

Buford City Commission

February 6, 2023

The regular monthly meeting was held on February 6, 2023 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 February 6, 2023 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the January 2, 2023 regular meeting as presented by staff.

Ayes 3
Nays 0

Chairman Beard recognized Brian Hill for his twenty (20) years of service with the City.


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

Special Use Permits:

#SUP-23-01: Robert Southerland requests a special use permit for the property located at 5290 Shadburn Ferry Road. The special use permit requested is to allow outside storage. The applicant was present. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. Outdoor storage of trailers in areas that do not impede fire and safety access. Minimum of 22 feet of clearance required. The applicant shall provide a site plan to scale showing where the trailers are to be parked to confirm minimum clearance.
2. Outdoor storage of junk parts, trash, or related equipment shall be prohibited.
3. All exterior parking of vehicles and trailers shall be located on hard surface designated striped parking spaces. No parking of vehicles or trailers on grassed areas.
4. The trailers shall be stored in the 12 parking spaces adjacent to Shadburn Ferry Road.

Ayes 3
Nays 0



#SUP-23-02: BBC Investment Group, LLC requests a special use permit located at 79 Moreno Street, being parcels 7-295A-035 and 7-295A-128. The special use permit requested is to allow secondary residential housing. Reiner Retig 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 development shall consist of up to 8 retail units on the first floor and up to 16 total residential units.
2. The applicant shall submit a complete site plan and an enhanced landscape/hardscape plan for review by the Planning Director showing harmony with the historic downtown character prior to the submittal of the land disturbance permit application.
3. The approval of the special use permit does not provide approval of variances to the City of Buford's Zoning Ordinance or Development Regulations.
4. Prior to issuing any subsequent permits, the applicant shall submit architectural elevations similar to the architectural illustrations provided with the special use permit application. The architectural elevations shall incorporate features found on buildings in and around Main Street or similar historic architectural elevations in character with the area. The final architectural plan shall be approved by the Planning Director.
5. To reduce the side setbacks up to 0' subject to the approval of each property owner and as approved by the City.
6. To provide steps for pedestrian access to Moreno Street sidewalks.

Ayes 3
Nays 0

#SUP-23-03: BBC Investment Group, LLC requests a special use permit located at 79 Moreno Street, being parcels 7-295A-036. The special use permit requested is to allow secondary residential housing. Reiner Retig 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 development shall consist of up to 8 retail units on the first floor and up to 16 total residential units.
2. The applicant shall submit a complete site plan and an enhanced landscape/hardscape plan for review by the Planning Director showing harmony with the historic downtown character prior to the submittal of the land disturbance permit application.
3. The approval of the special use permit does not provide approval of variances to the City of Buford's Zoning Ordinance or Development Regulations.
4. Prior to issuing any subsequent permits, the applicant shall submit architectural elevations similar to the architectural illustrations provided with the special use permit application. The architectural elevations shall incorporate features found on buildings in and around Main Street or similar historic architectural elevations in character with the area. The final architectural plan shall be approved by the Planning Director.
5. To reduce the side setbacks up to 0' subject to the approval of each property owner and as approved by the City.
6. To provide steps for pedestrian access to Moreno Street sidewalks.

JB AB

ABW

Ayes 3
Nays 0

Annexations:

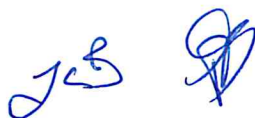
Plat #644/#Z-22-33: BBC Investment Group, LLC requests annexation and rezoning for the property located at 6191 New Bethany Road from AR-III to R-100. Jeff Mahaffey spoke on behalf of the applicant. He stated the property consists of 30.25 acres and they are proposing to develop 22 single-family residential lots. Mr. Mahaffey said all houses would have 3-car garages. Hall County did not object to this annexation and rezoning. No one spoke against the request. Mr. Weeks stated that he had an interest in the property at one time and would abstain from voting. Motion by Mr. Burge, seconded by Mr. Beard to approve the request with the following conditions:

1. All homes shall be constructed with four (4) sides of brick or stone with accents not to exceed 20% on each elevation; provided that if the gable area of any elevation exceeds 20%, the entire gable area may consist of accents. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
2. All front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
3. All homes shall have a minimum gross heated floor area of 3,400 square feet exclusive of garages or basements. All homes shall have a minimum of three (3) car garages. At least two (2) car garages shall be side entry, the third garage, if not side entry, may not be located on the front elevation of the home, but shall be either (a) in a carriage house or (b) a street facing but located to the rear of the two (2) side entry garages and may be separate from the house.
4. The driveway shall be a minimum width of 14 feet in width to expand to 18 feet in width within 25 feet of the front elevation of the home.
5. Per sections 1400 and 1401, City of Buford Zoning Ordinance, lot widths, setbacks, and lot areas shall comply with R-100 standards.
6. New Bethany Road shall be improved to Buford City Development Regulation standards. Roadway engineering plans shall be reviewed and approved by the City Engineer for compliance with roadway improvement standards prior to the issuance of any permits.

Ayes 2
Nays 0
Abstained 1

Plat #646: Daniel Budihardjo requests annexation and zoning for the property located at 5530 Little Mill Road from R-100 to R-100. The applicant was present. Gwinnett County did not object to this annexation and zoning. 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 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 3
Nays 0

Plat #647: Randall Jarrell requests annexation and zoning for the property located at 5541 Little Mill Road from R-100 to R-100. The applicant was present. Gwinnett County did not object to this annexation and zoning. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge 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 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 3
Nays 0

Plat #648: Fred Jones requests annexation and zoning for the property located at 5547 Little Mill Road from R-100 to R-100. The applicant was present. Gwinnett County did not object to the annexation and zoning. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The property shall be subdivided into three (3) single-family residential lots as per the site plan that was submitted with the application dated 5-12-20.
2. 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.
3. 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.
4. The driveway shall be a minimum width of 18 feet.
5. The front and side yards shall be sodded.
6. Shall plant two (2) ornamental trees in the front yard.

Ayes 3
Nays 0



Plat #649: Kevin and Liana Robles request annexation and zoning for the property located at 3529 North Bogan Road from AR-III to RA-200. The applicants were present. Hall County did not object to the annexation and zoning. 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 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 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 approve final plat for Buford Commerce Park and road dedication of Maple Avenue.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve renewal of contract for probation supervision and rehabilitation services with Professional Probation Services, Inc.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve contract with Equifax Workforce Solutions, LLC to provide unemployment cost management services.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager and City Attorney to purchase property as presented.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve purchase of mobile home located on 545 Copper Street, parcel ID H7296M044, in the amount of \$130,000.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve 2023-2024 workers compensation renewal package with Summit Insurance and Broker/Agency Sterling, Seacrest and Pritchard.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to adopt resolution with Buford Housing Authority allowing students relocated to temporary housing to remain in Buford City Schools while new Housing Authority units are being constructed.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve Memorandum of Agreement for roadway lighting with Georgia Department of Transportation for development located at 940 Gainesville Highway.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to dedicate parking spaces on South Harris Street between Jones Alley and Main Street as "Deliveries Only" and determine times for such use.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve contract with Breaux & Associates, LLC for design services for the new Buford High School stadium.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to proceed with purchase and installation of Phase 2 of the Buford High School baseball bleacher addition project using the City's Construction Manager, Charles Black Construction.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve surplus items as presented and authorize City Manager to list items on Govdeals.com and other markets.



Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 in the amount of \$487,716.77 and payment #3 in the amount of \$49,974.56 to John D. Stephens, Inc. for Waterworks Road water main relocation project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize change order #1 and payment #3 in the amount of \$103,279.10 to Ohmshiv Construction, LLC for Shadburn Ferry Road improvements project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #20 in the amount of \$863,180.99 to Ruby Collins, Inc. for water plant expansion project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #4 in the amount of \$74,250.00 to Ceds Construction Co., Inc. for Hamilton Mill Road gas replacement project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #3 in the amount of \$3,348.00 for Buford Southside Water Treatment Plant Office Building project to Charles Black Construction Co., Inc.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #3 in the amount of \$29,052.00 for Buford sidewalk repairs at Buford City Hall to Charles Black Construction Co., Inc.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #3 in the amount of \$183,137.00 for Buford High School baseball restrooms project and payment #4 in the amount of \$412,475.00 for Buford Middle School addition and renovations project to Charles Black Construction Co., Inc.





Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #5 in the amount of \$144,612.00 for New Street relocation project to Charles Black Construction Co., Inc. and utilize SPLOST funds and general funds.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #2 in the amount of \$60,172.74 to Charles Black Construction Co., Inc. and Invoice #4 in the amount of \$57,901.36 to John D. Stephens, Inc. for Buford High School stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #1 in the amount of \$340,046.00 to Charles Black Construction Co., Inc. and authorize payment #1 for concrete pipe/supplies to Foley Products Company in the amount of \$88,755.00 for Robert Bell Parkway road repair project and utilize SPLOST funds.

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.

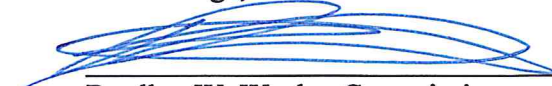
Ayes 3
Nays 0



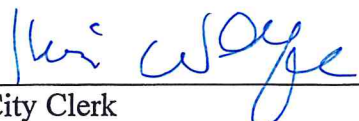
Phillip Beard, Chairman




Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk



Date