

BUFORD CITY COMMISSION MEETING

February 1, 2021
Buford City Arena
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the January 4, 2021 meeting.

PUBLIC HEARINGS

4. Rezoning:

I. #Z-21-01:

IDI Logistics
2045 Buford Highway
Parcel: 7-269-080

Requesting rezoning from C-2 to M-1

P & Z Recommendation

#Z-21-01/#Z-21-02/#Z-21-03/#Z-21-04: IDI Logistics request rezoning for the properties located at 2045 Buford Highway, being parcel 7-269-080, containing 8.279 acres from C-2 to M-1, parcel 7-269-084, containing 1.721 acres from C-2 to M-1, parcel 7-268-119, containing 3.85 acres from O-I to M-1 and parcel 7-268-120, containing 21.611 acres from C-2 to M-1. Gary Minor spoke on behalf of the applicant and explained the request to the Board. He stated these tracts would be an assembly for an industrial development containing one (1) 495,000 square foot warehouse facility. There were no objections from the audience. The Board stated that they had concerns with the dock doors facing Buford Highway and the curb appeal from the street view. Mr. Minor stated that they would provide enhanced landscaping along Buford Highway and the entrance to screen the dock doors and trailer parking from the roadway. He also stated that the topo of the property is level with Buford Highway and that would allow them to provide whatever they

needed to mitigate the screening of the dock doors. After a brief discussion, motion by Wayne Johnson and seconded by Harley Bennett to recommend denial of the rezoning request for these four (4) parcels.

Ayes – 4

Nays – 0

II. #Z-21-02:

IDI Logistics

Buford Highway

Parcel: 7-269-084

Acres: 1.721

Requesting rezoning from C-2 to M-1

P & Z Recommendation

#Z-21-01/#Z-21-02/#Z-21-03/#Z-21-04: IDI Logistics request rezoning for the properties located at 2045 Buford Highway, being parcel 7-269-080, containing 8.279 acres from C-2 to M-1, parcel 7-269-084, containing 1.721 acres from C-2 to M-1, parcel 7-268-119, containing 3.85 acres from O-I to M-1 and parcel 7-268-120, containing 21.611 acres from C-2 to M-1. Gary Minor spoke on behalf of the applicant and explained the request to the Board. He stated these tracts would be an assembly for an industrial development containing one (1) 495,000 square foot warehouse facility. There were no objections from the audience. The Board stated that they had concerns with the dock doors facing Buford Highway and the curb appeal from the street view. Mr. Minor stated that they would provide enhanced landscaping along Buford Highway and the entrance to screen the dock doors and trailer parking from the roadway. He also stated that the topo of the property is level with Buford Highway and that would allow them to provide whatever they needed to mitigate the screening of the dock doors. After a brief discussion, motion by Wayne Johnson and seconded by Harley Bennett to recommend denial of the rezoning request for these four (4) parcels.

Ayes – 4

Nays – 0

III. #Z-21-03:

**IDI Logistics
Buford Highway
Parcel: 7-268-119
Acres: 3.085**

Requesting rezoning from O-I to M-1

P & Z Recommendation

#Z-21-01/#Z-21-02/#Z-21-03/#Z-21-04: IDI Logistics request rezoning for the properties located at 2045 Buford Highway, being parcel 7-269-080, containing 8.279 acres from C-2 to M-1, parcel 7-269-084, containing 1.721 acres from C-2 to M-1, parcel 7-268-119, containing 3.85 acres from O-I to M-1 and parcel 7-268-120, containing 21.611 acres from C-2 to M-1. Gary Minor spoke on behalf of the applicant and explained the request to the Board. He stated these tracts would be an assembly for an industrial development containing one (1) 495,000 square foot warehouse facility. There were no objections from the audience. The Board stated that they had concerns with the dock doors facing Buford Highway and the curb appeal from the street view. Mr. Minor stated that they would provide enhanced landscaping along Buford Highway and the entrance to screen the dock doors and trailer parking from the roadway. He also stated that the topo of the property is level with Buford Highway and that would allow them to provide whatever they needed to mitigate the screening of the dock doors. After a brief discussion, motion by Wayne Johnson and seconded by Harley Bennett to recommend denial of the rezoning request for these four (4) parcels.

Ayes – 4

Nays – 0

IV. #Z-21-04:

**IDI Logistics
Buford Highway
Parcel: 7-268-120
Acres: 21.611**

Requesting rezoning from C-2 to M-1

P & Z Recommendation

#Z-21-01/#Z-21-02/#Z-21-03/#Z-21-04: IDI Logistics request rezoning for the properties located at 2045 Buford Highway, being parcel 7-269-080, containing 8.279 acres from C-2 to M-1, parcel 7-269-084, containing 1.721 acres from C-2 to M-1, parcel 7-268-119, containing 3.85 acres from O-I to M-1 and parcel 7-268-120, containing 21.611 acres from C-2 to M-1. Gary Minor spoke on behalf of the applicant and explained the request to the Board. He stated these tracts would be an assembly for an industrial development containing one (1) 495,000 square foot warehouse facility. There were no objections from the audience. The Board stated that they had concerns with the dock doors facing Buford Highway and the curb appeal from the street view. Mr. Minor stated that they would provide enhanced landscaping along Buford Highway and the entrance to screen the dock doors and trailer parking from the roadway. He also stated that the topo of the property is level with Buford Highway and that would allow them to provide whatever they needed to mitigate the screening of the dock doors. After a brief discussion, motion by Wayne Johnson and seconded by Harley Bennett to recommend denial of the rezoning request for these four (4) parcels.

Ayes – 4

Nays – 0

V. #Z-21-05:

Lanier Logistics Center, LLC

909 Gainesville Highway

Parcel: 08-169-004002

Acres: 8.04

Requesting rezoning from M-1 to C-2

P & Z Recommendation

#Z-21-05: Lanier Logistics Center, LLC request rezoning for the property located at 909 Gainesville Highway, being parcel 08-169-004002, containing 8.04 acres from M-1 to C-2. Gary Minor spoke on behalf of the applicant and explained the request to the Board. He stated they would like to rezone the 8.04 acres for future commercial use along Buford Highway. A portion of the property is being proposed for a used car lot. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley to recommend approval of the rezoning request to C-2 with the following conditions:

1. The subject properties (Lots 3A & 3B) are rezoned to C-2 with a special use permit for used car sales applied to only Lot 3A.
2. The applicant/developer is responsible for following all requirements of the Development of Regional Impact (DRI) studies as required by the appropriate Regional Commission.
3. An enhanced landscape planting plan shall be required for review that includes landscape strips. The plan shall include a mixture of canopy trees, understory trees, shrubs and ground covers. Final plan is to be reviewed and approved by the Planning Director.
4. 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.
5. Outdoor repair of vehicles shall be prohibited.
6. Outdoor storage of business related equipment or junked vehicles shall be prohibited.

Ayes – 4

Nays – 0

5. **Special Use Permits:**

I. **#SUP-21-01:**

Michael Ewing
909 Gainesville Highway
Parcel: 08-169-004002
Acres: 3.52

Requesting a special use permit to allow a car lot

P & Z Recommendation

#SUP-21-01: Michael Ewing requested a special use permit for the property located at 909 Gainesville Highway, out of parcel 08-169-004002, Lot #3A containing 3.52 acres. The special use permit requested is to allow a used car lot. The applicant was present and explained the request to the Board. He stated he would have approximately 30 to 50 cars for sale on the site and that they would provide enhanced landscaping for screening along Buford Highway. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the special use permit as requested with the following conditions:

1. The subject properties (Lots 3A & 3B) are rezoned to C-2 with a special use permit for used car sales applied to only Lot 3A.
2. The applicant/developer is responsible for following all requirements of the Development of Regional Impact (DRI) studies as required by the appropriate Regional Commission.
3. An enhanced landscape planting plan shall be required for review that includes landscape strips. The plan shall include a mixture of canopy trees, understory trees, shrubs and ground covers. Final plan is to be reviewed and approved by the Planning Director.
4. 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.
5. Outdoor repair of vehicles shall be prohibited.
6. Outdoor storage of business related equipment or junked vehicles shall be prohibited.

Ayes – 4

Nays – 0

END OF PUBLIC HEARINGS

6. Authorize Chairman to enter into an agreement with Georgia Department of Transportation for acquisition of right-of-way for a federal or state aid project (Moreno Street).
7. Authorize Chairman to enter into an agreement with MEAG Power for sale of excess capacity to the City of Buford on behalf of the City of Calhoun.
8. Authorize Chairman to negotiate and enter into an agreement to purchase properties located on New Street and East Park Street from Buford Housing Authority and the City to sell properties on Elliott Street and Arnold Street to Buford Housing Authority subject to the approval of City Attorney.
9. Authorize City Manager and City Attorney to purchase properties located at 590 Forest Street and 690 New Street by necessary means.
10. Ratify purchase of property located at 79 Moreno Street, 7-295A-035, in the amount of \$307,606.93 and property located at 79 South Harris Street, 7-295-031, in the amount of \$450,038.70.

11. Authorize Chairman to sign necessary documents to transfer City properties 7-295-031 (79 S. Harris Street), 7-295A-035 (79 Moreno Street), 7-294-016 (96 W. Main Street) and 7-294-001 (106 W. Main Street) to the Downtown Development Authority.
12. Authorize renewal of 2021-2022 workers compensation policy.
13. Authorize renewal of 2021-2022 general liability and property insurance policy.
14. Consider approval of 2021-2022 Buford Community Center Theatre concert series, fall 2021 lawn concert and summer amphitheater concert series.
15. Authorize payments #1 and #2 for 2020 paving project.
16. City Manager's Report.
17. City Attorney's Report.

NOTE: The City of Buford does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities per the Americans with Disabilities Act of 1992. Bryan Kerlin, City Manager, 770-945-6761, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator. The City of Buford will assist citizens with special needs given proper advance notice. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City should be directed to the ADA Coordinator, Bryan Kerlin, 2300 Buford Highway, Buford, Georgia, 770-945-6761.