

BUFORD CITY COMMISSION MEETING

February 3, 2025
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the January 6, 2025 regular meeting and the special called meeting January 6, 2025 at 6:00 p.m.

PUBLIC HEARINGS

4. **Rezoning:**

I. **#Z-25-01:**

James Hall
105 Scott Street
Parcel: 7-294A-001

Requesting rezoning from R-100 to P.

P & Z Recommendation:

#Z-25-01: James Hall requested rezoning for the property located at 105 Scott Street from R-100 to Public. Starla Kyle spoke on behalf of the applicant and stated the proposed use for this site is a school and daycare. Chairman Perkins asked about parking and location of student drop off. He was concerned that the area was not designed to handle this use. Mrs. Kyle stated the parents would park and walk the students into the building. They would have staggered drop-off times and scheduled by different age groups for the safety of the students. Currently they have approximately 60 students and 10 teachers and staff members. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval the rezoning to Public with the following conditions:

1. Site plan shall be provided, and it needs to show minimum parking requirements can be accommodated on site. The final site plan is to be reviewed and approved by the Planning Director.
2. The existing building shall comply with ADA accessibility requirements. ADA compliance required for all public use buildings.
3. The applicant shall provide a traffic layout plan/narratives of how pick-up/drop-off traffic is handled, and it will not impact adjacent commercial and residential uses.
4. No business-related parking shall be located on any public street.
5. Any proposed site improvements shall be in compliance with the City's stormwater management regulations.

Ayes – 5

Nays – 0

II. #Z-25-02:

NWC #5 Partnership
2924 Gravel Springs Road
Parcel: 7-143-001A

Requesting rezoning from C-2 to M-1.

P & Z Recommendation:

#Z-25-02: NWC #5 Partnership requested rezoning for the property located at 2924 Gravel Springs Road from C-2 to M-1. Grant Middleton, project engineer, spoke on behalf of the applicant and explained the request to the Board. He stated the site would be used for a portable restroom operation facility for storage and distribution of clean portable restrooms. They would use the existing house for the office area and storage of the portable restrooms would be behind the building in the back portion of the property. The portable restrooms would be washed and cleaned before delivery to site. They would be stored and screened with a six (6) foot high solid barrier fence. Carter Wilson, adjacent property owner, had concerns with screening, lighting, stormwater runoff and odor. He asked for screening of the storage area from his property with fencing and landscaping and to keep the stormwater out of the creek. Mr. Middleton stated there would be a 50-foot natural vegetated buffer and they would plant trees where areas are void of vegetation. He also stated they would control all stormwater on the property. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of the rezoning to M-1 with the following conditions:

1. Rezoning case #Z-25-02 and filing application does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.
2. The site shall include a 50' landscape buffer strip abutting the R-100 property on the rear side of the property. The landscape strip shall screen the site with various evergreen trees and shrubs. Landscape strips shall not be encroached with walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The enhanced landscape plans shall be designed and sealed by a Georgia registered Landscape Architect and approved by the Planning Director.
3. The yard shall be screened with an 8' high black or green chain link fence including slats with enhanced landscaping subject to the approval of the City Manager and Planning Director.
4. All parking and storages areas shall be concrete or asphalt.
5. Wash facility must be tied to sanitary sewer system. No wash water to enter the stormwater management system.
6. No accumulation of junk equipment or parts shall be on the property at any time.
7. Building elevations shall be submitted to the Planning Director for approval.
8. Stormwater detention systems shall be provided on the site plan.
9. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
10. The final site plan shall comply with City of Buford Zoning Ordinance and Development Regulations, and it shall be approved by the Planning Director.

Ayes – 5

Nays – 0

5. **Special Use Permits:**

I. **#SUP-25-01:**

**DoDream Baptist Korean Church
1705 Enterprise Drive
Parcel: 7-259-187**

Requesting to allow a church and missionary center for worship services and community outreach programs.

P & Z Recommendation:

#SUP-25-01: DoDream Baptist Korean Church requested a special use permit for the property located at 1705 Enterprise Drive. The special use permit requested is to allow a church and missionary center for worship services and community outreach programs. The applicant was present and stated they would like to use the building for a church. They have approximately 30 members. There were no objections from the audience. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit applies to the DoDream Baptist Korean Church and at such time in the future the church leaves the building the special use permit expires.
2. The special use permit is for the operation of a church only. Weekly daycare is not approved under this application.
3. The applicant shall provide the City with the number of seats in the main auditorium to determine if the existing parking is sufficient per code. If parking is short of the required per code the applicant needs to provide a solution for sufficient parking.
4. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.

Ayes – 5

Nays – 0

6. Conduct public hearing to opt out of the statewide adjusted base year ad valorem homestead exemption for the City of Buford as provided in House Bill 581.

END OF PUBLIC HEARINGS

7. Authorize renewal of Worker’s Compensation policy for 2025-2026 with Summit Insurance Company.
8. Authorize staff to investigate the potential abandonment of a certain portion of South Garnett Street from E. Moreno Street to E. Park Street and, if appropriate, take the necessary steps in compliance with State of Georgia statute for the matter to come before the City Commission including the notification of adjoining property owners, subject to the City Manager, Planning Director and City Attorney approving the use and plans for the Abandonment.

9. Consider approval of City of Buford 2025-2026 theatrical season, concerts and performances at Buford Community Center.
10. Authorize Chairman to sign a resolution to apply for Fiscal year 2025 Georgia Department of Transportation (GDOT) Transportation Alternative Program (TAP) funding in the amount up to Eight Million Dollars (\$8,000,000) for a pedestrian bridge connecting to the City's sidewalk network, Buford High School and Buford City Stadium ("Project"); and other purposes.
11. Authorize Chairman to enter into an Intergovernmental Agreement with the City Council of the City of Rest Haven to provide for the transfer of certain Special Purpose Local Optional Sales Tax (SPLOST) monies to the City of Rest Haven in furtherance of a stormwater project; and other purposes.
12. Approve surplus items as presented and authorize City Manager to list items on Govdeals.com and other markets.
13. Consider landscape care bids to properties maintained at Buford City Schools and other city properties.
14. Authorize payment of Invoice #18137-35 in the amount of \$61,797.49 to Breaux & Associates for Buford City Stadium project.
15. Authorize payment #26 in the amount of \$793,982.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.
16. Authorize payment of Invoice #130034 in the amount of \$21,712.74 to dB Integrations for audio/visual installation at Buford City Stadium.
17. Authorize payment of Invoice #1129 in the amount of \$1,239,284.00 to Digital Scoreboards, LLC for Buford City Stadium project.
18. Authorize final payment of Invoice #2403-023-2 in the amount of \$4,861.13 to Charles Black Construction Co., Inc. for Bona Road Gym improvements project.

19. City Manager's Report.

20. 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.