

BUFORD CITY COMMISSION MEETING

May 1, 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 April 10, 2023 meeting.

PUBLIC HEARINGS

4. Rezoning:

I. #Z-23-15:

Clair Investment Properties & Interior Design, LLC
467 Thunder Road
Acres: 5.829
Parcel: 07-299-004001 (Hall County)

Requesting rezoning from RM (Residential Multi-Family) to R-100 (Single Family Residential).

P&Z Recommendation

#Z-23-15: Clair Investment Properties & Interior Designs, LLC requested a rezoning for the property located at 467 Thunder Road from RM to R-100. Jeff Pruitt spoke on behalf of the applicant and stated they would like to build eight or nine homes on the property and asked for 75-foot lots to accommodate maybe up to 12 homes if sewer is available. He also requested the minimum house size to be 3200 square feet and to be able to build a few craftsman style homes. The Board stated the applicant would need to submit a plat to the City for reconsideration of the requested smaller lot size. One gentleman that lives in Stonecrest Subdivision asked about the size of the lots, square footage of the homes and the number of homes proposed. Mr. Pruitt stated a plat would have to be completed and sewer availability before they know how many lots could be developed. Motion by

Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning request to R-100 with the following conditions:

1. Prior to the issuance of permits minor plat shall be submitted for review and approval per City of Buford Development Regulations Article 3 section 3.4 subdivision exemptions.
2. The proposed lots shall meet the standards of R-100 zoning including lot width and lot area.
3. Only one (1) residential home is allowed for single-family dwelling, per lot, within R-100 district.
4. The applicant shall provide a house location plan (HLP) with the building permit to be approved by the Planning Director.
5. The home 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.
6. 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.
7. The driveway shall be a minimum width of 18 feet.
8. All front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
9. Road improvements including curb & gutter and 5-foot sidewalk is required along Thunder Road. All improvements shall meet the standard of City of Buford code and ordinances.

Ayes – 5

Nays – 0

5. **Special Use Permits:**

I. **#SUP-23-06:**

**Scott Snedecor
4264 Sudderth Road
7-259-210**

Requesting a special use permit to allow outside storage.

P&Z Recommendation

#SUP-23-06: Scott Snedecor requested a special use permit for the property located at 4264 Sudderth Road. The special use permit requested is to allow outside storage. The applicant was present and explained the request to the Board. He stated there was an abundance of storage in the rear yard that belonged to him and his tenants. He stated he is in the process of cleaning up, organizing and removing some of the items, but he still needed to be allowed to have outside storage in the rear. The Board stated he could have outside storage but would need to be stored on a hardened surface and not gravel. The owner of ALM Holdings spoke against the request stating that it was a junk yard and needed to be paved. After a brief discussion, motion by Harley Bennett and seconded by Jeff Pirkle to recommend approval of the special use permit with the following conditions:

1. Outdoor storage of junk parts, trash, or related equipment shall be prohibited.
2. All exterior parking of vehicles and trailers shall be located on hard surface with designated striped parking spaces. No parking of boats, mowers, vehicles or trailers on grassed or exposed soil areas.

Ayes – 5

Nays – 0

II. #SUP-23-07:

**Across the Bridge Inc.
115 East Main Street
7-295A-112
Zoning: C-2 Commercial**

Requesting a special use permit to allow for meetings and events.

P&Z Recommendation

#SUP-23-07: Across The Bridge, Inc. requested a special use permit for the property located at 115 East Main Street, Suite C-12. The special use permit requested is to allow for meetings and events. Glenn Yankowski spoke on behalf of the applicant and explained the request to the Board. He stated this facility would be a meeting hall for faith based meetings and hold special events for the surrounding communities. He said their mission is to partnership with sponsors to counsel and mentor people recovering from addiction and abusive environments. Chairman Perkins stated that a church was located on one side of the proposed

facility and that Main Street was a retail corridor. Rev. Jim Buckman, First United Methodist Church, spoke with concerns about parking and what type of events to be held on the weekends. Mr. Yankowski stated that parking would not be an issue. They would only have on average 20 cars at one time and the events would mostly be held at their Lawrenceville facility with a few possible in Buford. This is a commercial district and the Buford 2040 Comprehensive Plan indicates this area as retail and restaurant uses. The proposed use would not be in conformity with the intent of the land use plan. Motion by Jeff Pirkle and seconded by Wayne Johnson to recommend denial of the special use permit requested.

Ayes – 5

Nays – 0

6. **Annexations:**

I. **Plat #666:**

**Applicant/Owner: Nanette O. Cross
3518 North Bogan Road
Buford, GA 30519**

Property: 3518 North Bogan Road, Hall County

Parcel: 08-156-002020

Acres: 1.06

Zoned From: AR-III

Zoned To: RA-200

P & Z Recommendation:

Plat #666: Nanette O. Cross requested annexation and zoning for the property located at 3518 North Bogan Road from AR-III to RA-200. The applicant was not present. Hall County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the annexation and zoning to RA-200 and if the existing home is removed or any new home constructed, the new home shall comply 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 2-car garage.
2. Home shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on the front, side and rear 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 – 5

Nays – 0

II. Plat #667:

**Applicant/Owner: Brett & Danielle Dunham
2504 East Maddox Road
Buford, GA 30519**

Property: 2504 East Maddox Road, Gwinnett County

Parcel: 7-226-116

Acres: 0.5100

Zoned From: R-100

Zoned To: R-100

P&Z Recommendation:

Plat #667: Brett and Danielle Denham requested annexation and zoning for the property located at 2504 East Maddox Road, being parcel 7-226-116, from R-100 to R-100. The applicant was present and stated they had three (3) lots and wanted to be in the City. 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 and any new home shall comply 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 2-car garage.
2. Home shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on the front, side and rear 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 – 5
Nays – 0

III. Plat #668:

**Applicant/Owner: Brett & Danielle Dunham
2504 East Maddox Road
Buford, GA 30519**

**Property: 2504 East Maddox Road, Gwinnett County
Parcel: 7-226-152
Acres: 1.500
Zoned From: R-100
Zoned To: R-100**

P&Z Recommendation:

Plat #668: Brett and Danielle Denham requested annexation and zoning for the property located at 2504 East Maddox Road, being parcel 7-225- 152, from R-100 to R-100. The applicant was present and stated they wanted to be in the City. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the annexation and zoning to R-100 and if the existing home is removed or any new home constructed, the new home shall comply 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 2-car garage.
2. Home shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on the front, side and rear 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 – 5
Nays – 0

IV. Plat #669:

**Applicant/Owner: Brett & Danielle Dunham
2504 East Maddox Road
Buford, GA 30519**

**Property: 2101 East Maddox Road, Gwinnett County
Parcel: 7-226-152
Acres: 1.3800
Zoned From: R-100
Zoned To: R-100**

P&Z Recommendation:

Plat #669: Brett and Danielle Denham requested annexation and zoning for the property located at 2101 East Maddox Road from R-100 to R-100. The applicant was present and stated they wanted to be in the City. The Board stated this was a landlocked piece of property and does not have any road frontage on East Maddox Road. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Jeff Pirkle and seconded by Wayne Johnson to recommend approval of the annexation and zoning to R-100.

Ayes – 5

Nays – 0

7. Zoning Amendment:

#ZA-23-02: Amendment Section 1308 C-2 General Business District, Special Uses, 30. Liquor Stores to modify population requirements and other provisions.

8. Zoning Modification:

#ZM-23-03: Rick Maxian (SR 347 & Atlanta Hwy NE Corner)

Request to modify conditions #1 and #3 of the zoning meeting of December 4, 2017.

Condition #1: The subject property is rezoned to C-2 for general business uses similar to the site plan provided with the application including the locations, sizes and heights of the proposed buildings and associated site improvements.

Request to modify condition #1 and site plan referenced and approved on December 4, 2017 to retail uses included in attached site plan.

Condition #3: Buildings shall be finished with architectural treatments of glass, brick and/or stone, architectural renderings shall be submitted for review and approval of the Director of Planning prior to issuance of building permits.

Request to modify condition #3 to add stucco as an approved building material and up to 30% for accent of fiber cement product as an approved building material.

END OF PUBLIC HEARINGS

9. Adopt amendment to City of Buford Code of Ordinances 6-56, Sale by the Package of Distilled Spirits, and amend alcohol license fee schedule to include Sale of Distilled Spirits by the package.
10. Authorize City Manager and City Attorney to purchase property as presented.
11. Authorize Chairman to sign documents with the Georgia Department of Transportation agreeing to participate in the Local Administered Projects (LAP) re-certification process in order to receive federal funding of City projects.
12. Authorize payment #6 in the amount of \$294,964.54 to John D. Stephens, Inc. for Waterworks Road water main relocation project and pay for project with funding from the American Rescue Plan Act grant.
13. Authorize payment #6 in the amount of \$142,556.81 to Ohmshiv Construction, LLC for Shadburn Ferry Road storm drainage project.
14. Authorize payment of Invoice #23107-01 in the amount of \$2,616.25 to Breaux & Associates for Buford High School concessions project.
15. Authorize payment of payment #2 in the amount of \$194,009.00 to Charles Black Construction Company, Inc. for Buford Southside Water Treatment Plant Office Building project.
16. Authorize payment of Invoice #5 in the amount of \$206,436.85 to Charles Black Construction Company, Inc. for Buford High School stadium project.

17. Authorize payment of Invoice #9 in the amount of \$228,887.92 to Charles Black Construction Company, Inc. for passive park at Harris Street project.
18. Authorize payment #3 in the amount of \$266,525.00 for Buford Senior Academy addition and payment #7 in the amount of \$779,661.00 for Buford Middle School addition and renovations project to Charles Black Construction Company, Inc.
19. Authorize payment #23 in the amount of \$208,736.99 to Ruby Collins, Inc. for water plant expansion project.
20. City Manager's Report.
21. 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.