

Buford City Commission

June 7, 2021

The regular monthly meeting was held on June 7, 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. Burge led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the June 7, 2021 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the May 3, 2021 regular meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to change the July meeting to July 19, 2021.

Ayes 3
Nays 0

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

Rezonings:

#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. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 1559 square feet and four-bedroom units at 1960 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 3
Nays 0

#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. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Minimum square footage of townhome units shall comply with Zoning Ordinance Section 604 with minimum floor areas for two-bedroom units at 1032 square feet and one-bedroom units at 780 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 3
Nays 0

#Z-21-17: Seefried Industrial Properties request rezoning for the property located at 2715 Brown Road, being parcel 7-143-001B 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. Brown Road shall be improved from the proposed development to the intersection with Gravel Springs Road to a local industrial street. All improvements shall be in coordination with Gwinnett County and City of Buford.
2. The applicant shall provide a traffic impact study and a signal warrant study for the intersection of Brown Road and Gravel Springs Road (SR 324), or provide Development of Regional Impact (DRI) approval prior to final vote by City Commission.
3. The applicant shall provide right-of-way as needed for the future extension of Sugarloaf Parkway as required by Gwinnett County DOT.
4. A 25-foot vegetative buffer shall be implemented adjacent to the rights-of-way of Sugarloaf Parkway and I-85.
5. 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.
6. An enhanced landscape planting plan shall be required within 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.
7. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
8. 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.
9. Allow retaining wall in front yard in location generally shown on the site plan with enhanced facades as approved by the Planning Director.

Ayes 3
Nays 0

#Z-21-18: Living Water Christian Church requests rezoning for the property located at 1957 Buford Highway from C-2 to Public. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request.

Ayes 3
Nays 0

Special Use Permit:

#SUP-21-10: Willie McCoy requests a special use permit for the property located at 1364 Buford Business Boulevard, Suite 100. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Only 15 students allowed at the facility at the same time.
2. Vehicles shall park in a designated parking space and parking on the right-of-way and on grassed areas is prohibited.
3. This special use permit is issued to Stand-Out Sports Training and vacancy of this subject property by Stand-Out Sports Training expires special use permit SUP-21-10.

Ayes 3

Nays 0

Annexations:

Plat #600/#Z-21-15: Donrob Investments, LP requests annexation and rezoning for the property located on Brown Road, being parcel 7-143-053 from RA-200 to M-1. Gwinnett County did not object to this annexation and rezoning. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Brown Road shall be improved from the proposed development to the intersection with Gravel Springs Road to a local industrial street. All improvements shall be in coordination with Gwinnett County and City of Buford.
2. The applicant shall provide a traffic impact study and a signal warrant study for the intersection of Brown Road and Gravel Springs Road (SR 324), or provide Development of Regional Impact (DRI) approval prior to final vote by City Commission.
3. The applicant shall provide right-of-way as needed for the future extension of Sugarloaf Parkway as required by Gwinnett County DOT.
4. A 25-foot vegetative buffer shall be implemented adjacent to the rights-of-way of Sugarloaf Parkway and I-85.
5. 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.
6. An enhanced landscape planting plan shall be required within 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.
7. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
8. 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.

9. Allow retaining wall in front yard in location generally shown on the site plan with enhanced facades as approved by the Planning Director.

Ayes 3
Nays 0

Plat #601/#Z-21-16: Donrob Investments, LP requests annexation and rezoning for the property located on Morgan Road, being parcel 7-136-010 from R-60 to M-1. Gwinnett County did not object to this annexation and rezoning. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Brown Road shall be improved from the proposed development to the intersection with Gravel Springs Road to a local industrial street. All improvements shall be in coordination with Gwinnett County and City of Buford.
2. The applicant shall provide a traffic impact study and a signal warrant study for the intersection of Brown Road and Gravel Springs Road (SR 324), or provide Development of Regional Impact (DRI) approval prior to final vote by City Commission.
3. The applicant shall provide right-of-way as needed for the future extension of Sugarloaf Parkway as required by Gwinnett County DOT.
4. A 25-foot vegetative buffer shall be implemented adjacent to the rights-of-way of Sugarloaf Parkway and I-85.
5. 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.
6. An enhanced landscape planting plan shall be required within 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.
7. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
8. 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.
9. Allow retaining wall in front yard in location generally shown on the site plan with enhanced facades as approved by the Planning Director.

Ayes 3
Nays 0

Plat #602: Jarrod and Rachel Lock request annexation and zoning for the property located at 5450 Frazer Road from AR-III to RA-200. Hall 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. Ranch home shall have a minimum of 2000 square feet and two-story home shall have a minimum of 2400 square feet exclusive of garage or basement and shall have a two car garage.
2. The residential dwelling front and side elevations shall be a minimum of 40% brick or stone with accents not to exceed 60%. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding.
3. Driveways shall be a minimum of 18 feet in width.
4. All yards shall be sodded and shall have minimum of two (2) 2-inch caliper ornamental trees planted in the front yard.

Ayes 3
Nays 0

Plat #603: Peach State Family Homes, Inc. requests annexation and zoning for the property located at 6181 Shoreland Circle from AR-III to RA-200. Hall 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. Ranch home shall have a minimum of 2400 square feet and two-story home shall have a minimum of 2800 square feet exclusive of garage or basement and shall have a two-car garage.
2. The residential dwelling front and side elevations shall be a minimum of 40% brick or stone with accents not to exceed 60%. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding.
3. Driveways shall be a minimum of 18 feet in width.
4. All yards shall be sodded and shall have minimum of two (2) 2-inch caliper ornamental trees planted in the front yard.

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 Quitclaim Deeds from Olde Town Estates Homeowners Association, Inc. for sidewalk installation and other infrastructure improvements. (Bona Road, Tannery Street & Silver Street)

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize Chairman to sign Quitclaim Deed to Downtown Development Authority for parcels 7-296-053B and 7-296-062 (Arnold Street/Forest Street property)

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager and City Attorney to enter into an agreement to purchase property.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve site and building plans for project addition located at 4400 South Lee Street.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to continue operating under the fiscal year 2021 operating budget until the adoption of the fiscal year 2022 operating budget.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Stacy Rolin and Bryan Kerlin as election committee voting delegates for Municipal Electric Authority of Georgia (MEAG) annual election.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to sign cooperation agreement for Gwinnett County and City of Buford for federal fiscal years 2022-2024. (CDBG)

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt resolution in support of modifying Gwinnett County Speed Limit Ordinance on specific city streets.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to set qualifying dates for November 2, 2021 general municipal election.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize pay raises for city employees and authorize use of American Rescue Plan/Local Fiscal Recovery Funds for premium pay for eligible workers that perform eligible work, a \$1,000 one-time check.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #19 for the legion fields improvement project in the amount of \$531,335.00.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #3 for Tom Riden Stadium project in the amount of \$179,137.00.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #3 for Bona Road sidewalk improvements project (CDBG) in the amount of \$20,897.95.


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



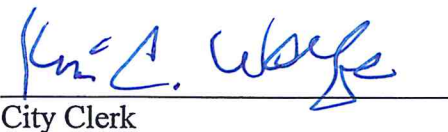
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

4-7-2021
Date