

# BUFORD CITY COMMISSION MEETING

March 7, 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 February 7, 2022 meeting.
4. Change April meeting to April 11, 2022.
5. Recognize Andy Puckett and Jane Hunter for their twenty (20) years of service.

## **PUBLIC HEARINGS**

### **6. Special Use Permits:**

#### **I. #SUP-22-03:**

**BGAPW, LLC  
South Lee Street  
Parcel: 7-268-183**

**Requesting a special use permit to allow condominium units within an industrial development.**

### **P & Z Recommendation**

#SUP-22-03: BGAPW, LLC requested a special use permit for the property located on South Lee Street, being parcel 7-268-183. The special use permit requested is to allow condominium units within an industrial development. Matthew Zieg spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing four (4) buildings with three (3) driveway entrances off the private drive. There will be a fence surrounding the first two (2) buildings. Emily Bagwell, representative for Northeast Georgia Health System, spoke and stated she would like to see a nice curb appeal for the architectural

treatments of the building and fencing. Motion by Wayne Johnson and seconded by Jeff Pirkle to approve the special use permit as requested with the following conditions:

1. The ownership of the proposed buildings can be as condominiums. The owner shall establish a Property Owners Association (POA) to maintain and repair the common ownership of the property.
2. The proposed development shall be substantially similar to the site plan provided with the special use permit application.
3. To incorporate the zoning conditions for #Z-20-16 approved by the City Commission on January 4, 2021.
4. All four (4) buildings shall have enhanced storefront architectural treatments and shall be approved by the Planning Director prior to the issuance of any permits.
5. To allow a fence to surround the first two (2) buildings. The fencing shall be black metal decorative fence with brick columns on all four sides of the property as approved by the Planning Director.

Ayes – 5

Nays – 0

7. **Zoning Amendment:**

**#ZA-22-01: Development Regulations Amendment**

Amend Development Regulation Summaries

Adding language:

Section 4.1.1: ...to exempt road improvements for individual residential lots permitted by the property owner who will occupy the dwelling for a minimum of two (2) years.

- Owners who build a house will be exempt from 6.8.1 and 6.8.2 road improvement requirements.
- Two (2) years is a reference to O.C.G.A. 43-41-17 exempting the requirement for a contractor’s license for owners which build a house and will occupy the residence for two (2) years.

6.8.1 and 6.8.2: ...Such road improvements shall include public roadway adjacent to individual single-family detached or duplex residence on buildable lots of record, both remodels, with the addition of square footage, and new construction,

except as provided in Section 4.1.1. In consideration of safety, the City, at its discretion, may require payments for improvements in lieu of installation by the permittee.

- Road improvements include widening substandard streets with adequate rights-of-way, curb and gutter, widening, stormwater, etc,

**8. Zoning Modification:**

**#ZM-22-02: Handsel Morgan Village 2021, LP  
c/o Paces Foundation  
Elliott Street/South Street**

**Requesting to modify condition #10 of the zoning conditions approved June 7, 2021 to allow a 30' utility/access easement instead of 40' along Elliott Street and to allow retaining wall anchoring system to be outside utility easement.**

**END OF PUBLIC HEARINGS**

9. Approve exemption plat for 495 Forest Street.
10. Consider approval of final plat for Wade Orr Road.
11. Consider approval of final plat for Shoreland Drive.
12. Consider approval of final plat for Hutchins Drive.
13. Authorize Chairman to sign Quitclaim Deed for surplus of right-of-way and combine with 185 Rowe Street.
14. Authorize Chairman to sign Quitclaim Deed transferring properties, parcels 7-294B-007 and 7-294B-095, located on Elliott Street/South Street to Buford Downtown Development Authority.
15. Approve purchase of properties located at 584 New Street (7-296-005D) in the amount of \$220,000, 584 New Street (7-296-158) in the amount of \$200,000, 730 New Street (7-296-005A) in the amount of \$165,000, 540 New Street (7-296-005) in the amount of \$170,000, 450 Forest Street (7-396-090) in the amount of \$475,000 and 584 New Street (7-296-002) in the amount of \$375,000.



16. Adopt resolution authorizing the City of Buford, through its legal counsel, to exercise powers of eminent domain in the acquisition of certain interests in real property situated in Buford, Gwinnett County, Georgia, being parcels 7-296-003B, 7-296-003A, 7-296-004A, 7-296-004, 7-296-120 and 7-296-004B; and other purposes.
17. Authorize renewal of 2022-2023 general liability and property insurance policy package with Sterling, Seacrest & Pritchard.
18. Approve special events located at Buford Community Center, Art-tiques Vintage Market November 11-13, 2022 and wedding, April 16, 2022, to be held at amphitheatre on East Main Street.
19. Approve Charles Black Construction invoices for North Harris Street Streetscape (#3), South Harris Street Streetscape (#3), West Main Street Streetscape (#1), and new Buford High School stadium (#2).
20. Authorize payment #26 for legion fields improvements project.
21. Authorize payment #9 to Ruby Collins, Inc. for water plant expansion project.
22. Authorize payment #1 for Sardis Church Road gas relocation project.
23. City Manager's Report.
24. 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.