

BUFORD CITY COMMISSION MEETING

September 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 August 2, 2021 regular meeting and the special called meeting.

PUBLIC HEARINGS

4. Rezoning:

I. #Z-21-26

**Duke Realty Limited Partnership
North Bogan Road
Parcel: 7-264-006**

Requesting rezoning from Public to M-1

Planning & Zoning Recommendation

#Z-21-26: Duke Realty Limited Partnership request rezoning for the property located on North Bogan Road, being parcel 7-264-006 from Public to M-1. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of rezoning request to M-1 with the following conditions:

1. The final development design shall be substantially similar to the site plan provided with the application including the sizes of the proposed buildings and associated site improvements.
2. Building elevations shall be similar in material and color with the elevations provided by the applicant. Building permit plans and elevations are to be

- approved by the Planning Director and may include concrete tilt-up construction.
3. All intrusions into the required stream buffers and setbacks are approved pending the approval of state and federal permits and/or variances. Any required conditions of approval by the state and federal agencies shall be integrated into the civil site plans.
 4. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be reduced to a 25-foot undisturbed buffer. The area 25-foot offset from the reduced buffer shall be graded and replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a land disturbance permit.
 5. An enhanced 20-foot wide landscape planting strip shall be required at North Bogan Road and Thompson Mill Road. Final plan is to be reviewed and approved by the Planning Director.
 6. Outdoor lighting shall be contained in cut-off luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
 7. The applicant shall develop the site in full conformance with the Development of Regional Impact recommendations after the review by the Atlanta Regional Commission.
 8. The access on North Bogan Road shall be for passenger vehicles only. Trucks are prohibited.
 9. Installation of a deceleration lane shall be required on North Bogan Road subject to the review and approval of Gwinnett County Department of Transportation.

Ayes – 5

Nays – 0

5. **Annexations:**

I. **Plat #610/#Z-21-25:**

Joseph Sterling Martin and Wanda J. Martin
4391 Thompson Mill Road
Buford, GA 30519

Property: 4391 Thompson Mill Road
Parcel: 08-155-000021
Acres: 9.07

Zoned From: R-75
Zoned To: M-1

P&Z Recommendation

Plat #610/#Z-21-25: Joseph Sterling Martin and Wanda J. Martin request annexation and rezoning for the property located at 4391 Thompson Mill Road from R-75 to M-1. Motion by Homer Whiting and seconded by Bobby Davis to recommend approval of the annexation and rezoning request to M-1 with the following conditions:

1. The final development design shall be substantially similar to the site plan provided with the application including the sizes of the proposed buildings and associated site improvements.
2. Building elevations shall be similar in material and color with the elevations provided by the applicant. Building permit plans and elevations are to be approved by the Planning Director and may include tilt-up construction.
3. All intrusions into the required stream buffers and setbacks are approved pending the approval of state and federal permits and/or variances. Any required conditions of approval by the state and federal agencies shall be integrated into the civil site plans.
4. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be reduced to a 25-foot undisturbed buffer. The area 25-foot offset from the reduced buffer shall be graded and replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a land disturbance permit.
5. An enhanced 20-foot wide landscape planting strip shall be required at North Bogan Road and Thompson Mill Road. Final plan is to be reviewed and approved by the Planning Director.

6. 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.
7. The applicant shall develop the site in full conformance with the Development of Regional Impact recommendations after the review by the Atlanta Regional Commission (ARC).
8. The access on North Bogan Road shall be for passenger vehicles only. Trucks are prohibited.
9. Installation of a deceleration lane shall be required on North Bogan Road subject to the review and approval by Gwinnett County Department of Transportation.

Ayes – 5

Nays – 0

II. **Plat #606/#Z-21-20:**

Triple T Group, Ltd.
2812 Gravel Springs Rd.
Buford, GA 30519

Property: 2812 Gravel Springs Road
Parcel: 7-142-016
Acres: 5.91

Zoned From: RA-200 Agriculture/Res
Zoned To: M-1

P&Z Recommendation:

Plat #606/#Z-21-20: Triple T. Group, Ltd. requests annexation and rezoning for the property located at 2812 Gravel Springs Road from RA-200 to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant and explained the request to the Board. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Nick Fabor also spoke stating they are proposing to assemble several adjacent properties to make the development larger. Mr. Minor also stated they needed to encroach into the City's 50-foot stream buffer. The water feature was next to a pond. Gwinnett County did not object to this annexation and rezoning request and there were no objections

from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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.
3. An enhanced landscape planting plan shall be required with 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.
4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
5. 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.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes – 4
Nays – 0

III. Plat #607/#Z-21-21:

Cecil Breedlove
2812 Gravel Springs Rd.
Buford, GA 30519

Property: 2792 Gravel Springs Road
Parcel: 7-142-017
Acres: 3.0

Zoned From: RZT-S F R-Zero Lot Line/T
Zoned To: M-1

P&Z Recommendation:

Plat #607/#Z-21-21: Cecil Breedlove requests annexation and rezoning for the property located at 2792 Gravel Springs Road from RZT-S F to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant and explained the request to the Board. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Nick Fabor also spoke stating they are proposing to assemble several adjacent properties to make the development larger. Mr. Minor also stated they needed to encroach into the City's 50-foot stream buffer. The water feature was next to a pond. Gwinnett County did not object to this annexation and rezoning request and there were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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.
3. An enhanced landscape planting plan shall be required with 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.
4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
5. 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.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes – 4

Nays – 0

IV. **Plat #608/#Z-21-22:**

Gravel Springs Group, LLC
2812 Gravel Springs Rd.
Buford, GA 30518

Property: 2770 Gravel Springs Road
Parcel: 7-142-021
Acres: 1.83

Zoned From: R60-Single Fam Res
Zoned To: M-1

P&Z Recommendation:

Plat #608/#Z-21-22: Gravel Springs Group, LLC requests annexation and rezoning for the property located at 2770 Gravel Springs Road from R-60 to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant and explained the request to the Board. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Nick Fabor also spoke stating they are proposing to assemble several adjacent properties to make the development larger. Mr. Minor also stated they needed to encroach into the City's 50-foot stream buffer. The water feature was next to a pond. Gwinnett County did not object to this annexation and rezoning request and there were no objections from the audience. Motion by Bobby Davis and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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.
3. An enhanced landscape planting plan shall be required with 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.

4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
5. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes – 4

Nays – 0

V. **Plat #609/#Z-21-23:**

Gravel Springs Group, LLC
2812 Gravel Springs Rd.
Buford, GA 30519

Property: 2782 Gravel Springs Road
Parcel: 7-142-001
Acres: 17.7

Zoned From: RA-200 Agriculture/Res
Zoned To: M-1

P&Z Recommendation:

Plat #609/#Z-21-23: Gravel Springs Group, LLC requests annexation and rezoning for the property located at 2782 Gravel Springs Road from RA-200 to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant and explained the request to the Board. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Nick Fabor also spoke stating they are proposing to assemble several adjacent properties to make the development larger. Mr. Minor also stated they needed to encroach into the City's 50-foot stream buffer. The water feature was next to a pond. Gwinnett County did not object to this annexation and rezoning request and there were no objections from the audience. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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 Water Regulations, Development Regulations, roadway improvement and Zoning Ordinances.
3. An enhanced landscape planting plan shall be required with 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.
4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
5. 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.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes – 4

Nays – 0

6. **Zoning Modification:**

I. **#ZM-21-04**

**Alex Roshan
2830 Gravel Springs Road
Parcel: 7-143-001D**

**Requesting to modify condition from Commission meeting
on April 2, 2019; To reduce the undisturbed buffer from 55 feet to 20
feet.**

END OF PUBLIC HEARINGS

7. Approve final plat for Hillwood Gravel Springs (Gwinnett 85) development.

8. Authorize City Manager to enter into an agreement with Keck & Wood to provide for corridor traffic study for widening of SR13 as required by Georgia Department of Transportation Office of Planning.
9. Authorize City Manager to enter into an agreement with Georgia Municipal Association for telecommunications (cable TV) and right-of-way management services.
10. Authorize Chairman to enter into a master lease agreement for temporary housing in place between the City of Buford and the Buford Housing Authority subject to the approval of the City Attorney.
11. Approve site plan as presented for development located at 5533 S. Richland Creek Road.
12. Approve purchase of property located on 544 New Street, being parcel R7296 071, in the amount of \$162,500.00.
13. Approve installation of fence in front yard for residence located at 2771 North Bogan Road.
14. Approve lighting agreement with Georgia Department of Transportation for installation at 3020 Highway 324.
15. Authorize City Manager to enter into an agreement with Turner, Wood & Smith to update employee life insurance coverage.
16. Authorize payment #22 for the legion fields improvements project.
17. Authorize payment #3 for Buford Waterworks Replacement project.
18. City Manager's Report.
19. 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.