

# BUFORD CITY COMMISSION MEETING

October 7, 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 September 3, 2024 regular meeting and the the special called meeting.

## **PUBLIC HEARINGS**

### 4. **Rezoning:**

#### I. **#Z-24-27:**

Meridith Simes  
403 Thunder Road  
Acres: 4.07  
Parcel: 7-298-095

Requesting rezoning from C-2 to R-100.

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

#Z-24-27: Meridith Simes requested rezoning for the property located at 403 Thunder Road from C-2 to R-100. The applicant was present and presented a new concept plan proposing four (4) single-family residential homes. She asked the Board for the construction of the homes to be 60% brick or stone with 40% accents. The City stated they would like 80% brick or stone with 20% accents. Gentry Wade, adjacent property owner, asked for a privacy fence to be installed along his property line for screening. There were no objections from the audience. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the rezoning request to R-100 with the following conditions:

1. Prior to the issuance of building permits a final plat shall be submitted for review and approval per the City of Buford Development Regulations Article 10 Plan and Plat Regulations.
2. Lots shall meet the standards of R-100 zoning including lot width and lot area.
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 of 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 planted in the front yard.
8. Road improvements including curb and gutter, and 5-foot sidewalks are required along Thunder Road. Road improvements shall meet the standards of City of Buford codes and ordinances.
9. To install an 8' high privacy fence adjacent to the property line of Gentry Wade's property to the front elevation of the proposed house.

Ayes – 5

Nays – 0

5. **Special Use Permit:**

I. **#SUP-24-18:**

Sukkyu (Andrew) Lee  
4365 South Lee Street, Suite E03  
Parcel: 7-268-183

Requesting to allow a wrapping and window tinting service business.

**P & Z Recommendation:**

#SUP-24-18: Sukkyu (Andrew) Lee requested a special use permit for the property located at 4365 South Lee Street, Suite E03. The special use permit requested is to allow a wrapping and window tinting service business. The applicant and property owner was present and explained the request to the Board.

She stated this was an appointment based business and would only have one vehicle at a time. The work would be performed inside the building. She also stated this was a family business. The City stated the property was not intended for automobile repair services. The property owner stated that the covenants did not allow auto repair. This use would not be an intensive use. 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 proposed automotive glass tinting and body wrap business, and should the business vacate the building the special use permit expires.
2. Automotive work shall take place within the building. Outdoor operations shall be prohibited.
3. Outdoor storage of parts, discarded material, or business related equipment shall be prohibited.
4. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.

Ayes – 5

Nays – 0

6. **Annexation:**

I. **Plat #698:**

**Applicant/Owner: Charles & Jesslyn Laughlin  
5598 Shadburn Ferry Road  
Buford, GA 30518**

**Property: 5598 Shadburn Ferry Road, Gwinnett County**

**Parcel: 7-326-013**

**Acres: 7.4300**

**Zoned From: RA-200**

**Zoned To: RA-200**

**P & Z Recommendation:**

Plat #698: Charles and Jesslyn Laughlin requested annexation and zoning for the property located at 5598 Shadburn Ferry Road from RA-200 to RA-200. Meridith Simes spoke on behalf of the applicant and stated the property is proposing to build one (1) single-family residential home. The material of the home were discussed.

The City stated the home would need to be built to the proposed conditions. Gwinnett County did not object to the annexation and zoning request and there were no objections from the audience. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the annexation and zoning to RA-200 with the following conditions:

1. The property shall have one (1) single-family residential home.
2. Home shall have a minimum gross heated floor area of 3400 square feet.
3. Home shall be constructed with four (4) sides brick or stone with accents not to exceed 35% on the front elevation and 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, board & batten and concrete siding as approved by the Planning Director.
4. The driveway shall be a minimum width of 18 feet.
5. The front, side and rear yards shall be sodded.
6. Shall plant two (2) ornamental trees in the front yard.

Ayes – 5

Nays – 0

## **II. Plat #699:**

**Applicant/Owner: Robert Odom & Linda Liles  
1806 Jimmy Dodd Road  
Buford, GA 30518**

**Property: 1806 Jimmy Dodd Road, Gwinnett County**

**Parcel: 7-334-124**

**Acres: 2.6700**

**Zoned From: R-100**

**Zoned To: R-100**

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

Plat #699: Robert Odom and Linda Liles requested annexation and zoning for the property located at 1806 Jimmy Dodd Road from R-100 to R-100. The applicants were present and stated they would like to be in the City. Debbie Condon, adjacent property owner, was in favor of the request. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the annexation and zoning to R-100 and if the home is removed or another home is constructed the applicable following conditions shall apply:

1. The property shall have one (1) single-family residential home.
2. The garbage containers shall be placed at the end of the driveway for service by City of Buford.
3. Home shall have a minimum gross heated floor area of 3400 square feet.
4. Home shall be constructed with four (4) sides brick or stone with accents not to exceed 35% on the front elevation and 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, board & batten and concrete siding as approved by the Planning Director.
5. The driveway shall be a minimum width of 18 feet.
6. The front, side and rear yards shall be sodded.
7. Shall plant two (2) ornamental trees in the front yard.

Ayes – 5

Nays – 0

7. **Zoning Modification:**

**I. #ZM-24-06:        Ronnie Rodriguez – Georgia Premier Land Services  
                                 2140 Buford Dam Road  
                                 Zoned: C-2**

This site currently has a special use permit for a boat storage facility.

Request to amend zoning conditions from Plat #127 from Commission meeting on September 9, 1996 to allow motorcycle parts and service in the front utility building.

**Recommended conditions:**

1. **No outside display or sales.**
2. **Motorcycle service shall take place within the building. Outdoor operations shall be prohibited.**
3. **Outdoor storage of parts, discarded material, or business-related equipment shall be prohibited.**

**END OF PUBLIC HEARINGS**

8. Consider update to Election Poll Worker's Compensation.

9. Approve surplus of retired Christmas decorations (garland and misc items) as presented and authorize City Manager to list items on Govdeals.com and other markets.
10. Consider approval of closure of Moreno St. from Garnett St. to Scott St. on October 26, 2024 for First Pentecostal Church of Buford.
11. Consider approval of closure of Main St. from Harris St. to Scott St. on December 3, 2024 for Main Street Holiday Market.
12. Appoint Robert Perkins to Buford Downtown Development Authority.
13. Authorize release of pledged funds with Peoples Bank & Trust.
14. Authorize payment of Invoice #18137-31 in the amount of \$60,608.12 to Breaux & Associates for Buford City Stadium project.
15. Authorize payment #22 in the amount of \$3,739,361.00 to Charles Black Construction Company, Inc. for Buford City Stadium project.
16. Authorize payment #19 in the amount of \$3,940.58 to H. Lloyd Hill Architect & Associates, Inc. for Buford Senior Academy renovations project.
17. Authorize payment #2 in the amount of \$170,462.75 to JDS, Inc. for New Bethany Road sewer improvements project.
18. Authorize payment #20 in the amount of \$855,838.00 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.
19. Authorize payment of Invoice #2403-002-1 in the amount of \$298,968.46 to Charles Black Construction Company, Inc. for legion fields playground Project.
20. Authorize payment #1 in the amount of \$97,007.00 to Charles Black Construction Company, Inc. for Buford City Gym Parking project.

21. City Manager's Report.

22. 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.