

BUFORD CITY COMMISSION MEETING

March 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 February 3, 2025 regular meeting.
4. Change the May meeting to May 12, 2025.
5. Recognize Omar Lopez and Jeff Dobbs for their twenty (20) years of service.

PUBLIC HEARINGS

6. Rezoning:

I. #Z-24-28:

Tipton Builders
448 Thunder Road
Parcel: 07-299-001004A
Acres: +/- 1.627

Requesting rezoning from M-1 to R-100.

P & Z Recommendation:

#Z-24-28: Tipton Builders Group, LLC requested rezoning for the property located at 448 Thunder Road from M-1 to R-100. Matt Cape spoke on behalf of the applicant. He stated they are proposing to combine three (3) lots and then subdivide into five (5) single-family residential lots. They are proposing 2-story homes. He asked for the minimum house size to be 2800 square feet and for the side and rear elevations to have water tables. The City stated they would maintain the conditions as stated in the staff report. The City also stated the developer shall provide covenants recorded with the deeds and to state the minimum for rentals would be one (1) home. One gentleman spoke that lives across the street on

Thunder Road and stated that he has chickens and animals and did not want any complaints from the new homes. There were no objections from the audience. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the rezoning to R-100 with the following conditions:

1. Prior to the issuance of building permits a minor plat shall be submitted for review and approval meeting all requirements of City of Buford Development Regulations Code Section 3.4.3(a-e).
2. The following lot variances are approved concurrent to the rezoning cases as follows:
 - a. Lot #1: reduction of lot size from 20,000 sq. ft. to 13,234 sq. ft.; lot width reduction from 100' to 96.23'.
 - b. Lot #2: reduction of lot size from 20,000 sq. ft. to 12, 881 sq. ft.; lot width reduction from 100' to 78.52'.
 - c. Lot #3: reduction of lot size from 20,000 sq. ft. to 12, 859 sq. ft.; lot width reduction from 100' to 86.85'.
 - d. Lot #4: reduction of lot size from 20,000 sq. ft. to 8.927 sq. ft.; lot width reduction from 100' to 81.58'.
 - e. Lot #5: reduction of lot size from 20,000 sq. ft. to 10,943 sq. ft.; lot width reduction from 100' to 88.48'.
 - f. All lots: reduction of side setbacks from 10' to 5'.
3. The applicant/builder shall provide a house location plan (HLP) with the building permits to be approved by the Planning Director.
4. Homes shall be constructed with four (4) sides brick or stone 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.
5. Homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements and shall have a minimum two (2) car garages.
6. Driveways shall be a minimum width of 18 feet.
7. Front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees in the front yard.
8. Road improvements including curb & gutter and 5-foot sidewalks are required along Thunder Road. Road improvements shall meet the standards of City of Buford codes and ordinances. Right-of-way dedication shall be required to include all existing and proposed improvements within the right-of-way.
9. Rentals shall only be allowed for 1 home.

10. Protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Development shall be recorded on the deed for the five (5) residential lots.

Ayes – 5

Nays – 0

II. #Z-24-29:

Tipton Builders
450 Thunder Road
Parcel: 07-299-001004
Acres: +/- 1.627

Requesting rezoning from M-1 to R-100.

P & Z Recommendation:

#Z-24-29: Tipton Builders Group, LLC requested rezoning for the property located at 450 Thunder Road from M-1 to R-100. Matt Cape spoke on behalf of the applicant. He stated they are proposing to combine three (3) lots and then subdivide into five (5) single-family residential lots. They are proposing 2-story homes. He asked for the minimum house size to be 2800 square feet and for the side and rear elevations to have water tables. The City stated they would maintain the conditions as stated in the staff report. The City also stated the developer shall provide covenants recorded with the deeds and to state the minimum for rentals would be one (1) home. One gentleman spoke that lives across the street on Thunder Road and stated that he has chickens and animals and did not want any complaints from the new homes. There were no objections from the audience. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the rezoning to R-100 with the following conditions:

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- c. Lot #3: reduction of lot size from 20,000 sq. ft. to 12, 859 sq. ft.; lot width reduction from 100' to 86.85'.
 - d. Lot #4: reduction of lot size from 20,000 sq. ft. to 8.927 sq. ft.; lot width reduction from 100' to 81.58'.
 - e. Lot #5: reduction of lot size from 20,000 sq. ft. to 10,943 sq. ft.; lot width reduction from 100' to 88.48'.
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 5. Homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements and shall have a minimum two (2) car garages.
 6. Driveways shall be a minimum width of 18 feet.
 7. Front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees in the front yard.
 8. Road improvements including curb & gutter and 5-foot sidewalks are required along Thunder Road. Road improvements shall meet the standards of City of Buford codes and ordinances. Right-of-way dedication shall be required to include all existing and proposed improvements within the right-of-way.
 9. Rentals shall only be allowed for 1 home.
 10. Protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Development shall be recorded on the deed for the five (5) residential lots.

Ayes – 5

Nays – 0

III. #Z-24-30:

Tipton Builders
456 Thunder Road
Parcel: 07-299-001005A
Acres: +/- 1.627

Requesting rezoning from M-1 to R-100.

P & Z Recommendation:

#Z-24-30: Tipton Builders Group, LLC requested rezoning for the property located at 456 Thunder Road from M-1 to R-100. Matt Cape spoke on behalf of the applicant. He stated they are proposing to combine three (3) lots and then subdivide into five (5) single-family residential lots. They are proposing 2-story homes. He asked for the minimum house size to be 2800 square feet and for the side and rear elevations to have water tables. The City stated they would maintain the conditions as stated in the staff report. The City also stated the developer shall provide covenants recorded with the deeds and to state the minimum for rentals would be one (1) home. One gentleman spoke that lives across the street on Thunder Road and stated that he has chickens and animals and did not want any complaints from the new homes. There were no objections from the audience. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the rezoning to R-100 with the following conditions:

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 - e. Lot #5: reduction of lot size from 20,000 sq. ft. to 10,943 sq. ft.; lot width reduction from 100' to 88.48'.
 - f. All lots: reduction of side setbacks from 10' to 5'.

3. The applicant/builder shall provide a house location plan (HLP) with the building permits to be approved by the Planning Director.
4. Homes shall be constructed with four (4) sides brick or stone 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.
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6. Driveways shall be a minimum width of 18 feet.
7. Front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees in the front yard.
8. Road improvements including curb & gutter and 5-foot sidewalks are required along Thunder Road. Road improvements shall meet the standards of City of Buford codes and ordinances. Right-of-way dedication shall be required to include all existing and proposed improvements within the right-of-way.
9. Rentals shall only be allowed for 1 home.
10. Protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Development shall be recorded on the deed for the five (5) residential lots.

Ayes – 5

Nays – 0

END OF PUBLIC HEARINGS

7. Consider approval of special event application at Buford Youth Sports Complex for Buford Rise Flag Football.
8. Consider waiver to allow Trammel Crow to provide sanitary sewer service on the west side of Big Creek Road through planned pump station that will serve both sides of road.
9. Approve developer-assisted condemnation to acquire easement in furtherance of extension of sanitary sewer on behalf of the Krause Automative Group consisting of 1,600 sq. ft. of permanent easement and 1,660 sq. ft. of temporary easement at 3177 Gravel Springs Road, Buford, Georgia from Mainstay Healthcare.

10. Authorize renewal of 2025-2026 general liability and property insurance policy package with Sterling, Seacrest & Pritchard / Pritchard Insurance Agency.
11. Approve low bid for N. Bogan Road at Thompson Mill Road natural gas relocation property. (Gwinnett DOT roundabout project; Force Account Agreement with Gwinnett County)
12. Authorize payment of Invoice #18137-36 in the amount of \$7,939.82 to Breaux & Associates for Buford City Stadium project.
13. Authorize payment #27 in the amount of \$1,336,267.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.
14. Authorize final payment of Invoice #2403-023-3 in the amount of \$4,392.87 to Charles Black Construction Co., Inc. for Bona Road Gym improvements project.
15. City Manager's Report.
16. 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.