

# Buford City Commission

September 3, 2024

The regular monthly meeting was held on September 3, 2024 at Buford City Hall 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 3, 2024 meeting as presented.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the August 5, 2024 meeting as presented by staff.

Ayes 3

Nays 0

Chairman Beard recognized Raul Salcido Chavez 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-24-25:** L H Holding requested rezoning for the property located at 172 East Shadburn Avenue from C-2 to R-100. 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 conditions:

1. The homes shall be occupied by the applicant as the primary residence.
2. Should the existing home be removed, or a new home constructed the following conditions shall apply:
  - a. Home(s) shall have a minimum gross heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum 2-car garage.
  - b. Home(s) shall be constructed with 80% brick or stone on each elevation with accents not to exceed 20% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
  - c. The driveway shall be a minimum width of 18 feet.
  - d. The front, side and rear yards shall be sodded.
  - e. Shall plant two (2) ornamental tree in the front yard.



Ayes 3  
Nays 0

**Special Use Permits:**

**#SUP-24-13:** 1875 Peachtree Industrial Blvd., LLC requested a special use permit for the property located at 1875 Peachtree Industrial Boulevard. The special use permit requested is to allow an automotive fueling station with a convenient store. The applicant was present. He stated the convenient store building would be 2400 square feet and would have four (4) fueling stations consisting of eight (8) pumps under the canopy. Commissioner Burge noted that 24 parking spaces are required and only 12 parking spaces are proposed. An unidentified gentleman speaking with the applicant stated that the City consultant's analysis regarding parking was incorrect and requested that the record reflect his statement. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to deny the request.

Ayes 3  
Nays 0

**Annexations:**

**Plat #697/#Z-24-26:** Rosa H. Beard requested annexation and rezoning for the property located at 5629 Holiday Road from AR-III to C-2. David Williams spoke on behalf of the applicant. He stated they would be renovating and converting the existing house into a pediatric office. Hall County did not object to the annexation. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The applicant shall submit for approval civil site plans in accordance with Buford City codes and regulations for the proposed site improvements.
2. The applicant shall submit for approval building plans for any improvements to the former residential home converting it for a medical office use.
3. Parking, driveways and the number of parking spaces shall be compliant with Article X of the Buford City Zoning Ordinance.
4. The applicant shall provide engineering plans compliant with stormwater regulations with the additional impervious surface proposed.
5. The applicant shall provide proof of Health Department approval since the use of the property is changed to a medical facility and still using an on-site septic system.
6. Holiday Road shall be improved to minimum street standards per Development Regulations Article 6.

Ayes 3  
Nays 0

Chairman Beard stated at this time there would be a public hearing on the Fiscal Year 2025 Operating Budget and 2024 millage rate rollback for Gwinnett and Hall County property taxes. Chairman Beard opened the hearings with comments on the FY 2025 budget, the proposed tax increases for 2024 and gave an overview of the law and the City's proposed millage rate. The Commission is proposing a millage rate of 12.50 for

*JB*

*B*

*Blm*

2024 for both Gwinnett and Hall Counties, Hall County at 13.588 mills and after the LOST rollback, the millage is 12.50 mills. The property tax increase for Gwinnett County is proposed at 12.05% over the rollback millage rate of 11.156 and the property tax increase for Hall County is proposed at 5.89% over the rollback millage rate of 11.805. The public was given an opportunity to provide comments on the budget and millage rate rollback. A comment was made regarding the millage rate being the same and why a tax increase was advertised. The Chairman explained the law regarding growth in the digest and reassessment rollbacks. The Chairman explained the statute and homeowners with the Homestead Exemption changes, to be voted on November 5, 2024, will further assist homeowners with lowering tax bills.

The audience was given an opportunity to comment on the FY 2025 operating budget. The audience did not have questions or comments regarding the proposed Fiscal Year 2025 Operating Budget.

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

Motion by Mr. Burge, seconded by Mr. Weeks to approve the 2024 property tax millage rate for Buford City Schools in Gwinnett County of 12.50 mills and 13.588 mills in Hall County. The 2024 net millage rate for property taxes in both Gwinnett and Hall Counties is 12.50 mills. Property tax bills are due December 20, 2024.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to adopt Fiscal Year 2025 operating budget and budget resolution.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve exemption plat for GSR Office Park, LLC at 2980 and 2970 Gravel Springs Road (dividing commercial lot into two (2) tracts).

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve resolution calling for a Special Municipal Election to be hold on November 5, 2024 for a referendum to allow citizens of the City of Buford, Georgia to vote on whether Buford is authorized to increase the homestead exemption from City of Buford ad valorem taxes for municipal purposes from \$22,000 of the assessed value to \$100,000; and other purposes.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve resolution calling for a Special Municipal Election to be hold on November 5, 2024 for a referendum to allow citizens of the City of Buford, Georgia to vote on whether the homestead exemption for seniors



from City of Buford ad valorem taxes shall be lowered from 70 years of age to 65 years of age or older; and other purposes.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve resolution to authorize the Urban Redevelopment Agency of the City of Buford, Georgia to transact business and exercise powers under the provisions of the Urban Redevelopment law; to determine the number and terms of Office of the Board of Commissioners of the Urban Redevelopment Agency; to provide for an effective date and for other purposes.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve resolution of necessity prerequisite to the exercise of powers under the Urban Redevelopment Law; to identify certain geographic areas with the City of Buford, Georgia struggling with blight and economic decline; to designate such areas as an urban redevelopment area; and for all other purposes necessary.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve resolution authorizing the City of Buford through its legal counsel to exercise powers of eminent domain in the acquisition of certain interests in property situated in Buford, Gwinnett County, Georgia, consisting of 3,895 sq. feet of permanent easement and 3,895 sq. feet of temporary construction easement as located on parcel 7-226-124.

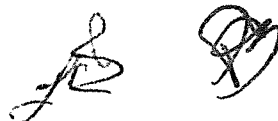
Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve obligation of American Rescue Plan Act (ARPA) funding in the amount of \$2,798,451.40 as required by the U. S. Department of Treasury December 31, 2024 for the following projects:

1. Buford Waterworks Construction project;
2. South Waterworks/New Bethany Road Sewer Infrastructure; and
3. Buford Southside WPCP Wastewater Plant Tertiary Filter installation project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve amendment to the power purchase contract between Municipal Electric Authority of Georgia (MEAG) and the City of Buford for purchase of power from Pineview Solar, LLC.



Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve purchase of property located at 335 Terrell St., parcel no. 7-294D-005, in the amount of \$200,000.00.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to accept 20' permanent easement for stormwater conveyance located on parcels 7-298-082 and 7-298-083 on Thunder Road.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve update of Gwinnett County Pre-Disaster Hazard Mitigation Plan.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize release of pledged funds with Peoples Bank & Trust. Chairman Beard abstained.

Ayes 2  
Nays 0  
Abstained 1

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #21 in the amount of \$3,473,562 to Charles Black Construction Company, Inc. for Buford City Stadium project.

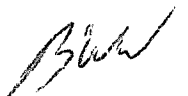
Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #19 in the amount of \$394,058 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #21 in the amount of \$54,165 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.

Ayes 3  
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #18137-30 in the amount of \$25,375.90 to Breaux & Associates for new Buford City Stadium project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$78,843.30 to dB Integrations for audio/visual installation at Buford City Stadium project.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payments #16, #17 and #18 totaling \$10,035.91 to H. Lloyd Hill Architects for Buford Senior Academy renovations project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$76,870.95 to JDS, Inc. for New Bethany Road sewer project.

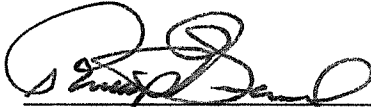
Ayes 3  
Nays 0

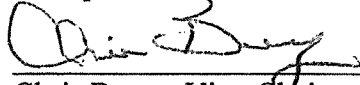
Mr. Kerlin gave the City Manager's Report.

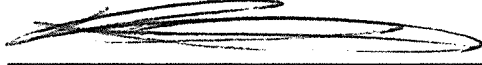
Mr. Jay gave the City Attorney's Report.

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

*Kim Wolfe*

City Clerk

*10-7-24*

Date