

# BUFORD CITY COMMISSION MEETING

August 5, 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 July 1, 2024 meeting.
4. Re-appoint Wayne Johnson to the Planning & Zoning board.

## **PUBLIC HEARINGS**

### 5. **Rezoning:**

#### I. **#Z-24-24/#SUP-24-16:**

Team Ryan Automotive  
2969 Waterworks Road  
Acres: 0.61  
Parcel: 07-300-000001

Requesting rezoning from R-100 to M-1 with a special use permit to allow auto service business.

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

#Z-24-24/#SUP-24-16: Team Ryan Automotive requested rezoning for the property located at 2969 Waterworks Road from R-100 to M-1 with a special use permit to allow an auto service business. David Williams, Keller-Williams agent spoke on behalf of the applicant and explained the request to the Board. He stated the business is growing and the owner needs to expand his parking area to this property. The existing house will be removed. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to M-1 with the special use permit as requested with the following conditions:

1. The applicant shall submit civil site construction documents in pursuit of a land disturbance permit that is in conformance with the City of Buford's Zoning and Development Regulations. Any non-conformities shown on the submitted rezoning concept plan are not authorized unless specifically requested through a variance request.
2. Approval of this special use permit is for Team Ryan Automotive and will expire should the current owner vacate the site.
3. No accumulations of junk vehicles and repairs shall be done inside.
4. All outdoor parking of vehicles shall be on asphalt or concrete in designated parking areas.
5. The 50-foot zoning buffer adjacent to residential use shall be reduced to 20 feet and be replanted were sparsely vegetated.
6. The applicant shall provide required stormwater management on-site, meeting minimal standards of the City of Buford Development Regulations prior to the issuance of a land disturbance permit.

Ayes – 4

Nays – 0

6. **Special Use Permit:**

I. **#SUP-24-12:**

Justin Ashby  
4996 Lanier Islands Parkway  
Parcel: 08-157-000001

Requesting to allow a quick service restaurant with a drive thru.

**P & Z Recommendation:**

#SUP-24-12: Justin Ashby requested a special use permit for the property located at 4996 Lanier Islands Parkway, out of parcel 08-157-000001, containing 1.75 acres. The special use permit requested is to allow a drive-thru restaurant. The applicant was not present. Chairman Perkins stated the request was for a drive-thru service for Chipotle Restaurant and they have also requested a flat roof and for the parking to be allowed in the front and side of the building. Cassandra McDaniel, owner of the daycare facility at 4952 Lanier Islands Parkway spoke with concerns of air pollution from the cars in the drive-thru lanes idling and waiting for service. She stated this would be next to the playground area. She asked for landscaping or fencing to screen the development from her business. Mr. Perkins stated that there are no required buffers between similar C-2 zonings. He

also stated that there is another lot between her property and the Chipotle site. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the special use permit as requested with the following conditions:

1. Relief from Zoning Ordinance, Section 1316.2.A.5 to allow a flat roof on a building less than 5000 square feet of gross floor area.
2. Relief from Zoning Ordinance, Section 1316.2.A.6 to allow white, single ply duro-last membrane architectural material on the building roof.
3. Relief from Zoning Ordinance Section 1316.3.C to allow 100% of parking within the front and side yards of the lot for a freestanding building of 7500 gross square feet of space or less.
4. The approval of this special use permit does not provide relief of other requirements from the Zoning Ordinance or Development Regulations unless specifically requested.
5. The final architectural plans shall be submitted for review and approval by the Planning Director.
6. The design shall include the required 10-foot and 5-foot wide landscape strips per code. The landscape strips shall not contain parking, signs or order boards. All landscaping requirements shall be met per the City of Buford Zoning Code.

Ayes – 4

Nays – 0

7. **Zoning Modification:**

**I. #ZM-24-05: Clair Investment Properties & Interior Designs, LLC  
467 Thunder Road**

Request to modify condition #2 from the Commission meeting of May 1, 2023.

Developer is proposing nine (9) single-family residential lots.

**Modification is to reduce the lot width on the following lots:**

Lot 3 frontage would be reduced from 100 feet to 91.45 feet wide coming off of Thunder Road.

Lot 4 frontage would be reduced from 100 feet to 81.65 feet wide coming off of Thunder Road.

Lot 5 frontage would be reduced from 100 feet to 90.29 feet wide coming off of Thunder Road.

Lot 6 frontage would be reduced from 100 feet to 85.60 feet wide coming off of Thunder Road.

Lot 7 frontage would be reduced from 100 feet to 41.27 feet wide coming off of Thunder Road.

Lot 8 frontage would be reduced from 100 feet to 41.26 feet wide coming off of Thunder Road.

Lot 9 frontage would be reduced from 100 feet to 41.26 feet wide coming off of Thunder Road.

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. Authorize City Manager to move forward with employee pay raises and to make market adjustments as necessary.
11. Approve subdivision plat for Minor Subdivision on Highway 20.
12. Approve final subdivision plat for Palmetto Buford-Lanier Islands Pkwy, LLC at 4996 Lanier Islands Parkway.
13. Accept right-of-way dedication of Whidby Road through the Trammel Crow Co. Development on Lanier Islands Parkway.
14. Consider transfer of parcel no. R7301 157, Oakland Avenue, to the Downtown Development Authority.
15. Approve all purchases of land associated with the City of Buford stadium project.
16. Authorize City Manager and City Attorney to purchase property as presented.

17. Authorize City Manager to proceed with reimbursements from ESPLOST funds for payments made on behalf of Buford City School District for construction of projects, Middle School addition, Senior Academy addition, Senior Academy furniture, and baseball/softball bleachers/scoreboards.
18. Approve lease agreement between City of Buford and Rick Hendrick Chevrolet Buford, LLC for lease of premises located on Robert Bell Parkway, subject to the approval of the City Attorney.
19. Consider approval of special event on Moreno Street from Garnett Street to Scott Street for First Pentecostal Church.
20. Adopt ordinance prohibiting private decentralized wastewater systems as recommended by the Metro North Georgia Water Planning District.
21. Authorize City to participate in the Toilet Retrofit Program as required by the Metro North Georgia Planning District.
22. Approve Memorandum of Agreement with Georgia Department of Transportation for roadway lighting at 5067 Lanier Islands Parkway (Branded Barrel).
23. Approve agreement with Gwinnett County Board of Voter Registrations and Elections for 2025 election year.
24. Authorize release of pledged funds with Peoples Bank & Trust.
25. Authorize payment of Invoice #18137-29 in the amount of \$38,979.98 to Breaux & Associates for Buford City Stadium project.
26. Authorize final payment in the amount of \$32,181.06 to site Engineering, Inc. for Jackson Street Sewer Improvements, Phase II project. (CDBG)
27. Authorize payment #20 in the amount of \$2,537,590 to Charles Black Construction Company, Inc. for Buford City Stadium project.
28. Authorize payment #18 in the amount of \$210,476 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.

29. Authorize payment #20 in the amount of \$10,355 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.
30. Authorize payment #11 (final) for the West Moreno Pedestrian and Streetscape project.
31. City Manager's Report.
32. 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.