

BUFORD CITY COMMISSION MEETING

September 3, 2024
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the August 5, 2024 meeting.
4. Recognize Raul Salcido Chavez for his twenty (20) years of service.

PUBLIC HEARINGS

5. **Rezoning:**

I. **#Z-24-25**

L H Holding
172 East Shadburn Avenue
Acres: 0.25
Parcel: 7-294C-074

Requesting rezoning from C-2 to R-100

P & Z Recommendation:

#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 and stated he would like for his property to be zoned as the use for residential. There were no objections from the audience. Motion by Harley Bennett and seconded by Jason Mosley to recommend approval of the rezoning request to R-100 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 – 5

Nays – 0

6. Special Use Permits:

I. #SUP-24-13

**1875 Peachtree Industrial Blvd, LLC
1875 Peachtree Industrial Blvd.
Parcel: 7-303-03**

Requesting a special use permit to allow an automotive fueling station and convenient store.

P&Z Recommendation

#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 and explained the request to the Board. 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. The City Manager noted that 24 parking spaces are required and only 12 parking spaces are proposed. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit applies to the automotive fueling station and at such time in the future the development is abandoned the special use permit expires.
2. The applicant is required to clearly identify the locations of state waters and associated buffers on the construction documents, as well as submit an environmental report detailing any potential disturbances to these buffers. If the report confirms the buffers were disturbed, the construction documents must include a plan for restoring the buffers to meet Georgia and Buford City code standards.
3. The approval of this special use does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.

Ayes – 5

Nays – 0

7. **Annexations:**

I. **Plat #697:**

**Applicant: Jana Renee Himmelbaum
3258 Whidby Road
Buford, GA 30518**

**Owner: Rosa H. Beard
Property: 5629 Holiday Road, Hall County
Parcel: 07-299-003003
Acres: 2.37
Zoned From: ARIII
Zoned To: C-2**

P & Z Recommendation:

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 and explained the request to the Board. He stated they would be renovating and converting the existing house into a pediatric office. Hall County did not object to the annexation and rezoning and there were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the annexation and rezoning to C-2 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 – 5

Nays – 0

8. Conduct public hearing for 2024 property tax millage rate rollback and proposed tax increase for Gwinnett and Hall Counties.
9. Conduct public hearing for Fiscal Year 2025 operating budget.

END OF PUBLIC HEARINGS

10. Approve 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.
11. Adopt Fiscal Year 2025 operating budget and budget resolution.
12. Approve exemption plat for GSR Office Park, LLC at 2980 and 2970 Gravel Springs Road (dividing commercial lot into two (2) tracts).
13. Approve resolution calling for a Special Municipal Election to be held 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.

14. Approve resolution calling for a Special Municipal Election to be held 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. Consider approval of 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.
20. Approve purchase of property located at 335 Terrell St., parcel no. 7-294D-005, in the amount of \$200,000.00.

21. Authorize City Manager to accept 20' permanent easement for stormwater conveyance located on parcels 7-298-082 and 7-298-082 on Thunder Road.
22. Approve update of Gwinnett County Pre-Disaster Hazard Mitigation Plan.
23. Authorize release of pledged funds with Peoples Bank & Trust.
24. Authorize payment #21 in the amount of \$3,473,562 to Charles Black Construction Company, Inc. for Buford City Stadium project.
25. Authorize payment #19 in the amount of \$394,058 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.
26. 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.
27. Authorize payment of Invoice #18137-30 in the amount of \$25,375.90 to Breaux & Associates for new Buford City Stadium project.
28. Authorize payment #1 in the amount of \$78,843.30 to dB Integrations for audio/visual installation at Buford City Stadium.
29. Authorize payments #16, #17 and #18 totaling \$10,035.91 to H. Lloyd Hill Architects for Buford Senior Academy renovations project.
30. Authorize payment #1 in the amount of \$76,870.95 to JDS, Inc. for New Bethany Road sewer project.
31. City Manager's Report.
32. 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.