

Buford City Commission

October 4, 2021

The regular monthly meeting was held on October 4, 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 amend the agenda to change the November meeting to Tuesday, November 9, 2021.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the September 7, 2021 meeting as presented by staff.

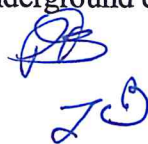
Ayes 3
Nays 0

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

Rezoning:

#Z-21-27/#SUP-21-17: BBC Investment Group, LLC requests rezoning for the property located at 106 and 130 West Main Street from C-2 to RM-8 with a special use permit to allow townhomes. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The proposed development shall not exceed eight (8) townhome units.
2. Density shall be at 15.4 units per acre.
3. Jones Alley shall be improved per the standards of the City of Buford Development Regulations including Table 6A for minimal standards of street widths and right-of-way. The applicant shall dedicate right-of-way as necessary to comply with City of Buford regulations or as approved by the Planning Director as given field conditions.
4. The applicant shall provide a trash pickup plan to the Planning Director that allows appropriate movement of trash pickup vehicles coming into and out of the development. The plan shall be endorsed by the trash pickup provider.
5. The applicant shall follow required processes of obtaining a development permit for a subdivision per the City of Buford Development Regulations.
6. Driveways connecting to Jones Alley shall be a minimum of eighteen (18) feet in length as measured from the garage to the right-of-way.
7. The applicant shall comply with the City of Buford's Stormwater Management Ordinance and no portion or easement of an underground detention system shall encroach into public right-of-way.



8. Each townhome unit shall be a minimum of 1800 square feet heated floor area.
9. The development shall tie into the existing pedestrian sidewalk system fronting West Main Street with connections from the front door. The final pedestrian connectivity plan shall be reviewed and approved by the Planning Director.
10. All yards shall be sodded with one (1) ornamental tree per front yard.
11. Townhomes elevations shall be four sides brick.

Ayes 3

Nays 0

#Z-21-28: The Paces Foundation requests rezoning for the property located on Forest Street, being parcels 7-296-053B and 7-296-062 from R-100 to RM-8. Michael Bauer 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:

1. The development shall include 16 three-bedroom units at 1,559 square feet and 2 four-bedroom units at 1,960 square feet for a total of 18 units.
2. Yards shall be sodded. At least one (1) ornamental tree shall be planted in the front yard near each townhome unit at 2" caliber in size.
3. Development shall not exceed a density of 11.1 units per acre.
4. Required zoning buffers shall be reduced from 35-feet to 10-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 to 35-feet at Forest Street.
7. Private streets shall be designed and constructed to City of Buford standards and provide for utility/access easement. The applicant shall reduce the street width from 28-feet back of curb to 24-feet to back of curb and allow a "hammer head" turn-around generally following the rezoning concept plan. Final review and approval of the street width reduction and "hammer head" turn-around by the City Engineer to confirm proper access for emergency vehicles are provided.
8. Encroachment of the 75-foot impervious setback and 50-foot stream buffer shall be approved pursuant to the site plan submitted with the application.
9. 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



Special Use Permits:

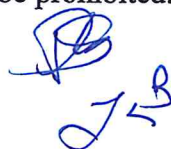
Special Master Recommendation

#SUP-21-15: The case was reviewed by a Special Master pursuant to the provision of O.C.G.A 36-67A-5. Following review of the application by the Special Master filed by Enterprise Leasing Company of Georgia, LLC for a Special Use Permit for a car and truck rental business on the property located on 4085 South Lee Street, Buford, Georgia, and following review of the memorandum prepared by Chris McCrary of McFarland-Dyer & Associates, Inc., providing staff recommendations, the Special Master hereby recommends that the Board of Commissioners of the City of Buford approve SUP-21-15 allowing for the operation of a car and truck rental business at 4085 South Lee Street, Buford, Georgia, and that the Special Use Permit be approved subject to the following five conditions:

1. The approval of this Special Use Permit does not approve any variance or modification to City of Buford Development Standards or Zoning Ordinance requirements.
2. Prior to the issuance of any subsequent permit, the applicant shall provide a replanting plan for the 75' Zoning Buffer. The Landscape Plan shall contain a mixture of evergreen trees and shrubs to provide an effective screen. The Landscape Plan shall be reviewed and approved by the Director of Planning.
3. Vehicular rentals shall be limited typical passenger cars, SUV's, trucks and single axle box trucks. Commercial vehicles that require a CDL license to operate shall be prohibited to be stored on-site.
4. Outdoor storage of vehicular parts or junk vehicles shall be prohibited.
5. On-site vehicular repair shall be prohibited

#SUP-21-15: Enterprise Leasing Company of Georgia, LLC requested a special use permit for the property located at 4085 South Lee Street. The special use permit requested is to allow car and truck rental business. Motion by Mr. Burge and seconded by Weeks to recommend approval of the special use permit as requested with the following conditions, Chairman Beard abstained:

1. The approval of this special use permit does not approve any variance or modification to City of Buford Development Standards or Zoning Ordinance requirements.
2. The undisturbed buffer adjacent to the RM zoned property shall be reduced from 75 feet to 10 feet.
3. Provide a 10-foot enhanced landscape strip with a mix of screening including evergreen trees along the property line adjacent to Jimmy Dunn's property to screen the commercial development.
4. Vehicular rentals shall be limited typical passenger cars, SUV's, trucks and single axle box trucks. Commercial vehicles that require a CDL license to operate shall be prohibited to be stored on-site.
5. Outdoor storage of vehicular parts or junk vehicles shall be prohibited.
6. On-site vehicular repair shall be prohibited.

Handwritten signature and initials in blue ink, appearing to be 'J.B.' and 'J.S.'.

Ayes 2
Nays 0
Abstain 1

#SUP-21-18: John Cunningham requests a special use permit for the property located at 4925 Lexie Lane. The special use permit request is to allow a climate-controlled storage facility. The facility is 100,000 square feet with approximately 600 units. 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 shall be developed substantially similar to the site plan provided with the special use permit application.
2. Prior to the approval of building permits, the applicant shall provide elevations to the Planning Director for review and approval of architectural treatments.
3. All storage shall be within the climate controlled building and outdoor storage is prohibited. Parking areas shall be for visitor and employee parking and not for RV's or boat storage.

Ayes 3
Nays 0

#SUP-21-19: The Dam Investments, LLC requests a special use permit for the property located at 1250 Buford Dam Road. The special use permit requested is to allow vehicle fueling station. The applicant is proposing a convenient store with vehicle fueling station and requests relief on the front and rear setbacks to develop the property. 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 does not exempt the applicant from requirements in the Development Regulations or Zoning Ordinance.
2. The front setback from Buford Dam Road and East Bank Park Road shall be reduced from 50 feet to 25 feet. The rear setback shall be a minimum of 10 feet.
3. The applicant shall provide architectural elevations for the building and canopy for review and approval by the Planning Director.
4. The operation of the proposed development is to service automotive passenger vehicles only and heavy, semi-tractor, or similar commercial truck fueling is prohibited.

Ayes 3
Nays 0

Annexations:

Plat #611: Jason Jackson requests annexation and zoning for the property located at 3883 Carter Road from R3 to R-100. The applicant was present. He is proposing to build one (1) house on the lot. He requests to allow a brick water table on the front and sides instead of three (3) sides brick. The Board stated they would like to see more brick in keeping with the neighborhood. After a brief discussion, motion by Mr. Burge and seconded by Mr. Weeks to recommend approval of the annexation and zoning to R-100 with the following conditions:



1. Home shall be 2,800 square feet heated area, excluding the basement, both finished and unfinished.
2. Home shall have a minimum two-car garage.
3. Home shall be constructed with four sides brick or stone with architectural accents not to exceed 40%. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding as approved by the Planning Director.
4. Driveway to be 18 feet in width.
5. Architectural shingles shall be used as roofing material.
6. Plant two (2) ornamental trees in the front yard.
7. The front, side and rear yards shall be sodded.

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 authorize Chairman to enter into an agreement with BFI Waste Systems of Georgia, LLC to convey a utility easement to City of Buford, subject to the approval of the City Attorney.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to enter into an agreement with Buford Business Center, LLC amending the access easement dated July 22, 2021 allowing for an easement through and across City owned property, parcel number 7-268-059.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to enter into a cost sharing agreement with Hall County for mowing and trimming of Georgia Department of Transportation ramps/rights-of-way located at SR347 and I-985.

Ayes 3

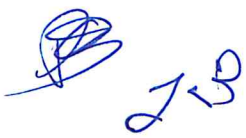
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize Chairman to enter into an agreement with the City of Griffin and Municipal Electric Authority of Georgia for purchase of excess reserve and supplemental capacity.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to amend the Gwinnett County and City of Buford Service Delivery Strategy Water Service District map allowing Gwinnett County to service water at 1761 Peachtree Industrial Blvd, parcels 7-304-003 and 7-293-097.



Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve exemption of requirement to install sidewalk on Buford Dam Road, parcel 7-326-031. (Gwinnett County request)

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve amendment to City of Buford Wastewater Allocation ordinance amending Section 6: Appeal. Staff's authority to approve appeal is limited to 100,000 gallons per day.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve request for extension of one additional year for Faith Free Full Gospel Church allowing one modular trailer for children's classroom use at 539 Washington Street.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve dedication of High School Drive from Hamilton Mill Road to Buford Highway and authorize installation of street signs, speed limit of 30 mph and recording of plat.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize final payment to Gwinnett County for 2017 SPLOST City/County Joint project in the amount of \$58,378.74. (SR20 widening)

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve change order with Allied Paving for FY 2022 City paving project.

Ayes 3
Nays 0

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

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #5 for Bona Road sidewalk project in the amount of \$164,942.33.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #4 for Buford Waterworks replacement project in the amount of \$602,469.11.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #23 for Legion Fields improvements project in the amount of \$16,021.00.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

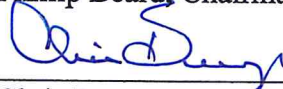
Mr. Jay gave the City Attorney's Report.

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

10-4-2021

Date