

Buford City Commission

April 7, 2025

The regular monthly meeting was held on April 7, 2025 at Buford City Hall and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and Mr. Burge led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the April 7, 2025 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the March 3, 2025 regular meeting as presented by staff.

Ayes 3
Nays 0

Chairman Beard stated that this portion of the meeting would be set aside for public hearings.

Rezoning:

#Z-25-03: Seefried Industrial Properties requested rezoning for the property located at 4740 Bennett Road from RA-200 to M-1. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. No stream buffer disturbance is allowed. 50-foot undisturbed natural vegetative buffer and the additional 25-foot impervious setback line shall be labeled on the site plan.
2. The applicant shall provide building elevations including material and color to be approved by the Planning Director and may include concrete tilt-up construction.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of 12-foot minimum height evergreen trees and 3-foot minimum height shrubs to provide an effective screen from Bennett Road. The landscape plan is to be submitted to the Planning Director.
4. The site plan provided with the application did not clearly show where the proposed dissimilar zoning buffer is being disturbed. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
5. Outdoor lighting shall be fully cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.

6. The applicant shall submit the building elevations including material and color for review and approval by the Planning Director prior to the submittal of a land disturbance permit.
7. The applicant shall submit retaining wall materials and locations for review and approval by the Planning Director prior to the submittal of a land disturbance permit. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
8. The retaining wall shall be allowed in the front yard and not encroach into the right-of-way of Bennett Road.
9. Any wall exceeding 4 feet in height shall be designed and sealed by a Georgia registered engineer.
10. The undisturbed zoning buffers shall be graded and planted. The applicant shall submit a complete buffer enhancement landscape plan in areas proposed for buffer disturbance for review and approval by the Planning Director prior to the issuance of a land disturbance permit.
11. There shall be no truck traffic on Bennett Road.

Ayes 3

Nays 0

#Z-25-04: Seefried Industrial Properties requested rezoning for the property located at 4740 Bennett Road from RA-200 to M-1. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. No stream buffer disturbance is allowed. 50-foot undisturbed natural vegetative buffer and the additional 25-foot impervious setback line shall be labeled on the site plan.
2. The applicant shall provide building elevations including material and color to be approved by the Planning Director and may include concrete tilt-up construction.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of 12-foot minimum height evergreen trees and 3-foot minimum height shrubs to provide an effective screen from Bennett Road. The landscape plan is to be submitted to the Planning Director.
4. The site plan provided with the application did not clearly show where the proposed dissimilar zoning buffer is being disturbed. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
5. Outdoor lighting shall be fully cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.
6. The applicant shall submit the building elevations including material and color for review and approval by the Planning Director prior to the submittal of a land disturbance permit.
7. The applicant shall submit retaining wall materials and locations for review and approval by the Planning Director prior to the submittal of a land disturbance permit. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.



8. The retaining wall shall be allowed in the front yard and not encroach into the right-of-way of Bennett Road.
9. Any wall exceeding 4 feet in height shall be designed and sealed by a Georgia registered engineer.
10. The undisturbed zoning buffers shall be graded and planted. The applicant shall submit a complete buffer enhancement landscape plan in areas proposed for buffer disturbance for review and approval by the Planning Director prior to the issuance of a land disturbance permit.
11. There shall be no truck traffic on Bennett Road.

Ayes 3

Nays 0

#Z-25-05: Seefried Industrial Properties requested rezoning for the property located at 4616 Bennett Road from RA-200 to M-1. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. No stream buffer disturbance is allowed. 50-foot undisturbed natural vegetative buffer and the additional 25-foot impervious setback line shall be labeled on the site plan.
2. The applicant shall provide building elevations including material and color to be approved by the Planning Director and may include concrete tilt-up construction.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of 12-foot minimum height evergreen trees and 3-foot minimum height shrubs to provide an effective screen from Bennett Road. The landscape plan is to be submitted to the Planning Director.
4. The site plan provided with the application did not clearly show where the proposed dissimilar zoning buffer is being disturbed. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
5. Outdoor lighting shall be fully cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.
6. The applicant shall submit the building elevations including material and color for review and approval by the Planning Director prior to the submittal of a land disturbance permit.
7. The applicant shall submit retaining wall materials and locations for review and approval by the Planning Director prior to the submittal of a land disturbance permit. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
8. The retaining wall shall be allowed in the front yard and not encroach into the right-of-way of Bennett Road.
9. Any wall exceeding 4 feet in height shall be designed and sealed by a Georgia registered engineer.
10. The undisturbed zoning buffers shall be graded and planted. The applicant shall submit a complete buffer enhancement landscape plan in areas proposed for



buffer disturbance for review and approval by the Planning Director prior to the issuance of a land disturbance permit.

11. There shall be no truck traffic on Bennett Road.

Ayes 3

Nays 0

#Z-25-06: Seefried Industrial Properties requested rezoning for the property located at 4560 Bennett Road from RA-200 to M-1. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. No stream buffer disturbance is allowed. 50-foot undisturbed natural vegetative buffer and the additional 25-foot impervious setback line shall be labeled on the site plan.
2. The applicant shall provide building elevations including material and color to be approved by the Planning Director and may include concrete tilt-up construction.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of 12-foot minimum height evergreen trees and 3-foot minimum height shrubs to provide an effective screen from Bennett Road. The landscape plan is to be submitted to the Planning Director.
4. The site plan provided with the application did not clearly show where the proposed dissimilar zoning buffer is being disturbed. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
5. Outdoor lighting shall be fully cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.
6. The applicant shall submit the building elevations including material and color for review and approval by the Planning Director prior to the submittal of a land disturbance permit.
7. The applicant shall submit retaining wall materials and locations for review and approval by the Planning Director prior to the submittal of a land disturbance permit. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
8. The retaining wall shall be allowed in the front yard and not encroach into the right-of-way of Bennett Road.
9. Any wall exceeding 4 feet in height shall be designed and sealed by a Georgia registered engineer.
10. The undisturbed zoning buffers shall be graded and planted. The applicant shall submit a complete buffer enhancement landscape plan in areas proposed for buffer disturbance for review and approval by the Planning Director prior to the issuance of a land disturbance permit.
11. There shall be no truck traffic on Bennett Road.

Ayes 3

Nays 0



#Z-25-07: Seefried Industrial Properties requested rezoning for the property located at 4556 Bennett Road from RA-200 to M-1. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. No stream buffer disturbance is allowed. 50-foot undisturbed natural vegetative buffer and the additional 25-foot impervious setback line shall be labeled on the site plan.
2. The applicant shall provide building elevations including material and color to be approved by the Planning Director and may include concrete tilt-up construction.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of 12-foot minimum height evergreen trees and 3-foot minimum height shrubs to provide an effective screen from Bennett Road. The landscape plan is to be submitted to the Planning Director.
4. The site plan provided with the application did not clearly show where the proposed dissimilar zoning buffer is being disturbed. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
5. Outdoor lighting shall be fully cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.
6. The applicant shall submit the building elevations including material and color for review and approval by the Planning Director prior to the submittal of a land disturbance permit.
7. The applicant shall submit retaining wall materials and locations for review and approval by the Planning Director prior to the submittal of a land disturbance permit. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
8. The retaining wall shall be allowed in the front yard and not encroach into the right-of-way of Bennett Road.
9. Any wall exceeding 4 feet in height shall be designed and sealed by a Georgia registered engineer.
10. The undisturbed zoning buffers shall be graded and planted. The applicant shall submit a complete buffer enhancement landscape plan in areas proposed for buffer disturbance for review and approval by the Planning Director prior to the issuance of a land disturbance permit.
11. There shall be no truck traffic on Bennett Road.

Ayes 3
Nays 0

#Z-25-10: Tipton Builders Group, LLC requested rezoning for the property located on Little Mill Road, parcel 7-294D-179, from M-1 to R-100. The applicant was not present. Chairman Beard stated that he could not vote on this agenda item.

There was no motion to move the agenda item forward.



Special Use Permits:

#SUP-25-02: BDR Investments, LLC requested a special use permit for the property located at 1950 Buford Dam Road. The special use permit requested is to allow a boat and RV storage facility. Applicant was present. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Approval of this special use permit is for BDR Investments, LLC and will expire should the current owner vacate the site.
2. The approval of a special use permit does not provide approval of variances or alterations to any local, state, or federal regulations.
3. The approval of a special use permit does not allow additional structures not shown on the site plan, any future structures proposed shall be compliant with City of Buford Development Regulations.
4. All parking and driveway surfaces to be asphalt or concrete with curb and gutter meeting the minimal standards of the City of Buford Development Regulations.
5. All drive isles shall be no less than 24 feet in width.
6. The final permitting plan shall be substantially similar to the site plan provided with this application.
7. Boat and RV storage facility and accessory (no onsite repairs) uses only. No accumulation of junk boats allowed.
8. Impose buffers according to the site plan, except for the back property line adjoining the residential houses and Woodlake and Lakeview Drives whereby develop/property owner will build a 6' high earth berm with a 1' or 2' slope then install the fence in the center of said berm as described in item #9, said berm and fence shall be constructed as soon as developer starts grading the project. Berm will be located between five (5') and eleven (11') feet back from the property lines of the adjacent residential property lines and adjacent to Woodlake and Lakeview Drives, developer will make every effort to tag and protect existing Dogwood trees along Woodlake and Lakeview Drives. Developer will landscape the side of the berm facing the back yards of the adjoining residential properties along Woodlake and Lakeview Drives. Landscaping will at minimum consist of Murray Leyland Cypress trees and other plants such as junipers or other ground covers to stabilize the sides of the berm. Berm to be treated with mulch and plantings guaranteed for one year. Adjoining residents shall be granted an easement to plant whatever they want, to enhance the landscaping in their backyards. There will be no construction or other access to said project from Woodlake or Lakeview Drives.
9. Install a staggered row of Murray Leyland Cypress every 10' on center, with one staggered planting in the middle, each tree shall be six (6) foot tall and a 6-foot-high clay or beige colored vinyl privacy fence with brick or stone columns within the buffers where the property adjoins any residential property along Woodlake or Lakeview Drives. All tree plantings will count toward the City of Buford conservation tree replacement ordinance as required for this project.



10. Provide a ten-foot-wide landscaped strip outside the dedicated right-of-way of Buford Dam Road. A black metal "controlled entrance" with a decorative gate will be installed for entry and exit to the project.
11. Billboards/Outdoor advertising signs shall be prohibited.
12. The development shall be limited to a monument type ground sign.
13. Provide lighting throughout all parking and storage areas. Box head, black poles, a maximum of 25 feet in height and not more than 15' high shall be used adjacent to any residential property. Light source shall be metal halide, not exceeding an average of four and one-half foot candles of light output in the interior of the parking lot and storage areas except adjacent to the residential property lighting shall not exceed two (2) foot candles of light. All lighting shall be directed to avoid intrusion into adjacent properties and away from adjacent thoroughfares.
14. Covered structure details shall be provided prior to issuance of building permits.
15. The RV/boat storage spaces adjacent to Buford Dam Road, Woodlake Drive and Lakeview Drive shall be covered spaces.
16. Dumpster shall be screened by a 100 percent opaque masonry fence or wall matching the buildings, a minimum six (6) feet in height. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m. No dumpsters shall be located adjacent to residential property lines.
17. The office building and storage building ends shall be treated with brick or stone. Proposed elevations shall be submitted and approved by the Planning Director prior to the issuance of a building permit. Elevations adjacent to residential property along Woodlake Drive or Lakeview Drive not to exceed 11' at lower edge of roofline. Roof slope not to exceed four to twelve pitch.

Ayes 3
Nays 0

Annexations:

Plat #709/#Z-25-09: Lee Morgan requested annexation and rezoning for the property located at 6686 McEver Road, parcel 08-160-001004, from AR-III to M-1. Applicant was present. Hall County did not object to this annexation and rezoning request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following condition:

1. At such time improvements are proposed, a special use permit for RV and boat storage would need to be considered and approved by the Planning and Zoning Board and the Board of Commissioners.

Ayes 3
Nays 0

Zoning Amendments:

#ZA-25-01: Motion by Mr. Burge, seconded by Mr. Weeks to approve the amendment to the City of Buford Zoning Ordinance, Article III Definitions to provide for such definitions and to regulate vape shops and the City of Buford Development Regulations, Article 6, Section 6.5.6 concerning shielding of parking lot lighting.




Ayes 3
Nays 0

Chairman Beard stated that this concludes the public hearing portion of the meeting.

Motion by Mr. Weeks, seconded by Mr. Burge to adopt ordinance to regulate vape shops.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve plat and rights-of-way dedication on Oakland Avenue.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve Memorialization of Agreement for joint private pump station between developers, TC Atlanta Development, LC and Waterside Lanier Venture Partners, LLC, and the City's acceptance of flows as provided in the agreement, subject to the approval of the City Attorney.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve lighting agreement with Georgia Department of Transportation (GDOT) for Buford Trail Extension project from SR13 to S. Lee Street.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Attorney and City Manager to acquire rights-of-way and easements for New Street improvements project from South Hill Street to relocated New Street.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve low bid for New Street Improvements project and authorize City Manager to negotiate an advanced completion date.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to amend FY 2025 budget for summer camps at Buford City Schools.

Ayes 3
Nays 0



Motion by Mr. Weeks, seconded by Mr. Burge to approve change order #1 and final payment in the amount of \$378,536.96 to Georgia Paving for 2024 Buford paving project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #18137-37 in the amount of \$27,316.46 to Breaux & Associates for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #28 in the amount of \$2,900,847.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #24 in the amount of \$129,352.00 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$239,446.49 to Back Bone Infrastructure, LLC for Moreno Street LCI project.



Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Jay gave the City Attorney's Report.

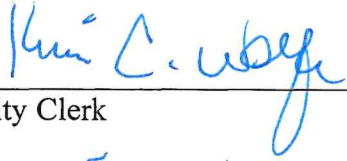
After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0


Phillip Beard, Chairman

Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

5-12-25

Date