

Buford City Commission

February 5, 2024

The regular monthly meeting was held on February 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 February 5, 2024 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the January 2, 2024 regular meeting as presented by staff.

Ayes 3
Nays 0

Chairman Beard recognized Jimmy Kyle and Daniel Hyatt for their twenty (20) years of service with the City.

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

Rezoning:

#Z-24-01: Mike Phelps requested rezoning for the property located on Broadmoor Boulevard, out of parcel 7-270-044, containing 5.96 acres from M-1 to R-100. The applicant asked to postpone the rezoning. Motion by Mr. Burge, seconded by Mr. Weeks to postpone the request.

Ayes 3
Nays 0

#Z-24-02: Chris Brown requested rezoning for the property located at 5571 Shadburn Ferry Road from C-2 to R-100. The applicant was present and stated he would like to remove the existing house and build a new single-family residential home. The home would be approximately 5000 square feet with a proposed 4-car garage. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The proposed new home 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.

2. All front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
3. The new home shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. The new home shall have a minimum 2-car garage.
4. The driveway shall be a minimum width of 18 feet.
5. Per sections 1400 and 1401 of the City of Buford Zoning Ordinance, all the lot widths, setbacks and lot areas shall comply with the R-100 standards.

Ayes 3
Nays 0

#Z-24-03/#SUP-24-01: Lew Hudson Family LTD Partnership requested rezoning for the property located at 2185 Peachtree Industrial Boulevard from C-2/M-1 to C-2 with a special use permit to allow equipment rental, equipment service and outdoor storage. Don Clerici spoke on behalf of the applicant. He stated this would be Sunbelt Rentals. He asked to eliminate the sidewalk and curb and gutter along frontage of Peachtree Industrial Boulevard extending beyond the deceleration lane. The installation of curb/gutter/sidewalk on Peachtree Industrial deceleration lane (less than total road frontage) and along the entire frontage of Tuggle Greer Road. Mr. Clerici stated that his engineer noted drainage issues on Peachtree Industrial with a full installation. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Rezoning case Z-24-03 and special use permit SUP-24-01 do not include concurrent variances to the City of Buford Zoning Code where the provided site plan is not in conformity unless specifically addressed.
2. The site shall include a 10' enhanced landscape strip adjacent to Tuggle Greer Drive and Peachtree Industrial Boulevard. The landscape strip shall screen the site with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape strips shall not be encroached with walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The entrances can encroach the landscape strip as close to perpendicular as possible.
3. The installation of curb/gutter/sidewalk on Peachtree Industrial deceleration lane (less than total road frontage) and along the entire frontage of Tuggle Greer Road.
4. All parking, storage and interior driveway surfaces shall be in conformance with City of Buford codes and ordinances.
5. Outdoor storage of junk equipment or material shall be prohibited.
6. No outdoor repair of equipment or vehicles.
7. The final site plan shall be approved by the Planning Director.

Ayes 3
Nays 0

Special Use Permits:

#SUP-23-29: Doug Weston III/U-Haul requested a special use permit for the property located on Peachtree Industrial Boulevard and Cole Road, being parcel 7-302-183. The special use permit requested is to allow self-storage and truck and trailer rentals. The

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applicant was present and explained the request to the Board. He stated this would be a self-storage facility with truck and trailer rentals for U-Haul. He stated this facility would have low traffic volume and would not require a lot of parking spaces. He asked for relief on the road improvements along Peachtree Industrial Boulevard and Cole Road. The Board stated the road improvements would be required per the code and they would reduce the parking to 50 spaces. Mr. Kerlin requested the truck rentals be located to the back of the lot and allow the building to front the road. The applicant agreed. 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 U-Haul moving and storage and will expire should the current owner vacate the site.
2. Cole Road and Peachtree Industrial Boulevard shall be improved to minimal road standards including right-of-way dedication where needed to install all improvements.
3. The required parking spaces shall be reduced to 50 spaces.
4. The approval of a special use permit does not provide approval of variances or alternations to any local, state or federal regulations.
5. The road frontage shall have a 15-foot enhanced landscape strip directly adjacent to Cole Road and Peachtree Industrial Boulevard planted with a variety of evergreen trees and shrubs. The final plan is to be approved by the Planning Director.
6. No accumulation of junk vehicles or storage items and mechanical repairs shall be prohibited on site.
7. 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.
8. If a fence and gate is proposed along the frontage of Peachtree Industrial Boulevard and Cole Road, it shall be located behind the 15' enhanced landscape strip and be a 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.
9. All drive isles shall be no less than 24 feet in width after minimal parking is provided.
10. The corporate colors of green and orange shall be allowed on the building elevations.
11. The parking area for truck and trailer rentals shall be located at the rear of the property and rear of building with the building fronting the roads.

Ayes 3
Nays 0

#SUP-24-02: Legacy Land Holding II, LLC requested a special use permit for the property located at 4624 Friendship Road. The special use permit requested is for a self-storage facility. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. Special use permit SUP-24-02 does not include concurrent variances to City of Buford Zoning Ordinance where the provided site plan is not in conformity unless specifically addressed.



2. The site shall include a 15' enhanced landscape strip adjacent to Friendship Road. The landscape strip shall screen the site with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape strip sealed by a Georgia Registered Landscape Architect. The landscape strip shall not be encroached with walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The entrance can encroach the landscape strip as close to perpendicular as possible.
3. Sidewalks and curb and gutter are required to be located adjacent to the full amount of road frontage at Friendship Road.
4. Outdoor storage shall be prohibited.
5. The final site plan shall be approved by the Planning Director.

Ayes 3
Nays 0

Annexations:

Plat #685/#Z-24-04: Chris Watford and Amy Barfield asked that their request for annexation and rezoning for the property located at 4470 Bennett Road from SS/AR-III to C-2 be withdrawn. Motion by Mr. Burge, seconded by Mr. Weeks to withdraw the request.

Ayes 3
Nays 0

Zoning Modifications:

#ZM-24-01: Ammeraal Beltech, 4627 Distribution Parkway, requests to modify conditions from Commission meeting on October 9, 2023:

3. Prior to start of the permitted RTO (Regenerative thermal Oxidizer) Ammeraal Beltech agrees to install a noise barrier acoustical wall at a location to be determined by an acoustical engineer and the City of Buford to remediate the noise and to provide an alternative means of discharging exhaust to remediate the odors as approved by the City.
4. Installation of the acoustical panels or similar to mitigate the noise and an alternative means of discharging exhaust shall be accomplished with four (4) months.

To:

1. And allow the height of the noise barrier wall to be up to 10 feet.
2. And allow the noise barrier wall to be located within the zoning buffer.
3. And to extend the completion date imposed of four (4) months to May 31, 2024.

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

Ayes 3
Nays 0

#ZM-24-02: AES Restaurant Group, Arby's, 4966 Lanier Islands Parkway, Tract A, containing 1.618 acres, requests to modify condition from Commission meeting on October 3, 2022:

2. Landscape and architectural design shall follow section 1316.1 – Design Requirements, Buford Zoning Ordinance.

To:

1. And to allow metal on the building.

No one spoke against the request. 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 authorize Chairman and City Attorney to proceed with local legislation for additional Homestead Exemption for property tax relief.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to appoint Chairman Beard and Bryan Kerlin as authorized signatories for MEAG Power Municipal Competitive Trust.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to amend Buford Downtown Development Authority boundary map.


Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize transfer of parcel 7-270-044, portion thereof 9.77 acres +/-, to the Buford Downtown Development Authority.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve renewal of Workers Compensation for 2024-2025 with Summit Insurance Company.

Ayes 3
Nays 0


J.B.



Motion by Mr. Weeks, seconded by Mr. Burge to authorize renewal of 2024-2025 general liability and property insurance policy package with Sterling, Seacrest & Pritchard / Pritchard Insurance Agency.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve State of Georgia Statewide Mutual Assistance agreement.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to consider approval of special event permit with conditions on Buford Community Center lawn for Holiday Antique and Arts Market on November 13-17, 2024.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve request to change the speed limit on North Richland Creek Road from 35 mph to 25 mph and notify Gwinnett County Department of Transportation of the change.

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. Burge, seconded by Mr. Weeks to adopt model ordinance to require car washes to recycle water.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve restatement of Defined Benefit Retirement Plan through the Georgia Municipal Employees Benefit System in compliance with IRS rules and restate vesting schedule and benefit calculations.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize final payment in the amount of \$614,144.50 for 2017 Gwinnett County City/County join SPLOST project on Thompson Mill Road.



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Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #24-012 in the amount of \$77,524.26 for Buford City Gym additional parking project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #18137-23 in the amount of \$33,062.17 to Breaux & Associates for City of Buford stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #23107-09 in the amount of \$412.84 to Breaux & Associates for Buford High School Baseball Concessions project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #7 in the amount of \$41,800.00 to F. S. Scarbrough for Southside WPCP filter replacement project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #4 in the amount of \$25,577.97 to Allied Paving Contractors, Inc. for 2023 LMIG paving project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #4 in the amount of \$129,010.85 to Backbone Infrastructure, LLC for Bona Road sidewalk project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #12 in the amount of \$244,384.00 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 #14 in the amount of \$1,411,760.00 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 #15 in the amount of \$92,061.00 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. Burge, seconded by Mr. Weeks to authorize payment of Invoice #6 in the amount of \$278,166.86 to Charles Black Construction Company, Inc. for Buford High School bleachers and concessions – Phase II project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$1,464,394.00 to Charles Black Construction Company, Inc. for Buford Youth Football Field Renovation project.

Ayes 3
Nays 0

Mr. Mr. Kerlin gave the City Manager's Report.

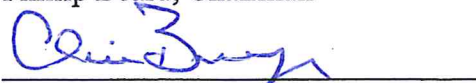
Mr. Jay gave the City Attorney's Report.

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

W. W. W. W.
City Clerk

3-4-24
Date

