

BUFORD CITY COMMISSION MEETING

May 3, 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 April 12, 2021 meeting.
4. Recognize Winston Burel for his twenty-eight (28) years of service with City of Buford Zoning Board of Appeals.
5. Appoint Bonita Burel to City of Buford Zoning Board of Appeals.
6. Re-appoint Jery Kilgore to Buford Downtown Development Authority.

PUBLIC HEARINGS

7. 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-21-11:

B & G Cornerstone Inv., LLC

143 Maddox Road

Parcel: 7-228-014/058

Requesting rezoning from C-2 to R-100

P & Z Recommendation

#Z-21-11: B & G Cornerstone Inv., LLC request rezoning for the property located at 143 Maddox Road, being parcels 7-228-014/058, from C-2 to R-100. Ryan Reed spoke on behalf of the applicant. He stated they are proposing 14 single family residential lots with an average lot size of 22,000 square feet and lot widths of 85' to 90'. The homes will be a combination of basement and slab lots with ranch homes being a minimum of 2400 square feet and two-story homes being a minimum of 2800 square feet. Mr. Reed asked the Board to allow 20% brick or stone with 80% accents. The Board stated they have been allowing 40% brick or stone with 60% accents. The Board also requested that 25% of the homes have three (3) car garages. Mr. Reed was in agreement. Mr. Reed also stated that the lot that is part of parcel 7-228-058 has an access easement provided to their

property and will not be landlocked. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning request to R-100 with the following conditions:

1. Maddox Road shall be brought to street standards along the road frontage of the proposed development. Improvements include, but not limited to, sidewalks, curb and gutter, right of way width from centerline and street width from centerline to back of curb.
2. The remnant lot labeled as “Out” and part of parcel 7-228-058 shall not be land locked. Prior to the issuance of any subsequent permits, the applicant shall provide the lot with at least 40’ of road frontage, or apply for a variance. Access easements through other properties are not considered compliant.
3. A mandatory homeowner’s association (HOA) shall be provided and responsible for maintenance of all common open space, stormwater detention facilities.
4. All homes shall be no less than 2400 square feet for ranch homes and 2800 square feet for two-story homes, excluding the basement, both finished and unfinished.
5. All homes to have a minimum two (2) car garage with 25% of the homes to have a three (3) car garage.
6. All homes shall be constructed with four sides brick or stone with architectural accents not to exceed 60%. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director.
7. All driveways to be a minimum of 18-feet in length and width.
8. The front setback shall be 25 feet, rear setback shall be 30 feet and the side setbacks shall be a minimum 5 feet with a 15-foot separation.
9. All newly constructed streets shall have a minimum of 50-foot right-of-way with 28-foot wide streets from back of vertical curb to back of vertical curb. A five (5) foot sidewalk with a two (2) foot landscape strip shall be provided along all new streets.
10. Street lights shall be provided throughout the project as approved by the City. All utilities shall be located underground.
11. All yards shall be sodded. Two (2) ornamental trees to be planted per lot. (crape myrtles preferred).
12. Architectural shingles shall be used as roofing material.
13. Site plan adoption is substantially similar to the case rezoning concept plan and staff may approve property line adjustments.

Ayes – 5

Nays – 0

IV. #Z-21-12/#SUP-21-04:

**Gravel Springs Car Wash
3053 and 3061 Gravel Springs Road
Parcel: 7-178-183/185**

Requesting rezoning from RA-200 to C-2 with a special use permit to allow a carwash with a buffer reduction along the eastern property line

P & Z Recommendation

#Z-21-12/#SUP-12-04: Gravel Springs Car Wash request rezoning for the property located at 3053 and 3061 Gravel Springs Road from RA-200 to C-2 with a special use permit to allow a car wash. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated that this would be an automated car wash similar to the one just built on Friendship Road and the access would be from Cedar Glade Lane and no access would be provided onto Highway 324. He also stated they are requesting a buffer reduction to 0 adjacent to the entire eastern property line that is being purchased by the applicant. There are currently no plans to development that lot. Jonathan Benator, attorney for Mill Creek Lakes HOA, spoke in opposition of the request and stated the request should be denied because of conflict with the 2040 Comprehensive Plan and the protected rights of the citizens to develop the property that is not in conformity with the land use plan, Section 1702(e). Mr. Benator stated that the Comprehensive Plan shows office use and would like to see that use for this property. After a brief discussion, motion by Wayne Johnson and seconded by Bobby Davis to recommend approval of the rezoning request to C-2 and to allow a car wash with the following conditions:

1. The site plan, landscape plan and architectural plans shall be compliant to the design standards of Section 1315 Mall of Georgia Overlay District.
2. The 75' undisturbed buffer is reduced to a 20' wide buffer replanting plan adjacent to all residentially zoned property that provides an effective year round screen. The final plan to be approved by the Planning Director.
3. The entrance shown at Cedar Glade Lane will require approval by the existing subdivision's HOA for access at Cedar Glade Lane.
4. All improvements within the Gravel Springs Road right-of-way requires the review and approval of the Georgia Department of Transportation.

5. The applicant shall provide the City of Buford building elevations depicting the architectural treatments, color and proposed building height that are compliant to the Mall of Georgia Overlay District.
6. The applicant shall provide a 10-foot wide enhanced landscape strip plan and signage details adjacent to all right-of-ways. The landscape plan shall include a combination of trees and shrubs to provide for an effective, year-round, screening from the roadways. The final landscape plan shall be reviewed and approved by the Planning Director.

Ayes – 5

Nays – 0

V. **#Z-21-13/#SUP-21-05:**

**Lake Blue Ridge Land Company, LLC
Hamilton Mill Road & North Bogan Road
Parcel: 7-226-001/001B/002/120/123/137/150/156/168**

Requesting rezoning from RA-200 to C-2 with a special use permit to allow the use of drive thru service lanes and windows on all restaurants approved for the subject property at the intersection of Hamilton Mill Road and North Bogan Road

P & Z Recommendation

#Z-21-13/#SUP-21-05: Lake Blue Ridge Land Company, LLC request rezoning for the property located on Hamilton Mill Road and North Bogan Road, being parcels 7-226-001, 001B, 002, 120, 123, 137, 150, 156, 168, containing 3.79 acres from RA-200 to C-2 with a special use permit to allow for drive thru lanes. Eric Johansen spoke on behalf of the applicant and explained the request to the Board. He stated they are assembling several tracts of land for a commercial and townhome development. He stated they are proposing three commercial outparcels with inter-parcel access to the townhome development in the rear. They do not know the use for the outparcels, but some could be fast food restaurants that would need a drive thru service. Linda Parks had questions concerning traffic, entrances, sidewalks and sewer service. Another lady spoke with questions concerning increased traffic for this intersection and providing turning lanes on both roads. After a brief discussion, motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning request to C-2 and to allow drive thru lanes with the following conditions:

1. Prior to the issuance of subsequent building permits, the applicant shall file a minor subdivision plat subdividing the commercial parcels from the overall development parcel assemblage. The subdivision shall be substantially similar to the application site plan dated March 3, 2021.
2. Drive thru service lanes with call boxes shall be permitted as part of all the commercially zoned property, including any future commercially subdivided parcels on the subject property, to include the uses of the commercial parcels as either restaurants, or retail.
3. Inter-parcel access shall be permitted between the commercially zoned property and the adjacent residentially zoned property.
4. Developer shall provide a twenty-five (25) foot re-graded and re-planted buffer adjacent to all residentially zoned properties. The re-graded and re-planted buffer shall include two (2) rows of staggered evergreen trees that are at least eight (8) feet tall at the time of installation planted in fifteen (15) foot centers. The evergreen trees should include an equal mixture of Thuja Green Giants, Cryptomeria, and Tree Form Hollies.
5. Architectural façade treatments shall be of brick, stone or stucco or combination thereof. Final building elevations to be reviewed and approved by the Planning Director.
6. The construction documents shall include a pedestrian and bicycle circulation plan including sidewalks and bike racks. At a minimum the plan shall include sidewalks spanning each road frontage and connect to the proposed residential townhome development. Final pedestrian and bicycle circulation plan shall be approved by the Planning Director.

Ayes – 5

Nays – 0

VI. **#Z-21-14/#SUP-21-06:**

**Lake Blue Ridge Land Company, LLC
Hamilton Mill Road & North Bogan Road
Parcel: 7-226-001/001B/002/120/123/137/150/156/168**

Requesting rezoning from RA-200 to RM-8 with a special use permit to allow residential townhomes at the intersection of Hamilton Mill Road and North Bogan Road

P & Z Recommendation

#Z-21-14/#SUP-21-06: Lake Blue Ridge Land Company, LLC request rezoning for the property located on Hamilton Mill Road, being parcels 7-226-001, 001B,

002, 120, 123, 137, 150, 156, 168, containing 13.32 acres from RA-200 to RM-8 with a special use permit to allow townhomes. Eric Johansen spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing 81 townhomes and proposing a 25 foot regraded and replanted buffer adjacent to residentially zoned properties. Vicki Burrell spoke representing Dorsey and Venita Masters that owns parcel 7-226-134 with questions concerning the buffer adjacent to this property and asked for a fence to be installed. Mr. Johansen stated they would be replanting a 25-foot buffer adjacent to this property. After a brief discussion, motion by Harley Bennett and seconded by Bobby Davis to recommend approval of the rezoning request to RM-8 and to allow townhomes with the following conditions:

1. The subject property shall consist of a maximum of sixty-one (61) residential townhomes that are a minimum of twenty-four (24) wide. The residential townhomes could include a mixture of front entry garage units and rear entry garage units, and/or could be developed as all front entry units or as all rear entry units. The proposed units can be two-story, three-story, or a mixture of two-story and three-story units. The subject property is not subject to any specific rezoning site plans and shall have ability to be altered to adapt to the existing site conditions as needed.
2. Net density for the residential townhouse development shall not exceed 6.0 units per acre.
3. Prior to the issuance of subsequent building permits, the applicant shall file a minor subdivision plat subdividing the townhome parcel from the overall development parcel assemblage. The subdivision shall be substantially similar to the application site plan dated March 3, 2021.
4. No residential building permits shall be permitted on the subject property until the issuance of at least one (1) commercial building permit has been obtained for the adjacent commercial development located at the intersection of North Bogan Road and Hamilton Mill Road, and the related site work for the same commercial building has commenced to include the actual grading and utility installations.
5. Developer shall extend left turn lane the length of the development on North Bogan Road.
6. At least one (1) inter-parcel access point, outside the limits of the gated streets, shall be provided to the adjacent commercial development location at the intersection of North Bogan Road and Hamilton Mill Road.
7. The project shall have at least one gated exit to North Bogan Road from the residential development.
8. Developer shall provide a twenty-five (25) foot re-graded and re-planted buffer adjacent to all residentially zoned properties. The re-graded and re-

planted buffer shall include two (2) rows of staggered evergreen trees that are at least eight (8) feet tall at the time of installation planted in fifteen (15) foot centers. The evergreen trees should include an equal mixture of Thuja Green Giants, Cryptomeria, and Tree Form Hollies. Final enhanced landscaping design shall be reviewed and approved by the Planning Director.

9. Developer shall provide wood fencing and landscaping along the Venita Masters property lines.
10. A mandatory homeowner's association (HOA) shall be provided. The HOA shall be responsible for the maintenance and upkeep of all grounds on the subject property including the residential landscaping at the individual units, the landscape strip along North Bogan Road, water quality and detention facilities, private streets if utilized, and all open space.
11. A concurrent special use permit to allow attached townhomes as depicted on the rezoning case site plan dated March 3, 2021 is approved.
12. All residential townhouse units shall be constructed with four (4) sides brick or stone with architectural accents not to exceed 40% on the front elevation and not to exceed 35% on the side and rear elevations. Accents shall include brick, stone, wood, glass, metal, stucco, shakes and painted cement siding, as approved by the Planning Director.
13. The construction documents shall include a pedestrian and bicycle circulation plan including sidewalks and bike racks. At a minimum the plan shall include sidewalks spanning each road frontage to the standards of City of Buford Code requirements. Final pedestrian and bicycle circulation plan to be approved by the Planning Director.
14. The residential townhouse development may be developed on private streets, that are a minimum of twenty-six (26) feet wide as measured from back of curb to back of curb, provided the private streets are gated and maintained by the HOA. There can be parallel parking spaces provided throughout the subject property on the private streets.
15. The private streets shall be within a 50' utility/access easement.
16. Driveways shall be a minimum of 18' in length measured from the garage to back of curb or edge of sidewalk. All driveways shall be concrete and a minimum width of eighteen (18) feet.
17. All streets shall have five (5) foot concrete sidewalks located on both sides with a two (2) landscape strip back of curb, excluding alleys.
18. All residential townhouse units shall be a minimum of 1700 heated square feet and shall include a minimum of a two-car garage.
19. Streetlights shall be provided throughout the subject property as approved by the City. All utilities shall be located underground.

20. A 20' enhanced landscape strip shall be adjacent to North Bogan Road. The entrance monument sign, fences or walls shall be incorporated into a high quality, enhanced landscape design. The final entrance landscape plan shall be reviewed and approved by the Planning Director.
21. Common areas shall be sodded or treated with planted ground cover. The applicant shall provide a subdivision tree and landscape plan for review by the Planning Director.
22. All residential townhouse units shall have at least one (1) ornamental tree planted in front of the unit facing the internal streets, e.g., crape myrtle, etc.
23. Rental of the residential townhouse units shall be restricted to 10% of the total units. The zoning condition shall be placed in the Declaration of Covenants, restrictions and easements as enforced by the HOA.
24. Architectural shingles shall be used as roofing materials for all exposed roofs.

Ayes – 5

Nays – 0

8. **Special Use Permits:**

I. **#SUP-21-07**

**Absolute Green Landscaping, Inc.
5002 B U Bowman Drive, Suite 102
Parcel: 08-157A-000016**

Requesting a special use permit to allow repair, fabricate and assemble fertilizer and weed control trucks and equipment

P & Z Recommendation

#SUP-21-07: Absolute Green Landscaping, Inc. requested a special use permit for the property located at 5002 B.U. Bowman Drive, Suite 102. The special use permit requested is to allow repair, fabricate and assemble fertilizer and weed control trucks and equipment. Ryan Wall spoke on behalf of the applicant and explained the request to the Board. There were no objections from the audience. Motion by Homer Whiting and seconded by Harley Bennett to recommend approval of the special use permit as requested with the following conditions:

1. Outdoor storage of automotive parts, junk vehicles or automotive repair related equipment shall be prohibited.

2. All automotive repair shall take place within the building. Outdoor repair operations shall be prohibited.

Ayes – 5

Nays – 0

II. #SUP-21-08

**David Pearson Communities
2319, 2331 & 2335 Shoal Creek Road
Parcel: 7-326-041/042/114**

Requesting a special use permit to allow a CSO subdivision

P & Z Recommendation

#SUP-21-08: David Pearson Communities requested a special use permit for the property located at 2319, 2331, 2335 Shoal Creek Road. The special use permit requested is to allow a CSO Subdivision. Doug Patton spoke on behalf of the applicant and explained the request to the Board. He stated that this property was previously granted a special use permit for a CSO Subdivision in 2018 and it has expired. He stated they are proposing the same number of lots (25) that will be wider from the original plan. They have increased the open space by one (1) acre and the homes will be a minimum of 3200 square feet. They are proposing a private road with an HOA. Branden Hastings spoke with concerns of traffic, more greenspace and the private drive lining up with Cole Road. He also stated he would like to eliminate the requirement for rental houses. The Board stated they would not be able to eliminate that requirement. After a brief discussion, motion by Homer Whiting and seconded by Wayne Johnson to recommend approval of the special use permit with the following conditions:

1. The applicant shall provide the Planning Director all required items of the Conservation Subdivision Overlay Section 1317 for review and approval prior to the submittal of development plan permit applications. Major revisions to the current site plan shall be reconsidered by the City Commission as a change in conditions public hearing if the site inventory and analysis plan reveal the need for revisions.
2. All newly constructed streets shall be privately maintained by the established HOA meeting all Buford City Standards with street widths to be 28-feet from back of curb to back of curb with a 46-foot access/utility easement.

3. All cul-de-sacs shall be in conformance to Development Regulation standards per Section 6.4.3.
4. All property lot lines shall terminate at the utility/access easement. Lot areas shall not include any areas inside the utility/access easement.
5. The proposed development is approved for an R-100 CSO subdivision at 15.56-acres which is less than the minimal 40-acres as required under Section 1317.2.1.
6. A mandatory homeowner's association (HOA) shall be provided and responsible for maintenance of all common open space, stormwater detention facilities including all requirements of management per Section 1317.A.
7. The property shall consist of a maximum of 25 single family residential lots.
8. The minimum lot area is to be 10,000 square feet and the minimum lot width shall be 75 feet.
9. The building setbacks shall be 30-foot front, 25-foot rear and 5-foot side setbacks with a 15-foot separation between homes.
10. All homes shall be no less than 3200 square feet excluding the basement, both finished and unfinished.
11. All homes to have a minimum two car garage.
12. No less than 66% of the homes shall be basements.
13. All homes shall be constructed of four (4) sides brick, stone or stucco with 40% accents. Accents shall include brick, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director.
14. All driveways to be a minimum of 20-feet in width.
15. The subdivision shall include 5-foot sidewalk with a 2-foot landscape strip on both sides of the street and along Shoal Creek Road.
16. All yards shall be sodded with one (1) ornamental tree in the front yard.
17. Rental of housing units shall be restricted to 10% in the Declaration of Covenants, Restrictions and Easement.
18. Architectural shingles shall be used as roofing material.

Ayes – 5

Nays – 0

9. **Zoning Modification:**

#ZM-21-01: Mark Miller Properties
Shoreland Drive and Hutchins Drive
(John Hutchins property)
Modify condition #2 from #Z-07-03

END OF PUBLIC HEARINGS

10. Approve Bogan Parc Subdivision final plat.
11. Consider amendment to electric rate schedule adopted on April 12, 2021 regarding residential security light monthly fee.
12. Approve polling location agreement with Gwinnett County Board of Registration and Elections and City of Buford.
13. Approve resolution for Community Development Block Grant application for Fiscal Year 2022.
14. Approve resolution authorizing Buford Housing Authority to exercise its condemnation powers regarding certain properties located in Buford, Georgia.
15. Consider approval of special event at Buford City Amphitheatre located on Main Street on May 15, 2021.
16. Approve low bid for demolition of American Legion Building and 79 Moreno Street.
17. Authorize payment #18 for the legion fields improvements project.
18. Authorize payment #2 for Tom Riden Stadium project.
19. Authorize payment #2 for Bona Road sidewalk improvements project (CDBG).
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.