

Buford City Commission

April 9, 2024

The regular monthly meeting was held on April 9, 2024 at Buford City Hall and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and Boy Scouts Troop 228 led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the April 9, 2024 meeting as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the March 4, 2024 regular meeting as presented by staff.

Ayes 3
Nays 0

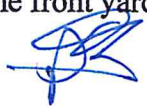
Chairman Beard stated that this portion of the meeting would be set aside for public hearings.

Rezoning:

#Z-24-09: Double D Properties, LLC requested rezoning for the property located at 65 South Alexander Street from C-2 to R-100. Jeff Pruitt spoke on behalf of the applicant and stated the property is being used for residential and the owner needed to have it rezoned to residential in order to build a garage on the property. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the agenda with the following conditions:

1. Should the home be removed or a new home is constructed, the conditions apply.
2. Home shall have a minimum heated floor area of 2800 square feet exclusive of garage or basements. Shall have a minimum 2-car garage.
3. Home shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on the front, side and rear elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
4. The driveway shall be a minimum width of 18 feet.
5. The front and side yards shall be sodded.
6. Shall plant two (2) ornamental trees in the front yard.

Ayes 3
Nays 0



#Z-24-10: Josh Brown requested rezoning for the property located on Peachtree Industrial Boulevard, being parcels 7-302-109 and 7-302-407, containing 2.098 acres from Public to M-1. The applicant was present and stated he is proposing an office warehouse building for his garage door business. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The final development design shall be substantially similar to the site plan provided with the application including the sizes of the proposed buildings and parking.
2. The front building setback shall be reduced from 50-feet to 10-feet. The side setback shall be reduced from 20-feet to 15-feet.
3. The approval of the rezoning application does not extend to zoning or code non-conformities unless specifically addressed in the application.
4. The applicant shall provide building elevations including material and color to be approved by the Planning Director.
5. The development shall include a 10' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Peachtree Industrial Boulevard. The landscape plan is to be submitted to the Planning Director.
6. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way.

Ayes 3

Nays 0

Special Use Permits:

#SUP-24-04: Wellins, Inc. requested a special use permit for the property located at 974 Gainesville Highway. The special use permit requested is to allow a welding shop. Alex Brock spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The special use permit SUP-24-04 is approved for Wellins, Inc. and should the applicant vacate the property the special use permit is considered expired.
2. The 75' undisturbed buffer shall be allowed to include limited grading, a retaining wall, and the installation of the fire lane turn-around in the general location as shown on the site plan submitted with the application. The buffer area shall include enhanced landscaping in areas that are disturbed and where existing vegetation is sparse. The landscaped area shall screen the site with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect.
3. Special Use Permit SUP-24-04 does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.
4. The site shall include a 15' enhanced landscape strip adjacent to Gainesville Highway. The landscape strip shall screen the site with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape strips shall not





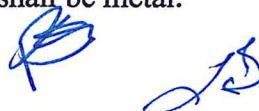
- be encroached with walls, easements (except for those granted for utilities), parking, curb and gutter, retaining walls or any other site improvements. The entrances can encroach the landscape strip as close to perpendicular as possible.
5. Sidewalks and curb & gutter are required to be located adjacent to the full amount of road frontage at Gainesville Highway.
 6. Outdoor storage of equipment and storage shall be prohibited. All work activity shall be within the buildings.
 7. The final site plan needs to be approved by the Planning Director.
 8. The hours of operations shall be 8:00 a.m. – 6:00 p.m.
 9. Only stainless-steel and carbon steel products shall be used for welding. All other products shall be prohibited.
 10. If odor becomes an issue and is deemed as a nuisance, the City will require this item to be addressed immediately.

Ayes 3

Nays 0

#SUP-24-05: Boardwalk Storage, LLC requested a special use permit for the property located at 2283 Buford Dam Road, out of parcel 7-326-030, containing 1.17 acres. The special use permit requested is to allow a climate-controlled storage building. Mitch Peevy spoke on behalf of the applicant. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Special use permit SUP-24-05 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 15' landscape strip adjacent to Buford Dam Road. The landscape strip shall screen the site with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape strips shall not be encroached with walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The entrances can encroach the landscape strip as close to perpendicular as possible. The landscape plan shall be designed and sealed by a Georgia Registered Landscape Architect and approved by the Planning Director.
3. In place of the required 75' undisturbed buffer, the applicant shall provide screening with 8-foot black vinyl coated chain link fence and small evergreen trees adjacent to both side property lines to screen the residentially zoned properties as approved by the City Manager.
4. Sidewalk and curb and gutter are required to be located adjacent to the full amount of road frontage along Buford Dam Road. The requirement to install these road improvements are subject to Gwinnett County Department of Transportation letter of intent to install said improvements as part of a Gwinnett County road improvement project and proof of payment to Gwinnett County DOT by the developer/property owner.
5. Outdoor storage shall be prohibited.
6. The final site plan needs to be approved by the Planning Director.
7. Outdoor lighting shall be contained in cut-off luminaries and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way.
8. The awnings above the doors shall be metal.



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

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman and City Manager to sign Year-End Settlement documents with MEAG Power.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to accept natural gas easements in the Reunion Phase 21 Development between Pulte Home Company, LLC, Reunion Golf Course and City of Buford.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager and City Attorney to purchase properties as presented and approve purchase of 584 New Street, Parcel No. 7-295A-071, in the amount of \$45,000.00 plus closing costs (Recording Fee and Title Exam), total \$45,871.16.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize transfer of parcel 7-294-054 to Buford Downtown Development Authority.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to amend FY2024 budget for summer camps at Buford City Schools.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to consider approval of special event permit for First Pentecostal Church and authorize closure of Moreno Street between Garnett Street and Scott Street from 12:30 p.m. on May 18, 2024 through 4:30 p.m. May 19, 2024.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve special event at Buford Youth Sports Complex, Buford Rise Flag football.

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. Burge, seconded by Mr. Weeks to approve award of Moreno Street Pedestrian and Streetscape project to low bidder, Backbone Infrastructure, LLC, in the amount of \$3,761,436.00, subject to concurrence of award by the Georgia Department of Transportation.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager and City Attorney to utilize eminent domain proceedings to acquire a sanitary sewer easement across parcels 7-226-141 and 7-226-124 to serve a project located on the northeast quadrant of Hamilton Mill Road and North Bogan Road for public purposes and benefit. Developer shall be responsible for all associated costs.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 in the amount of \$96,524.05 to Site Engineering, Inc. for Jackson Street Sewer Improvements, Phase II. (CDBG)

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #8 in the amount of \$96,524.05 to Backbone Infrastructure, LLC for West Moreno Street improvements project.

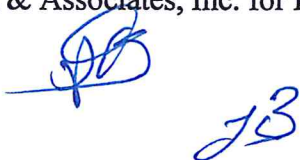
Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #17 in the amount of \$70,039.00 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. Weeks, seconded by Mr. Burge to authorize payment #13 in the amount of \$23,020.68 to H. Lloyd Hill & Associates, Inc. for Buford Senior Academy project.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #14 in the amount of \$392,855.00 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 of Invoice #8 in the amount of \$247,157.35 to Charles Black Construction Company, Inc. for Buford High School bleachers and concessions – Phase II project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #3 in the amount of \$24,020.00 to Charles Black Construction Company, Inc. for Buford Youth Football Field Renovation Project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #16 in the amount of \$2,934,758.00 to Charles Black Construction Company, Inc. for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #18137-25 in the amount of \$34,087.70 to Breaux & Associates for City of Buford stadium project.

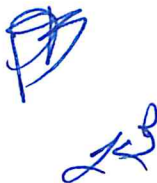
Ayes 3
Nays 0

Mr. Mr. Kerlin gave the City Manager's Report.

Mr. Britt 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



Buford City Commission
Minutes
April 9, 2024



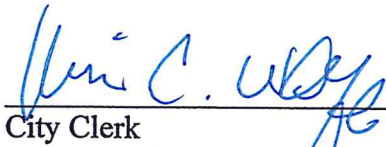
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

Date

5-6-24