

# Buford City Commission

September 7, 2021

The regular monthly meeting was held on September 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 September 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 August 2, 2021 regular meeting and the special called 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-21-26: Duke Realty Limited Partnership requests rezoning for the property located on North Bogan Road, being parcel 7-264-006 from Public to M-1. Shane Lanham presented on behalf of the applicant. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of rezoning request to M-1 with the following conditions:

1. The final development design shall be substantially similar to the site plan provided with the application including the sizes of the proposed buildings and associated site improvements.
2. Building elevations shall be similar in material and color with the elevations provided by the applicant. Building permit plans and elevations are to be approved by the Planning Director and may include concrete tilt-up construction.
3. All intrusions into the required stream buffers and setbacks are approved pending the approval of state and federal permits and/or variances. Any required conditions of approval by the state and federal agencies shall be integrated into the civil site plans.
4. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be reduced to a 25-foot undisturbed buffer. The area 25-foot offset from the reduced buffer shall be graded and replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a Development Permit.

JB QB

BWB

5. An enhanced 20-foot wide landscape planting strip shall be required at North Bogan Road and Thompson Mill Road. Final plan is to be reviewed and approved by the Planning Director.
6. Outdoor lighting shall be contained in cut-off luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
7. The applicant shall develop the site in full conformance with the Development of Regional Impact recommendations after the review by the Atlanta Regional Commission.
8. The access drive on North Bogan Road shall prohibit ingress and egress of Trucks.
9. Installation of a deceleration lane shall be required on North Bogan Road subject to the review and approval of Gwinnett County Department of Transportation.

Ayes 3

Nays 0

**Annexations:**

Plat #610/#Z-21-25: Joseph Sterling Martin and Wanda J. Martin request annexation and rezoning for the property located at 4391 Thompson Mill Road from R-75 to M-1. Shane Lanham presented on behalf of the applicant. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The final development design shall be substantially similar to the site plan provided with the application including the sizes of the proposed buildings and associated site improvements.
2. Building elevations shall be similar in material and color with the elevations provided by the applicant. Building permit plans and elevations are to be approved by the Planning Director and may include tilt-up construction.
3. All intrusions into the required stream buffers and setbacks are approved pending the approval of state and federal permits and/or variances. Any required conditions of approval by the state and federal agencies shall be integrated into the civil site plans.
4. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be reduced to a 25-foot undisturbed buffer. The area 25-foot offset from the reduced buffer shall be graded and replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a Development Permit.
5. An enhanced 20-foot wide landscape planting strip shall be required at North Bogan Road and Thompson Mill Road. Final plan is to be reviewed and approved by the Planning Director.
6. 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.
7. The applicant shall develop the site in full conformance with the Development of Regional Impact recommendations after the review by the Atlanta Regional Commission (ARC).
8. The access drive on North Bogan Road shall prohibit ingress and egress of Trucks.



9. Installation of a deceleration lane shall be required on North Bogan Road subject to the review and approval by Gwinnett County Department of Transportation.

Ayes 3  
Nays 0

Plat #606/#Z-21-20: Triple T. Group, Ltd. requests annexation and rezoning for the property located at 2812 Gravel Springs Road from RA-200 to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Gwinnett County did not object to this annexation and rezoning request. No one spoke against the request. Chairman Beard abstained. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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.
3. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be allowed to be disturbed and then replanted due to topography and site constraints. The buffer shall be replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a Development Permit.
4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
5. 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.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes 2  
Nays 0  
Abstained 1

Plat #607/#Z-21-21: Cecil Breedlove requests annexation and rezoning for the property located at 2792 Gravel Springs Road from RZT-S F to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant and explained the request to the Board. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Gwinnett County did not object to this annexation. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions. Chairman Beard abstained.



1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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.
3. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be allowed to be disturbed and then replanted due to topography and site constraints. The buffer shall be replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a Development Permit.
4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
5. 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.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes 2

Nays 0

Abstained 1

Plat #608/#Z-21-22: Gravel Springs Group, LLC requests annexation and rezoning for the property located at 2770 Gravel Springs Road from R-60 to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant and explained the request to the Board. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Gwinnett County did not object to this annexation and rezoning request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions. Chairman Beard abstained.

1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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.
3. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be allowed to be disturbed and then replanted due to topography and site constraints. The buffer shall be replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a Development Permit.
4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.







5. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes 2  
 Nays 0  
 Abstained 1

Plat #609/#Z-21-23: Gravel Springs Group, LLC requests annexation and rezoning for the property located at 2782 Gravel Springs Road from RA-200 to M-1. Gary Minor with IDI Logistics, LLC spoke on behalf of the applicant and explained the request to the Board. He stated there were several tracts to be assembled for an industrial development containing two (2) warehouse buildings. The buildings would be tilt-up construction with enhanced landscaping. Gwinnett County did not object to this annexation. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions. Chairman Beard abstained.

1. The applicant shall provide a traffic impact study and a signal warrant study for the intersection at Gravel Springs Road (SR 324).
2. 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 Water Regulations, Development Regulations, roadway improvement and Zoning Ordinances.
3. The 50-foot undisturbed buffers adjacent to residentially zoned property shall be allowed to be disturbed and then replanted due to topography and site constraints. The buffer shall be replanted with a variety of evergreen trees and shrubs. The final landscape plan shall be approved by the Planning Director prior to the issuance of a Development Permit.
4. Building elevations shall be submitted to the Planning Director for review and approval prior to the approval of any permits.
5. 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.
6. To encroach into the City's 50-foot stream buffer subject to the review and approval of the City's engineer.

Ayes 2  
 Nays 0  
 Abstained 1

**Zoning Modification:**

#ZM-21-04: Alex Roshan, 2830 Gravel Springs Road, Parcel requests to modify condition from the April 2, 2019 meeting to reduce the undisturbed buffer from 55 feet to 20 feet on the front parcel, 7143-001D. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request.

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 Hillwood Gravel Springs (Gwinnett 85) development.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to enter into an agreement with Keck & Wood to provide for corridor traffic study for widening of SR13 as required by Georgia Department of Transportation Office of Planning.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to enter into an agreement with Georgia Municipal Association for telecommunications (cable TV) and right-of-way management services.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to enter into a master lease agreement for temporary housing in place between the City of Buford and the Buford Housing Authority subject to the approval of the City Attorney.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve site plan as presented for development located at 5533 S. Richland Creek Road.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve purchase of property located at 544 New Street, being parcel R7296 071, in the amount of \$162,500.00.

Ayes 3  
Nays 0



Motion by Mr. Weeks, seconded by Mr. Burge to approve installation of fence in front yard for residence located at 2771 North Bogan Road. Fence shall be wrought iron.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve lighting agreement with Georgia Department of Transportation for installation at 3020 Highway 324.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to enter into an agreement with Turner, Wood & Smith to update employee life insurance coverage.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #22 for the legion fields improvements project in the amount of \$416,142.00.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #3 for Buford Waterworks replacement project in the amount of \$643,277.19.

Ayes 3  
Nays 0

Mr. Kerlin gave the City Manager's Report.

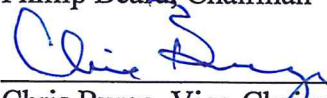
Mr. Jay gave the City Attorney's Report.

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

*Kristi C. Widge*

City Clerk

*9-9-2021*

Date