

# BUFORD CITY COMMISSION MEETING

May 2, 2022  
Buford City Arena  
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the April 11, 2022 meeting.
4. Recognize Maurice Walker for his twenty (20) years of service.

## **PUBLIC HEARINGS**

### 5. **Rezoning:**

#### I. **#Z-22-01:**

**IDI Logistics**  
**2820 Gravel Springs Road**  
**Parcel: 7-142-144**  
**1.29 acres**

**Requesting rezoning from RA-200 (Residential Agricultural) to M-1 (Light Industrial).**

### **P & Z Recommendation**

#Z-22-01: IDI Logistics requested rezoning for the property located at 2820 Gravel Springs Road from RA-200 to M-1. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to M-1 with the following conditions:

1. The development site plan shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to the residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an

effective screening. The final plan is to be reviewed and approved by the Planning Director.

3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

II. **#Z-22-02:**

**IDI Logistics**  
**2826 Gravel Springs Road**  
**Parcel: 7-142-012**  
**1.93 acres**

**Requesting rezoning from RA-200 (Residential Agricultural) to M-1 (Light Industrial).**

**P & Z Recommendation**

#Z-22-02: IDI Logistics requested rezoning for the property located at 2826 Gravel Springs Road from RA-200 to M-1. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.

3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

6. **Special Use Permit:**

I. **#SUP-22-04:**

**Trace Henderson  
5014 B.U. Bowman Drive, Suite 200  
8-157A-000032  
M-1 (Light Industrial) Zoning**

**Requesting a special use permit to allow automotive window tinting.**

**P & Z Recommendation**

#SUP-22-04: Trace Henderson requested a special use permit for the property located at 5014 B.U. Bowman Drive, Suite 200. The special use permit requested is to allow automotive window tinting. The applicant was present. Jason Black, applicant's attorney, spoke and explained the request to the Board. He stated the business was for auto window tinting and that all the work would be performed inside the building. Customers are mostly by appointments only. There were no objections from the audience. Motion by Harley Bennett and seconded by Jeff Pirkle to recommend approval of the special use permit as requested with the following conditions:

1. Outdoor storage of business-related parts, trash, or related equipment shall be prohibited.
2. All installations shall take place within the building. Outdoor installations shall be prohibited.

Ayes – 5  
Nays – 0

II. **#SUP-22-06:**

**Theo Stone, Altwell, LLC  
4996 Lanier Islands Parkway  
8-157-000001  
C-2 (Commercial) Zoning**

**Requesting a special use permit to allow automotive minor repair with a parking count of 30 spaces with retail tire sales.**

**P&Z Recommendation**

#SUP-22-06: Theo Stone, Altwell, LLC requested a special use permit for the property located at 4996 Lanier Islands Parkway, out of parcel 08-157-000001, containing 1.499 acres. The special use permit requested is to allow an automotive minor repair with retail tire sales. The applicant was present and explained the request to the Board. He stated the business was Tire Discounter and would also provide oil changes and minor repair. The Board stated that the City would require the garage doors be in the rear or on the side and not facing Lanier Islands Parkway. The applicant stated he would revise the site plan before the Commission meeting. 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. Business operations shall not include storage of business products for sale or junked vehicles or parts. The site shall be maintained in an orderly manner.
2. The parking space minimum requirement is 53 spaces and shall be reduced to 30 parking spaces.
3. Parking of any vehicle is required to be within a designated stripped parking space. Parking in grassed areas or within drive isles shall be prohibited.
4. Architectural treatments shall be reviewed and approved by the Planning Director prior to the issuance of a building permit.

Ayes – 5  
Nays – 0

7. **Annexations:**

I. **Tract #1 – Plat #614**

IDI Logistics  
1197 Peachtree Street NE  
Suite 600  
Atlanta, GA 30361

Property: 2754 Gravel Springs Road, Gwinnett County  
Parcel: 7-142-013  
Acres: 3.29

Zoned From: RA-200  
Zoned To: M-1

**P&Z Recommendation**

Plat #614/#Z-22-03: Wylene Mosley and IDI Logistics requests annexation and rezoning for the property located at 2754 Gravel Springs Road from RA-200 to M-1. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the proposed development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4  
Nays – 0

## II. Tract #2 – Plat #615

IDI Logistics  
1197 Peachtree Street NE  
Suite 600  
Atlanta, GA 30361

Property: 2730 Gravel Springs Road, Gwinnett County  
Parcel: 7-142-096  
Acres: .84

Zoned From: RA-200  
Zoned To: M-1

### P&Z Recommendation

Plat #615/#Z-22-04: Xiu Ying Ye and IDI Logistics requests annexation and rezoning for the property located at 2730 Gravel Springs Road from RA-200 to M-1. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.

6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

### III. **Tract #3 – Plat #616**

IDI Logistics  
1197 Peachtree Street NE  
Suite 600  
Atlanta, GA 30361

Property: 2781 Gravel Springs Road, Gwinnett County  
Parcel: 7-142-002  
Acres: 9.37

Zoned From: RA-200  
Zoned To: M-1

### **P&Z Recommendation**

Plat #616/#Z-22-05: Margaret R. Kirkpatrick and IDI Logistics requests annexation and rezoning for the property located at 2781 Gravel Springs Road from RA-200 to M-1. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.

5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

#### IV. Tract #4 – Plat #617

IDI Logistics  
1197 Peachtree Street NE  
Suite 600  
Atlanta, GA 30361

Property: 2634 Gravel Springs Road, Gwinnett County  
Parcel: 7-137-002  
Acres: 12.00

Zoned From: RA-200  
Zoned To: M-1

#### P&Z Recommendation

Plat #617/#Z-22-06: Brenda Cheryle Mosley and IDI Logistics requests annexation and rezoning for the property located at 2634 Gravel Springs Road from RA-200 to M-1. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.



4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

**V. Tract #5 – Plat #618**

IDI Logistics  
1197 Peachtree Street NE  
Suite 600  
Atlanta, GA 30361

Property: 2648 Gravel Springs Road, Gwinnett County  
Parcel: 7-137-002A  
Acres: 0.67

Zoned From: RA-200  
Zoned To: M-1

**P&Z Recommendation**

Plat #618/#Z-22-07: Brenda Cheryle Mosley and IDI Logistics requests annexation and rezoning for the property located at 2648 Gravel Springs Road from RA-200 to M-1. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development site plans shall conform to the recommendations of the Georgia Development of Regional Impacts (DRI) report.
2. The 50-foot undisturbed buffer adjacent to residentially zoned property shall be reduced to a 50-foot graded and replanted buffer. A landscape plan shall be required within the dissimilar zoning buffer and provide for an effective screening. The final plan is to be reviewed and approved by the Planning Director.

3. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of evergreen trees and shrubs to provide an effective screen from Gravel Springs Road and I-85.
4. Building elevations shall be submitted to the Planning Director for review and approval.
5. Tilt-up wall building construction shall be approved for the property development.
6. To allow retaining wall within the front yard per the site plan submitted with the application by Urban Engineers, Inc. dated March 7, 2022, for location and materials.

Ayes – 4

Nays – 0

#### **VI. Tract #6 – Plat #622**

713 Holdings  
5936 Shadburn Ferry Road  
Buford, GA 30518

Property: 6180 New Bethany Road, Hall County  
Parcel: 07-328-003005  
Acres: 6.202

Zoned From: A4  
Zoned To: R-100

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

Plat #622/#Z-22-11: 713 Holdings requests annexation and rezoning for the property located at 6180 New Bethany Road from A4 to R-100. Bob Cheeley spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing 1 acre lots with high-end homes. Reggie Morgan, adjoining property owner, asked about the water run-off and possibility of a fence to screen his property. Chairman Perkins stated he would like to see the homes have 3-car garages. The applicant agreed to this condition. 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 Jeff Pirkle to recommend approval of the annexation and rezoning to R-100 with the following conditions:

1. Single-family homes and accessory use.

2. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 35% on the front elevation and accents not to exceed 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
3. All front, side, and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
4. All homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. All homes shall have a minimum of three (3) car garages.
5. The minimum lot width shall be 95 feet.
6. New Bethany Road shall be improved to City of Buford Development Regulations. Roadway engineering plans shall be reviewed and approved by the City Engineer for compliance with roadway improvement standards prior to the issuance of any permits.

Ayes – 5

Nays – 0

## **VII. Tract #7– Plat #623**

713 Holdings  
5936 Shadburn Ferry Road  
Buford, GA 30518

Property: 6200 New Bethany Road, Hall County  
Parcel: 07-328-003005  
Acres: 5.343

Zoned From: A4  
Zoned To: R-100

### **P&Z Recommendation**

Plat #623/#Z-22-12: 713 Holdings requests annexation and rezoning for the property located at 6200 New Bethany Road from A to R-100. Bob Cheeley spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing 1 acre lots with high-end homes. Reggie Morgan, adjoining property owner, asked about the water run-off and the possibility of a fence to screen his property. Chairman Perkins stated he would like to see the homes have 3-car garages. The applicant agreed to this condition. Hall County did not object to the annexation and rezoning and there were no objections from the audience.

Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the annexation and rezoning to R-100 with the following conditions:

1. Single-family homes and accessory use.
2. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 35% on the front elevation and accents not to exceed 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
3. All front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
4. All homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. All homes shall have a minimum of three (3) car garages.
5. The minimum lot width shall be 95 feet.
6. New Bethany Road shall be improved to City of Buford Development Regulations. Roadway engineering plans shall be reviewed and approved by the City Engineer for compliance with roadway improvement standards prior to the issuance of any permits.

Ayes – 5

Nays – 0

### **END OF PUBLIC HEARINGS**

8. Authorize City Manager to enter into a work detail agreement with Georgia Department of Corrections.
9. Authorize City Manager and City Attorney to purchase properties as presented.
10. Approve professional services consulting agreement with The Norton Agency to assist the City with Buford High School stadium property acquisitions and pay commission of 3% for procuring cause of closed parcels.
11. Consider approval of contract with Wilcox & Bivings, P.C. for audit services for years 2022-2024.
12. Consider approval of temporary event application to be located on Moreno Street and in the public parking area for First Pentecostal Church of Buford on June 4, 2022 and June 5, 2022.

13. Authorize payment of invoice #5 (final) for North Harris Street Streetscape project and invoice #5 (final) for South Harris Street Streetscape project.
14. Authorize payment of invoice #2 for Buford High School baseball and softball scoreboards and installation project.
15. Authorize payment #2 for West Main Street streetscape project.
16. Authorize payment #1 for Buford High School Visitor Fieldhouse project.
17. Authorize payment #1 for Buford Senior Academy renovations project.
18. Authorize payment #2 for CDBG Shadburn Ferry Road improvement project.
19. Authorize payment #11 to Ruby Collins, Inc. for water plant expansion project.
20. City Manager's Report.
21. City Attorney's Report.

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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.