

Buford City Commission

December 13, 2021

The regular monthly meeting was held on December 13, 2021 at Buford City Arena and all Commission members were present.

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

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the December 13, 2021 meeting with the addition to amend City budget for Buford City Schools for compensation for salary adjustments.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the November 9, 2021 meeting as presented by staff.

Ayes 3
Nays 0


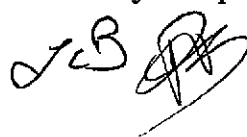
Chairman Beard recognized Robbie Isaacs for her twenty (20) years of service with the City.

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

Rezoning:

#Z-21-32: SDP Acquisitions, LLC requests rezoning for the property located on Gravel Springs Road, being parcel 7-143-059, 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. The subject property is to be rezoned to M-1 for light industrial uses substantially similar to the site plan provided with the application, including the proposed buildings' sizes and associated site improvements.
2. An enhanced landscape planting plan shall be required adjacent to Gravel Springs Road. The enhanced landscape plan is to be reviewed and approved by the Planning Director.
3. Building elevations shall be submitted to the Planning Director for approval and may include tilt-up construction.
4. Retaining walls shall be allowed in the front yard. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
5. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.



6. The development shall include a 50' natural undisturbed buffer strip adjacent to all residentially zoned properties. Buffers without natural screening shall be enhanced per City of Buford Development Regulations.
7. To provide a vegetated landscaped screening around the future trailer area as approved by the Planning Director.

Ayes 3

Nays 0

#Z-21-33: SDP Acquisitions, LLC requests rezoning for the property located at 2961 Gravel Springs Road, being parcel 7-143-004, 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:

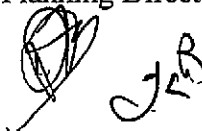
1. The subject property is to be rezoned to M-1 for light industrial uses substantially similar to the site plan provided with the application, including the proposed buildings' sizes and associated site improvements.
2. An enhanced landscape planting plan shall be required adjacent to Gravel Springs Road. The enhanced landscape plan is to be reviewed and approved by the Planning Director.
3. Building elevations shall be submitted to the Planning Director for approval and may include tilt-up construction.
4. Retaining walls shall be allowed in the front yard. The final grading and retaining wall plans shall be reviewed and approved by the Planning Director prior to issuing a land disturbance permit.
5. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
6. The development shall include a 50' natural undisturbed buffer strip adjacent to all residentially zoned properties. Buffers without natural screening shall be enhanced per City of Buford Development Regulations.
7. To provide a vegetated landscaped screening around the future trailer area as approved by the Planning Director.

Ayes 3

Nays 0

#Z-21-34/#SUP-21-23: Nguyen Thanh Son, LLC requests rezoning for the property located at 3053 and 3061 Gravel Springs Road from RA-200/C-2 to C-2 with a special use permit to allow a drive-thru restaurant. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The subject property is to be rezoned to C-2 for office, retail, and drive-thru restaurant uses substantially similar to the site plan provided with the application, including the proposed buildings' sizes and associated site improvements.
2. The applicant shall provide evidence of access easement for the entrance proposed on Cedar Glade Lane from the Mill Creek Lakes HOA.
3. Buildings elevations shall be submitted to the Planning Director for approval.



4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
5. The development shall include a 35' replanted buffer strip adjacent to all residentially zoned properties. Where the buffer strip is located within the stream buffers, the plantings shall be moved to the outside of the 50-foot state water buffers with the same density of plantings. The final landscape plan shall be approved by the Planning Director.
6. To reduce the front building setback from 50 feet to 30 feet where the right-of-way changes at the right-in right-out entrance and to allow drive lanes across the right-of-way.

Ayes 3
Nays 0

#Z-21-35/#SUP-21-24: Nguyen Thanh Son, LLC requests rezoning for the property located at 3069 Gravel Springs Road from RA-200 to C-2 with a special use permit to allow a drive-thru restaurant. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The subject property is to be rezoned to C-2 for office, retail, and drive-thru restaurant uses substantially similar to the site plan provided with the application, including the proposed buildings' sizes and associated site improvements.
2. The applicant shall provide evidence of access easement for the entrance proposed on Cedar Glad Lane from the Mill Creek Lakes HOA.
3. Buildings elevations shall be submitted to the Planning Director for approval.
4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
5. The development shall include a 35' replanted buffer strip adjacent to all residentially zoned properties. Where the buffer strip is located within the existing pond, the plantings shall be moved to the outside edge of the 50-foot state water buffers with the same density of plantings. The final landscape plan shall be approved by the Planning Director.

Ayes 3
Nays 0

#Z-21-36: Patrick and Juli Adamson request rezoning for the property located on South Hill Street, being parcel 7-295A-003, from C-2 to R-100. The 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. The applicant shall submit a house location plan (HLP) to be approved by the City before issuing a building permit.
2. Minimum square footage of the home shall be 2800 square feet heated area exclusive of garage or basement.
3. The front elevation shall be 40% brick or stone with accents not to exceed 60%. The side and rear elevations shall have a 2-foot water table. Accents shall include

Handwritten initials: JB

Handwritten initials: AW

brick, stone, rock, stucco, shakes, hardiplank, and concrete siding as approved by the Planning Director.

4. All yards shall be sodded and include one (1) ornamental tree in the front yard.

Ayes 3

Nays 0

Special Use Permits:

#SUP-21-25: Gravel Springs Holdings, LLC requests a special use permit for the property located at 3270 and 3290 Gravel Springs Road. The special use permit requested is to allow office/warehouse condominiums and storage. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The approval of the special use permit is for the office-warehouse condominium garage loft garages. Occupancy of each suite shall be based on the City of Buford Zoning Ordinance and Development Regulations. All potential future occupancies are subject to individual special use permit as needed.
2. The approval of the special use permit does not provide approval of any variances needed to comply with City of Buford Zoning Ordinance and Development Regulations. The site plan provided was for reference only and not a review for code compliance.
3. The civil site plans shall be substantially similar to the conceptual site plan submitted with the special use permit application. The Planning Director shall review the final site design.
4. Outdoor storage of business-related equipment, parts, and junk vehicles shall be prohibited.
5. All work on the vehicles is to be done within the building.
6. The required 75-foot undisturbed zoning buffer adjacent to residentially zoned parcel shall be reduced to 0'.
7. Stormwater management systems shall be clear of any required buffers and structure offsets.
8. The development shall comply with the City of Buford Zoning Ordinance Section 1315, Mall of Georgia Overlay District requirements.
9. Architectural façade treatments shall be of brick, stone or stucco, or a combination of these materials. Final building elevations and site plan to be reviewed and approved by the City Manager and Planning Director.
10. The construction documents shall comply with the standards of the City of Buford Zoning Ordinance Section 1315, Mall of Georgia Overlay District requirements.
11. Buildings facing Gravel Springs Road shall have sliding glass type garage doors or similar and appear as storefront type windows, subject to the approval of the Planning Director.

Ayes 3

Nays 0

#SUP-21-26: JTM Development Group, LLC requests a special use permit for the property located at 96 W. Main Street. The special use permit requested is to allow a

mixed use building with secondary residential use. Shaun Adams with Andersen Tate & Carr spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The site and improvement shall be developed similar to the site plan provided with the special use permit application including but not limited to setbacks, sidewalks, rights-of-way and subject to the approval of the Planning Director.
2. Before issuing any subsequent permits, the applicant shall submit architectural elevations similar to the architectural illustrations provided with the special use permit application. The final architectural plan shall be approved by the Planning Director.
3. Approval of the special use permit does not approve variances for site design components that may be shown on the site concept provided with the special use permit application.
4. Blade sign or sign projecting and mounted on building façade may be allowed subject to the requirements of the City of Buford sign ordinance.
5. Shall be fee-simple townhomes with a mandatory homeowner's association (HOA) with covenants, rules and regulations shall be required. Rentals shall not exceed 10%.

Ayes 3
Nays 0

#SUP-21-27: Signarama Buford requests a special use permit for the property located at 4737 Thompson Mill Road. The special use permit requested is to allow outside storage of metal buildings as ventilated paint booths in the rear of the property. Dan Wells spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following condition:


1. Only the two (2) metal buildings currently used as accessory uses are approved. Outdoor storage is prohibited in the C-2 District.

Ayes 3
Nays 0

Annexations:

Plat #613: Jeff Henderson requests annexation and zoning for the property located on North Bogan Road, being parcel 7-225-003, from R-100 to R-100. The applicant was not present. Gwinnett County did not object to this annexation and zoning request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 two (2) car garage.
2. Home shall be constructed with three (3) sides brick or stone with accents not to exceed 60% of the front and side 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 3
Nays 0

Zoning Amendment:

#ZA-21-03: Motion by Mr. Burge, seconded by Mr. Weeks to amend Zoning Ordinance Section 1308. C-2 Special Uses: 2. Automobile Fueling Station by adding:

- (h) Notwithstanding the requirements and offset distance set forth herein, an automobile Fueling station may be allowed at the City Commission's discretion if the station is part of a master-planned and approved mixed-use development encompassing 7+ acres and containing at least one (1) of the following uses in addition to the fueling station: Hotel or dine-in restaurant. The Commission may consider alternative uses as part of the planned development, subject to the provisions of this section. The one (1) additional use shall have certificate of occupancy issued prior to the issuance of a building permit for the automobile fueling station.

Ayes 3
Nays 0

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

Motion by Mr. Burge, seconded by Mr. Weeks to approve final plat for Buford Business Centre, LLC.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve final plat for Buford Commons Condominium.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to appoint Amy Reed to City of Buford Planning & Zoning Board to being service in January 2022.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve final Intergovernmental Agreement between Gwinnett County and the City of Buford regarding median landscaping on Peachtree Industrial Boulevard from Gold Creek Trail to the Hall County line.

Ayes 3
Nays 0




Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to enter into an agreement with the Municipal Gas Authority of Georgia to acquire firm capacity in the Southeast Energy Connector project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to adopt Bond Resolution for the sale of approximately \$40,625,000 City of Buford/Board of Education of the City of Buford Revenue Refunding Bonds, Series 2021 and authorize Chairman to sign any and all documents for said sale.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve purchase of properties: 514 New Street in the amount of \$162,500.00 and 690 New Street in the amount of \$595,000.00.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve proposal for street closures on Main Street (South Alexander Street to Scott Street) and Holiday Road for Stalwart Productions, LLC (Tales of the Walking Dead) for certain dated in January 2022.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to amend budget for pay raises for the city employees and authorize use of American Recovery Plan funds for premium pay of \$1,000.00 for eligible workers that perform eligible work and \$1,000.00 from the general fund for workers not eligible under the Act.

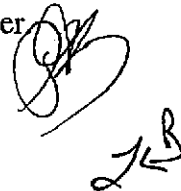
Ayes 3
Nays 0

Motion by Burge, seconded by Mr. Weeks to approve relocation of sign to 909 Gainesville Highway and the sign hall have a brick enclosure.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve amendment to Buford City Schools budget and approve low bids for score boards to be located at Buford High School baseball field and Buford High School softball field and use Charles Black Construction Co., Inc. as construction manager

Ayes 3

Handwritten signatures and initials, including a large signature and the initials 'LB'.Handwritten signature.

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #6 for Buford Waterworks Replacement project in the amount of \$918,283.18.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to amend City budget for Buford City Schools for compensation for salary adjustments.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Jay, City Attorney, was absent.

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

12-13-2021

Date