

# BUFORD CITY COMMISSION MEETING

September 6, 2022  
Buford City Arena  
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the August 1, 2022 regular meeting and the special called meeting.

## **PUBLIC HEARINGS**

### 4. **Special Use Permits:**

#### I. **#SUP-22-14:**

**N3 Property Advisors, LLC  
4445 Nelson Brogdon Boulevard  
7-259-270**

**Request to allow auto repair shop/oil change center.**

## **P&Z Recommendation**

#SUP-22-14: N3 Property Advisors, LLC requested a special use permit for the property located at 4445 Nelson Brogdon Boulevard. The special use permit requested is to allow an auto repair shop and oil change center. John Sengson and Colleen Thelen spoke on behalf of the applicant and explained the request to the Board. They stated this was a 10-minute oil change business. The building would have three (3) drive -thru bay doors on the side of the building. Their corporate color is blue. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jeff Pirkle to recommend approval of the special use permit with the following conditions:

1. All automotive repairs shall take place within the building. Outdoor automotive operations shall be prohibited.
2. Outdoor storage of automotive parts, junk vehicles, or automotive repair-related equipment shall be prohibited.
3. This special use permit is approved for the applicant only and shall expire should the applicant vacate the property.
4. The building shall have a flat roof and shall allow the corporate color blue for the building elements and signage. All architectural elements are subject to the approval of the Planning Director.
5. No painting of brick.
6. The south side elevation shall have two (2) wall signs and the cumulative total of the two (2) signs shall not exceed 5% of the elevation.

Ayes – 4

Nays – 0

## **II. #SUP-22-15**

**Travis Wilson, AIA  
3700 Buford Drive  
7-219-159 – Hall County**

**Request to allow a drive-thru coffee shop.**

### **P&Z Recommendation:**

#SUP-22-15: Travis Wilson, AIA requested a special use permit for the property located at 3700 Buford Drive. The special use permit requested is to allow a drive-thru coffee shop. Todd Redburn spoke on behalf of the applicant and explained the request to the Board. He stated this is a drive-thru only coffee shop and the traffic would be mostly in the mornings when Texas Roadhouse restaurant would be closed. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the special use permit with the following conditions:

1. The redevelopment of the subject property shall substantially follow the site plan provided with the special use permit application. The final site layout shall be reviewed and approved by the Planning Director.
2. The building shall have a sloped blue metal flat roof and an accompanying blue metal canopy cover. The blue color is a corporate color.

3. The building shall be substantially similar to the rendering provided with the application subject to the approval of the Planning Director. The rails on the roof shall be replaced with a metal parapet wall in similar color to the building to screen the roof-top units and the canopy columns shall be brick at least to the height of a contrasting base water table.

Ayes – 4

Nays – 0

### **III. #SUP-22-16**

**Robyn Wilson**

**1384 Buford Business Boulevard, Suite B500**

**7-258-460**

**Request to allow behavior therapy.**

#### **P&Z Recommendation:**

#SUP-22-16: Robyn Wilson requested a special use permit for the property located at 1384 Buford Business Boulevard, Suite B500. The special use permit requested is to allow a behavior therapy business. The applicant was present and explained the request to the Board. Motion by Amy Reed and seconded by Jeff Pirkle to recommend approval of the special use permit as requested with the following condition:

1. This special use permit is approved for the applicant only and shall expire should the applicant vacate the property.

Ayes – 4

Nays – 0

5. **Annexations:**

I. **Plat #636:**

Southern Heritage Home Builders, LLC  
P.O. Box 1682  
Suwanee, GA 30024

Property: 5647 Shadburn Ferry Road, Gwinnett County  
Parcel: 7-326-003  
Acres: 0.484

Zoned From: RA-200  
Zoned To: RA-200

**P&Z Recommendation:**

Plat # 636: Southern Heritage Home Builders, LLC requested annexation and zoning for the property located at 5647 Shadburn Ferry Road from RA-200 to RA-200. Bill Fricks spoke on behalf of the applicant and explained the request to the Board. He stated that this was an island still in the County and they would like to be in the City. Gwinnett County did not object to this request and there were no objections from the audience. Motion by Harley Bennett and seconded by Jeff Pirkle to recommend approval of the annexation and zoning to RA-200 with the following conditions:

1. The home(s) shall have a minimum gross heated floor area of 2800 square feet exclusive of garage or basement. Shall have a minimum two (2) car garage.
2. Home(s) shall be constructed with three (3) sides brick or stone with accents not to exceed 60% of the front and side elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The driveway shall be a minimum width of 18 feet.
4. The front and side yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes – 4  
Nays – 0

II. **Plat #638:**

Ngo Phan Properties, LLC  
3605 Carter Road  
Buford, GA 30518

Property: 3605 Carter Road, Hall County  
Parcel: 08-158-002021  
Acres: 0.97

Zoned From: AR-III  
Zoned To: RA-200

**P&Z Recommendation:**

Plat #638: Ngo Phan Properties requested annexation and zoning for the property located at 3605 Carter Road from AR-III to RA-200. The applicant was not present. Hall County did not object to this request and there were no objections from the audience. Motion by Harley Bennett and seconded by Jeff Pirkle to recommend approval of the annexation and zoning to RA-200 with the following conditions:

1. The home(s) shall have a minimum gross heated floor area of 2800 square feet exclusive of garage or basement. Shall have a minimum two (2) car garage.
2. Home(s) shall be constructed with three (3) sides brick or stone with accents not to exceed 60% of the front and side elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The driveway shall be a minimum width of 18 feet.
4. The front and side yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes – 4  
Nays – 0

## **END OF PUBLIC HEARINGS**

6. Approve subdivision plat for Longacre Industrial Development.
7. Consider adoption of an ordinance and/or resolution of the City of Buford to regulate and provide for the calling of a special municipal election on Tuesday, November 8, 2022, to submit to the qualified voters of the City of Buford the issue of the authorization or non-authorization of package sales of distilled spirits; and other purposes.
8. Authorize City Manager and City Attorney to purchase property located on New Street and Forest Street and authorize Chairman to sign necessary documents to transfer property to Downtown Development Authority upon closing.
9. Approve purchase of property located at 680 Forest Street, parcel #7-296-006, in the amount of \$300,000.00.
10. Authorize Chairman to enter into final negotiations and sign agreement to extend contract with Republic Services for commercial/industrial sanitation service.
11. Approve staff recommendation of Keck and Wood for the design and engineering services for the Buford Multi-Use Trail, Garnett Street Extension, using guidelines as set forth by the Georgia Department of Transportation and authorize staff to enter into contract negotiations for such purposes.
12. Approve granting of easement on Southside Road to Gwinnett County for access to back flow prevention devices service domestic water meter at Southside sewer plant.
13. Consider approval of contract with Ryals Brothers, LLC for small asphalt patching and paving services.
14. Authorize release of pledged funds with Peoples Bank & Trust.
15. Consider update to plan review fee schedule services with Keck & Wood.

16. Adopt update to the City of Buford Policy for Competitive Negotiation Qualifications-Based Selection for projects using Federal Aid Highway Program (FAHP) funding.
17. Authorize payment of invoice #18137-06 for new Buford High School Stadium.
18. Authorize payment #15 for water plant expansion project.
19. Authorize payment #1 for Hamilton Mill Road gas main replacement project.
20. Authorize payment of invoice #6 for Buford High School baseball and softball scoreboards and installation project.
21. Authorize payment #6 for Buford High School Visitor Fieldhouse project.
22. Authorize payment of invoice #4 for Buford Middle School renovations project.
23. Authorize payment of invoice #4 for passive park at Harris Street project.
24. Authorize payment of invoice #1 for Buford New Street relocation project.
25. Authorize payment of invoice #3 for Buford Academy renovations project.
26. City Manager's Report.
27. City Attorney's Report.

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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.