

# **SPECIAL CALLED COMMISSION MEETING**

December 27, 2023  
Buford City Hall  
4:00 p.m.

1. Approve the agenda as presented.

## **PUBLIC HEARINGS**

2. **Annexations:**

- I. **Plat #681/#Z-23-27/#SUP-23-24:**

**Applicant: Naveed Masood  
3596 Moye Trail  
Duluth, GA 30097**

**Owner: Gravel Springs Development, LLC  
Property: Gravel Springs Road  
Parcel: 7-137-040  
Acres: 1.040  
Zoned From: RA-200  
Zoned To: C-2**

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

Plat #681/#Z-23-27/#SUP-23-24: Gravel Springs Development, LLC request annexation and rezoning for the property located on Gravel Springs Road, being parcel 7-137-040, from RA-200 to C-2 with a special use permit to allow a convenient store with fuel pumps for automobiles and trucks. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation, rezoning and special use permit as requested with the following conditions:

1. The site shall be developed substantially similar to the site plan provided with the applications.

2. The applicant shall submit building elevations including building and canopy materials, color and height. All design elements to be approved by the Planning Director.
3. The approval of the annexation, rezoning and special use permits does not approve variances or waivers to City of Buford Development Regulations or Zoning Ordinances.
4. The site shall be for a convenient store with automobile and truck fueling only. Over night parking or storage of vehicles or trucks, showers, or car washes shall be prohibited.

Ayes – 4

Nays – 0

**II. Plat #682/#Z-23-28/#SUP-23-25:**

**Applicant: Naveed Masood  
3596 Moye Trail  
Duluth, GA 30097**

**Owner: Gravel Springs Development, LLC  
Property: 2647 Gravel Springs Road  
Parcel: 7-137-010  
Acres: 1.260  
Zoned From: RA-200  
Zoned To: C-2**

**P & Z Recommendation:**

Plat #682/#Z-23-28/#SUP-23-25: Gravel Springs Development, LLC request annexation and rezoning for the property located at 2647 Gravel Springs Road from RA-200 to C-2 with a special use permit to allow a convenient store with fuel pumps for automobiles and trucks. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the annexation, rezoning and special use permit as requested with the following conditions:

1. The site shall be developed substantially similar to the site plan provided with the applications.
2. The applicant shall submit building elevations including building and canopy materials, color and height. All design elements to be approved by the Planning Director.

3. The approval of the annexation, rezoning and special use permits does not approve variances or waivers to City of Buford Development Regulations or Zoning Ordinances.
4. The site shall be for a convenient store with automobile and truck fueling only. Overnight parking or storage of vehicles or trucks, showers, or car washes shall be prohibited.

Ayes – 4

Nays – 0

**III. Plat #683/#Z-23-29/#SUP-23-26:**

**Applicant: Naveed Masood  
3596 Moye Trail  
Duluth, GA 30097**

**Owner: Gravel Springs Development, LLC  
Property: 2633 Gravel Springs Road  
Parcel: 7-137-004  
Acres: 3.30  
Zoned From: RA-200  
Zoned To: C-2**

**P & Z Recommendation:**

Plat #683/#Z-23-29/#SUP-23-26: Gravel Springs Development, LLC request annexation and rezoning for the property located at 2633 Gravel Springs Road from RA-200 to C-2 with a special use permit to allow a convenient store with fuel pumps for automobiles and trucks. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the annexation, rezoning and special use permit as requested with the following conditions:

1. The site shall be developed substantially similar to the site plan provided with the applications.
2. The applicant shall submit building elevations including building and canopy materials, color and height. All design elements to be approved by the Planning Director.
3. The approval of the annexation, rezoning and special use permits does not approve variances or waivers to City of Buford Development Regulations or Zoning Ordinances.

4. The site shall be for a convenient store with automobile and truck fueling only. Overnight parking or storage of vehicles or trucks, showers, or car washes shall be prohibited.

Ayes – 4

Nays – 0

### **END OF PUBLIC HEARINGS**

3. Adopt Resolution for Amendments to the Plumbing Code for Water Efficiency submission to Department of Community Affairs (DCA).
4. Authorize Chairman to approve amendment to Gwinnett and Hall Countywide Safety Plan in furtherance of exchange of natural gas service territories between the City of Buford and Alanta Gas Light.
5. Adjourn.

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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.