

Buford City Commission

August 5, 2024

The regular monthly meeting was held on August 5, 2024 at Buford City Hall and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and Mr. Burge led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the August 5, 2024 meeting as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the July 1, 2024 meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to re-appoint Wayne Johnson to the Planning & Zoning Board.

Ayes 3
Nays 0

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

Rezoning:

#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. He stated the business is growing and the owner needs to expand his parking area to this property. The existing house will be removed. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 on the property and no repairs shall be performed outside.
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 0 feet to accommodate the stormwater detention pond with the remainder of the buffer at 20 feet and be replanted were sparsely vegetated as approved by the Planning Director.
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.
7. A storage building for tires shall be permitted in the rear of the parking lot as approved by the Planning Director. The structure shall be brick.
8. Home on the lot to be developed shall be demolished.
9. Fencing in the front yard shall be brick columns and wrought iron type to a gated column entry at the side yard. Black chain link may be used beginning at the gate entry but not entering the front yard as approved by the Planning Director.

Ayes 3

Nays 0

Special Use Permits:

#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. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request 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 3

Nays 0



Zoning Modifications:

#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. Jeff Pruitt spoke on behalf of the applicant and stated that the developer is proposing nine (9) single-family residential lots and is requesting 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.

Motion by Mr. Burge, seconded by Mr. Weeks to approve the request.

Ayes 3

Nays 0

Chairman Beard stated at this time there would be a public hearing on the Fiscal Year 2025 Operating Budget and 2024 millage rate rollback for Gwinnett and Hall County property taxes. Chairman Beard opened the hearings with comments on the FY 2025 budget, the proposed tax increases for 2024 and gave an overview of the law and the City's proposed millage rate. The Commission is proposing a millage rate of 12.50 for 2024 for both Gwinnett and Hall Counties, Hall County at 12.50 mills after the LOST rollback. The property tax increase for Gwinnett County is proposed at 12.05% over the rollback millage rate of 11.156 and the property tax increase for Hall County is proposed at 5.89% over the rollback millage rate of 11.805. The public was given an opportunity to provide comments on the budget and millage rate rollback. Several inquired about the millage rate increases in Gwinnett and Hall Counties. The Chairman explaining the statute and homeowners with the Homestead Exemption changes to be voted on November 5, 2024 will further assist homeowners with lowering tax bills.

The audience was given an opportunity to comment on the FY 2025 operating budget. The audience did not have questions regarding the proposed Fiscal Year 2025 Operating Budget.

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

JB

BW

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to move forward with employee pay raises and to make market adjustments as necessary.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve subdivision plat for Minor Subdivision on Highway 20.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve final subdivision plat for Palmetto Buford-Lanier Islands Pkwy, LLC at 4996 Lanier Islands Parkway.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to accept right-of-way dedication of Whidby Road through the Trammel Crow Co. Development on Lanier Islands Parkway.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to consider transfer of parcel no. R7301 157, Oakland Avenue, to the Downtown Development Authority.

Ayes 3
Nays 0

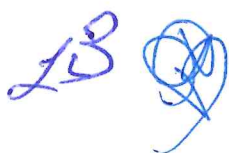
Motion by Mr. Weeks, seconded by Mr. Burge to approve all purchases of land associated with the City of Buford stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager and City Attorney to purchase property as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to 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.



Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to 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.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve special event on Moreno Street from Garnett Street to Scott Street for First Pentecostal Church.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to adopt ordinance prohibiting private decentralized wastewater systems as recommended by the Metro North Georgia Water Planning District.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize the City to participate in the Toilet Retrofit Program as required by the Metro North Georgia Planning District.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve Memorandum of Agreement with Georgia Department of Transportation for roadway lighting at 5067 Lanier Islands Parkway (Branded Barrel).

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve agreement with Gwinnett County Board of Voter Registrations and Elections for 2025 election year.

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. Weeks, seconded by Mr. Burge to authorize payment of Invoice #18137-29 in the amount of \$38,979.98 to Breaux & Associates for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize final payment in the amount of \$32,181.06 to Site Engineering, Inc. for Jackson Street Sewer Improvements, Phase II project. (CDBG)

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #20 in the amount of \$2,537,590.00 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 #18 in the amount of \$210,476.00 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 #20 in the amount of \$10,355.00 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 #11 (final) in the amount of \$92,004.95 to Backbone Infrastructure, LLC for the West Moreno Pedestrian and Streetscape project.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Jay gave the City Attorney's Report.

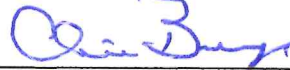


After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0



Phillip Beard, Chairman



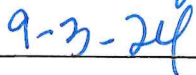
Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk



Date