

Buford City Commission

May 2, 2022

The regular monthly meeting was held on May 2, 2022 at Buford City Arena and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and members of the Boy Scouts led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the May 2, 2022 meeting as presented.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the April 11, 2022 meeting as presented by staff.

Ayes 3

Nays 0

Chairman Beard recognized Maurice Walker 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.

Rezoning:

#Z-22-01: IDI Logistics requests rezoning for the property located at 2820 Gravel Springs Road from RA-200 to M-1. Gary Minor 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 site plan shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to the residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.

6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.
7. Developer will be responsible for all traffic signals and road related improvements.
8. Reduce the parking requirement from 750 spaces to 325 spaces, a reduction of 425 spaces.

Ayes 3

Nays 0

#Z-22-02: IDI Logistics requests rezoning for the property located at 2826 Gravel Springs Road from RA-200 to M-1. Gary Minor 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 site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.
7. Developer will be responsible for all traffic signals and road related improvements.
8. Reduce the parking requirement from 750 spaces to 325 spaces, a reduction of 425 spaces.

Ayes 3

Nays 0

Special Use Permit:

#SUP-22-04: Trace Henderson requests a special use permit for the property located at 5014 B.U. Bowman Drive, Suite 200. The special use permit requested is to allow automotive window tinting. 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 condition:

1. Outdoor storage of business-related parts, trash, or related equipment shall be prohibited.
2. All installations shall take place within the building. Outdoor installations shall be prohibited.

Ayes 3
Nays 0

#SUP-22-06: Theo Stone, Atwell, LLC requests a special use permit for the property located at 4996 Lanier Islands Parkway, out of parcel 08-157-000001, containing 1.499 acres. The special use permit requested is to allow an automotive minor repair with retail tire sales. No one spoke against the request. Motion by Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Business operations shall not include storage of business products for sale or junked vehicles or parts. The site shall be maintained in an orderly manner.
2. The parking space minimum requirement is 53 spaces and shall be reduced to 30 parking spaces.
3. Parking of any vehicle is required to be within a designated stripped parking space. Parking in grassed areas or within drive isles shall be prohibited.
4. Architectural treatments shall be reviewed and approved by the Planning Director prior to the issuance of a building permit.
5. Garage doors to be in the rear or on the side and not facing Lanier Islands Parkway.

Ayes – 3
Nays – 0

Annexations:

Plat #614/#Z-22-03: Wylene Mosley and IDI Logistics request annexation and rezoning for the property located at 2754 Gravel Springs Road from RA-200 to M-1. Gary Minor was present 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 site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.



6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.
7. Developer will be responsible for all traffic signals and road related improvements.
8. Reduce the parking requirement from 750 spaces to 325 spaces, a reduction of 425 spaces.

Ayes 3

Nays 0

Plat #615/#Z-22-04: Xiu Ying Ye and IDI Logistics request annexation and rezoning for the property located at 2730 Gravel Springs Road from RA-200 to M-1. Gary Minor was present 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 site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.
7. Developer will be responsible for all traffic signals and road related improvements.
8. Reduce the parking requirement from 750 spaces to 325 spaces, a reduction of 425 spaces.

Ayes 3

Nays 0

Plat #616/#Z-22-05: Margaret R. Kirkpatrick and IDI Logistics request annexation and rezoning for the property located at 2781 Gravel Springs Road from RA-200 to M-1. Gary Minor was present 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:

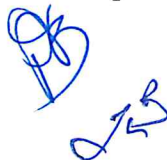
1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.

2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.
7. Developer will be responsible for all traffic signals and road related improvements.
8. Reduce the parking requirement from 750 spaces to 325 spaces, a reduction of 425 spaces.

Ayes 3
Nays 0

Plat #617/#Z-22-06: Brenda Cheryle Mosley and IDI Logistics request annexation and rezoning for the property located at 2634 Gravel Springs Road from RA-200 to M-1. Gary Minor was present 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 condition:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.
7. Developer will be responsible for all traffic signals and road related improvements.
8. Reduce the parking requirement from 750 spaces to 325 spaces, a reduction of 425 spaces.



Ayes 3
Nays 0

Plat #618/#Z-22-07: Brenda Cheryle Mosley and IDI Logistics request annexation and rezoning for the property located at 2648 Gravel Springs Road from RA-200 to M-1. Gary Minor was present 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 site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.
7. Developer will be responsible for all traffic signals and road related improvements.
8. Reduce the parking requirement from 750 spaces to 325 spaces, a reduction of 425 spaces.

Ayes 3
Nays 0

Plat #622/#Z-22-11: 713 Holdings requests annexation and rezoning for the property located at 6180 New Bethany Road from A4 to R-100. Bob Cheeley spoke on behalf of the applicant. Hall County did not object to the annexation and rezoning. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Beard to approve the request with the following conditions. Mr. Weeks abstained.

1. Single-family homes and accessory use.
2. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 35% on the front elevation and accents not to exceed 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
3. All front, side, and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.

4. All homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. All homes shall have a minimum of three (3) car garages.
5. The minimum lot width shall be 95 feet.
6. New Bethany Road shall be improved to City of Buford Development Regulations. 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 #623/#Z-22-12: 713 Holdings requests annexation and rezoning for the property located at 6200 New Bethany Road from A4 to R-100. Bob Cheeley spoke on behalf of the applicant. Hall County did not object to the annexation and rezoning. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Beard to approve the request with the following conditions. Mr. Weeks abstained.

1. Single-family homes and accessory use.
2. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 35% on the front elevation and accents not to exceed 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
3. All front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
4. All homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. All homes shall have a minimum of three (3) car garages.
5. The minimum lot width shall be 95 feet.
6. New Bethany Road shall be improved to City of Buford Development Regulations. 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

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

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to enter into a work detail agreement with Georgia Department of Corrections.

Ayes 3
Nays 0

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



Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve professional services consulting agreement with The Norton Agency to assist the City with Buford High School stadium property acquisitions and pay commission of 3% for procuring cause of closed parcels.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve contract with Wilcox & Bivings, P.C. for audit services for years 2022-2024.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve temporary event application to be located on Moreno Street and in the public parking area for First Pentecostal Church of Buford on June 4, 2022 and June 5, 2022.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of invoice #5 (final) for North Harris Street Streetscape project in the amount of \$1,109.60 and invoice #5 (final) for South Harris Street Streetscape project in the amount of \$356.08.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of invoice #2 for Buford High School baseball and softball scoreboards and installation project in the amount of \$233,357.81.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 for West Main Street streetscape project in the amount of \$19,950.00.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 for Buford High School Visitor Fieldhouse project in the amount of \$22,374.00.

Ayes 3
Nays 0



Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #1 for Buford Senior Academy renovations project in the amount of \$13,390.00.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 for CDBG Shadburn Ferry Road improvement project in the amount of \$14,051.82.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #11 to Ruby Collins, Inc. for water plat expansion project in the amount of \$661,447.66.

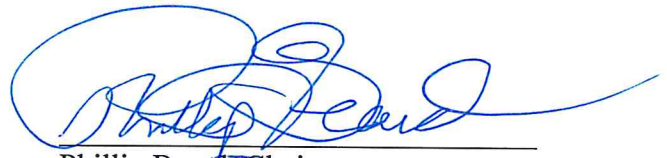
Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

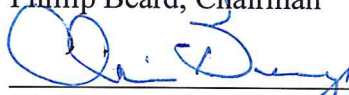
Mr. Jay gave the City Attorney's Report.

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

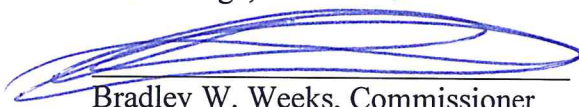
Ayes 3
Nays 0



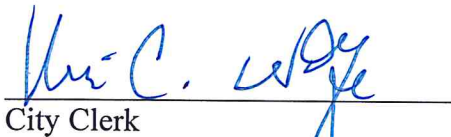
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner


City Clerk

5-2-22
Date