/#Z-21-15:**

Donrob Investments, LP
Buford, GA 30518

Property: Brown Road, Gwinnett County
Parcel: 7-143-053
Acres: 9.913

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

P&Z Recommendation

Plat #600/#Z-21-15: Donrob Investments, LP request annexation and rezoning for the property located on Brown Road, being parcel 7-143-053 from RA-200 to M-1. Gwinnett County did not object to this annexation and rezoning. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of this annexation and rezoning to M-1 with the following conditions:

1. Brown Road shall be improved from the proposed development to the intersection with Gravel Springs Road to a local industrial street. All improvements shall be in coordination with Gwinnett County and City of Buford.
2. The applicant shall provide a traffic impact study and a signal warrant study for the intersection of Brown Road and Gravel Springs Road (SR 324), or provide Development of Regional Impact (DRI) approval prior to final vote by City Commission.
3. The applicant shall provide right-of-way as needed for the future extension of Sugarloaf Parkway as required by Gwinnett County DOT.
4. A 25-foot vegetative buffer shall be implemented adjacent to the rights-of-way of Sugarloaf Parkway and I-85.
5. The subject property is to be developed substantially similar to the site plan provided with the application including the sizes and heights 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 waters regulations, Development Regulations, roadway improvements and Zoning Ordinances.

6. 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.
7. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
8. 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.
9. Allow retaining wall in front yard in location generally shown on the site plan with enhanced facades as approved by the Planning Director.

Ayes – 4

Nays – 0

II. Plat #601/#Z-21-16:

Donrob Investments, LP
Buford, GA 30518

Property: Morgan Road, Gwinnett County
Parcel: 7-136-010
Acres: 34.573
Zoned From: R-60
Zoned To: M-1

P&Z Recommendation

Plat #601/#Z-21-16: Donrob Investments, LP request annexation and rezoning for the property located on Morgan Road, being parcel 7-136-010 from R-60 to M-1. Gwinnett County did not object to this annexation and rezoning. Motion by Wayne Johnson and seconded by Homer Whiting to recommend approval of this annexation and rezoning to M-1 with the following conditions:

1. Brown Road shall be improved from the proposed development to the intersection with Gravel Springs Road to a local industrial street. All improvements shall be in coordination with Gwinnett County and City of Buford.

2. The applicant shall provide a traffic impact study and a signal warrant study for the intersection of Brown Road and Gravel Springs Road (SR 324), or provide Development of Regional Impact (DRI) approval prior to final vote by City Commission.
3. The applicant shall provide right-of-way as needed for the future extension of Sugarloaf Parkway as required by Gwinnett County DOT.
4. A 25-foot vegetative buffer shall be implemented adjacent to the rights-of-way of Sugarloaf Parkway and I-85.
5. The subject property is to be developed substantially similar to the site plan provided with the application including the sizes and heights 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 waters regulations, Development Regulations, roadway improvements and Zoning Ordinances.
6. 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.
7. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
8. 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.
9. Allow retaining wall in front yard in location generally shown on the site plan with enhanced facades as approved by the Planning Director.

Ayes – 4

Nays – 0

III. Plat #602:

Jarrold and Rachel Lock
5450 Frazer Road
Buford, GA 30518

Property: 5450 Frazer Road, Hall County
Parcel: 08151 002006H
Zoned From: AR-III
Zoned To: RA-200

P&Z Recommendation

Plat #602: Jarrod and Rachel Lock request annexation and zoning for the property located at 5450 Frazer Road from AR-III to RA-200. Jeff Pruitt spoke on behalf of the applicant and stated that the homeowners wanted to be located within the City limits. Hall County did not object to this annexation and zoning and there were no objections from the audience. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of this annexation and zoning to RA-200 and if the existing home is removed, the new home shall comply with the following conditions:

1. Ranch home shall have a minimum of 2000 square feet and two-story home 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 elevations 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 minimum of two (2) 2-inch caliper ornamental trees planted in the front yard.

Ayes – 4

Nays – 0

IV. Plat #603:

Peach State Family Homes, Inc.
36 E Main Street, Suite C
Buford, GA 30518

Property: 6181 Shoreland Circle, Hall County
Parcel: 08167002012
Zoned From: AR-III
Zoned To: RA-200

P&Z Recommendation

Plat #603: Peach State Family Homes, Inc. requested annexation and zoning for the property located at 6181 Shoreland Circle from AR-III to RA-200. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. He stated the owner is proposing one (1) residential home. Hall County did not object to this annexation and zoning request and there were no objections from the audience.

Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of this annexation and zoning to RA-200 with the following conditions:

1. Ranch home shall have a minimum of 2400 square feet and two-story home shall have a minimum of 2800 square feet exclusive of garage or basement and shall have a two car garage.
2. The residential dwelling front and side elevations 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 minimum of two (2) 2-inch caliper ornamental trees planted in the front yard.

Ayes – 4

Nays – 0

END OF PUBLIC HEARINGS

8. Consider acceptance of Quitclaim Deeds from Olde Town Estates Homeowners Association, Inc. for sidewalk installation and other infrastructure improvements. (Bona Road, Tannery Street & Silver Street)
9. Authorize Chairman to sign Quitclaim Deed to Downtown Development Authority for parcels 7-296-053B and 7-296-062 (Arnold Street/Forest Street property)
10. Authorize City Manager and City Attorney to enter into an agreement to purchase property.
11. Approve site and building plans for project addition located at 4400 South Lee Street.
12. Authorize City Manager to continue operating under the fiscal year 2021 operating budget until the adoption of the fiscal year 2022 operating budget.
13. Authorize Stacy Rolin and Bryan Kerlin as election committee voting delegates for Municipal Electric Authority of Georgia (MEAG) annual election.
14. Authorize Chairman to sign cooperation agreement for Gwinnett County and City of Buford for federal fiscal years 2022-2024 (CDBG).

15. Adopt resolution in support of modifying Gwinnett County Speed Limit Ordinance on specific city streets.
16. Set qualifying dates for November 2, 2021 general municipal election.
17. Authorize pay raises for city employees and authorize use of American Recovery Plan funds for premium paid for eligible workers that perform eligible work.
18. Authorize payment #19 for the legion fields improvements project.
19. Authorize payment #3 for Tom Riden Stadium project.
20. Authorize payment #3 for Bona Road sidewalk improvements project (CDBG).
21. City Manager's Report.
22. 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.