

Buford City Commission

December 2, 2024

The regular monthly meeting was held on December 2, 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 December 2, 2024 meeting.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the November 4, 2024 meeting.

Ayes 3

Nays 0

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

Special Use Permits:

#SUP-24-25: Justin Ashby requested a special use permit for the property located at 4972 Lanier Islands Parkway. The special use permit requested is to allow a quick service oil change with drive-thru bay doors. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request:

1. Relief from Buford Code Section 1316.A.5 to allow a flat roof on a building less than 5000 square feet of gross floor space.
2. Relief from Buford Code 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.
3. The approval of this special use permit does not provide relief of other requirements from the Zoning Ordinance or Development Regulations unless specifically requested.
4. The building shall be positioned on the lot so the roll-up doors do not face Lanier Islands Parkway. The front setback may be reduced up to 18' and parking reduced to seven (7) spaces. The final architectural plans shall be submitted for review and approval by the Planning Director.
5. The design shall include the required 10-foot wide and 5-foot-wide landscape strips per code. The landscape strips shall not contain parking, signs or service boards. All landscaping requirements shall be met per City of Buford Zoning Ordinance.

6. The owner shall install a solid fence along the property line adjacent to the daycare facility to screen the development from the playground area and shall be reviewed and approved by the Planning Director.

Ayes 3
Nays 0

#SUP-24-26: Rob Tuned requested a special use permit for the property located at 1545 Buford Highway. The special use permit requested is to allow an auto repair facility. Mitch Peevy spoke on behalf of the applicant. He stated this was an automobile tuning facility. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Approval of this special use permit is for current owner and will expire should the current use vacate the site.
2. The approval of the special use permit does not provide approval of variances or alterations to local, state or federal regulations.
3. No accumulation of junk vehicles and mechanical repairs shall be done inside.
4. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
5. The elevations shall be substantially similar to the elevations that were submitted with the application.

Ayes 3
Nays 0

#SUP-24-27: Sammy Amor requested a special use permit for the property located at 3829 Buford Drive. The special use permit requested is to allow tobacco retail sales and vape shop. Tyler Goodman spoke on behalf of the applicant. A letter was submitted to the City from the owner of Chevron Food Mart located at 3833 Buford Drive in opposition of the request. The applicant presented the request. Motion by Mr. Weeks, seconded by Mr. Burge to deny the request.

Ayes 3
Nays 0

Annexations:

Plat #701/#SUP-24-28: Private Eye Properties requested annexation and zoning from HB to C-2 with a special use permit to allow boat and RV storage for the property located at 5747 Holiday Road. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The approval of a special use permit does not provide approval of variances or alterations to any local, state or federal regulations.
2. The road frontage adjacent to Lanier Islands Parkway and Holiday Road shall have a 10-foot enhanced landscape strip planted with a variety of evergreen trees and shrubs. The final landscape plan is to be approved by the Planning Director.

3. No accumulation of junk boats, vehicles RV's and mechanical repairs shall be prohibited on site.
4. All parking and driveway surfaces to be asphalt or concrete with curb and gutter meeting the minimal standards of the City of Buford Development Regulations.
5. The fence and gate along the front of Holiday Road and Lanier Islands Parkway shall be located within the 10-foot enhanced landscape strip and shall be black metal decorative fence with brick columns. The remaining fence along the sides and rear shall be a black-coated chain link fence. Final design and location shall be approved by the Planning Director.
6. All drive isles shall be no less than 24 feet in width.
7. Shall comply with Section 1316 (Overlay District) of the City of Buford Zoning Ordinance.
8. Shall install brick on the ends of each shed/storage as approved by the Planning Director.
9. The final site plan shall be substantially similar to the site plan submitted with this application.

Ayes 3
Nays 0

Plat #702/#SUP-24-29: ADE 1014, LLC requested annexation and zoning from PCD to C-2 with a special use permit to allow boat and RV storage for the property located at 5741 Holiday Road. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The approval of a special use permit does not provide approval of variances or alterations to any local, state or federal regulations.
2. The road frontage adjacent to Lanier Islands Parkway and Holiday Road shall have a 10-foot enhanced landscape strip planted with a variety of evergreen trees and shrubs. The final landscape plan is to be approved by the Planning Director.
3. No accumulation of junk boats, vehicles RV's and mechanical repairs shall be prohibited on site.
4. All parking and driveway surfaces to be asphalt or concrete with curb and gutter meeting the minimal standards of the City of Buford Development Regulations.
5. The fence and gate along the front of Holiday Road and Lanier Islands Parkway shall be located within the 10-foot enhanced landscape strip and shall be black metal decorative fence with brick columns. The remaining fence along the sides and rear shall be a black-coated chain link fence. Final design and location shall be approved by the Planning Director.
6. All drive isles shall be no less than 24 feet in width.
7. Shall comply with Section 1316 (Overlay District) of the City of Buford Zoning Ordinance.
8. Shall install brick on the ends of each shed/storage as approved by the Planning Director.
9. The final site plan shall be substantially similar to the site plan submitted with this application.

Ayes 3
Nays 0

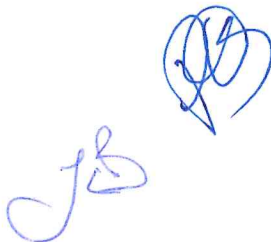
#SUP-24-30: Jimstar Properties, LLC requested a special use permit for the property located at 5787 Holiday Road. The special use permit is to allow boat and RV storage. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The approval of a special use permit does not provide approval of variances or alterations to any local, state or federal regulations.
2. The road frontage adjacent to Lanier Islands Parkway and Holiday Road shall have a 10-foot enhanced landscape strip planted with a variety of evergreen trees and shrubs. The final landscape plan is to be approved by the Planning Director.
3. No accumulation of junk boats, vehicles RV's and mechanical repairs shall be prohibited on site.
4. All parking and driveway surfaces to be asphalt or concrete with curb and gutter meeting the minimal standards of the City of Buford Development Regulations.
5. The fence and gate along the front of Holiday Road and Lanier Islands Parkway shall be located within the 10-foot enhanced landscape strip and shall be black metal decorative fence with brick columns. The remaining fence along the sides and rear shall be a black-coated chain link fence. Final design and location shall be approved by the Planning Director.
6. All drive isles shall be no less than 24 feet in width.
7. Shall comply with Section 1316 (Overlay District) of the City of Buford Zoning Ordinance.
8. Shall install brick on the ends of each shed/storage as approved by the Planning Director.
9. The final site plan shall be substantially similar to the site plan submitted with this application.

Ayes 3
Nays 0

Plat #703/#Z-24-32/##Z-24-33/#Z-24-34/#SUP-24-31: bSide Oakwood, LLC requested annexation and rezoning from AR-III to C-2, O-I and Public with a special use permit to allow an active adult retirement community for the property located on Ridge Road, being parcel 08-154-000016, containing 20.854 acres. Mitch Peevy spoke on behalf of the applicant. He stated 7.175 acres would be C-2 with a two-story medical office and 10.125 acres would be O-I with 166 independent living units for 55 years and older and 3.553 acres would be Public with 192 assisted living with memory care units. He asked for a buffer reduction next to the Hall County school property to 0 and also stated the amount of property dedicated for mitigation encroachment into the impervious setback could impact the commercial tract. He also asked that the City release sewer service and be included in the Hall County Sewer Service District. The City agreed to amend the Hall County Sewer Service District and agreed to release sewer service to Hall County. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to deny the annexation request.

Ayes 3
Nays 0



Zoning Amendments:

#ZA-24-01: Motion by Mr. Burge, seconded by Mr. Weeks to approve the amendment to the City of Buford Zoning Ordinance, Article VII, Section 702, Substandard Lots of Record, 2(b) to read: (b) The residential dwelling shall be four (4) sides brick or stone with accents not to exceed 20% on each elevation. Accents shall include brick, stone, rock, stucco, shakes, hardiplank and concrete siding. Minimum home size shall be 2800 sq. ft., excluding basements and garage

Ayes 3

Nays 0

Zoning Modifications:

#ZM-24-07: BBC Investment Group, LLC, 6191 New Bethany Road, Bethany Estate Subdivision, requests to modify condition #1 from the commission meeting of February 6, 2023 to allow 50% brick or stone with 50% accents. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request.

Ayes 3

Nays 0

#ZM-24-08: Chris Brown, 5571 Shadburn Ferry Road, requests to modify condition #1 and condition #5 from the commission meeting of February 5, 2024 to allow 2 houses and to reduce the lot size from 100' to 52.13' per lot. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request.

Ayes 3

Nays 0

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

Motion by Mr. Burge, seconded by Mr. Weeks to certify the election results from the November 5, 2024 special election.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to enter into an Intergovernmental Agreement with Gwinnett County for reviewing, inspecting and permitting of Gwinnett County construction projects in the City of Buford.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve low bid for scum concentrator project at Buford Southside Wastewater treatment facility to Tenco Hydro, Inc.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve Buford City Stadium Suite License Agreement, subject to the approval of the City Attorney.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve resolution authorizing the city to join in Amicus (Friend of the Court) brief on behalf of the City of Milton and other local governments in the matter of Chang v. City of Milton.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve special event application at Buford Youth Sports Complex for Buford Rise Flag Football.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #18137-33 in the amount of \$27,132.79 to Breaux & Associates for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #24 in the amount of \$1,900,377.00 to Charles Black Construction Company, Inc. for Buford City Stadium project.

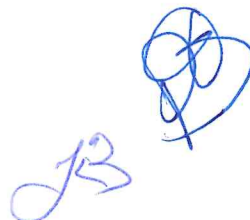
Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize final payment in the amount of \$72,143.36 to H. Lloyd Hill Architects & Associates, Inc. for Buford Senior Academy renovation project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #3 in the amount of \$209,733.00 to Charles Black Construction Company, Inc. for Buford City Gym parking project and utilize SPLOST funds.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #23 in the amount of \$4,615.00 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.

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



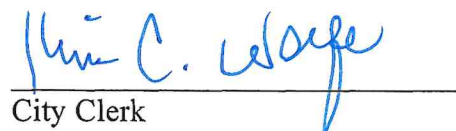
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

1-6-25

Date