

# Buford City Commission

March 4, 2024

The regular monthly meeting was held on March 4, 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 amend the agenda for the March 4, 2024 Commission meeting by deleting rezoning requests #Z-24-06 and #Z-24-07.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the February 5, 2024 regular meeting as presented by staff.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to change the April meeting to Tuesday, April 9, 2024.

Ayes 3  
Nays 0

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

## Rezoning:

**#Z-24-05:** Dillon Lee requested rezoning for the property located at 2865 and 2875 South Waterworks Road from C-2 to R-100. The applicant was present. He stated they would like to divide the two (2) parcels into three (3) residential lots. Given the nature of the surrounding area he asked for the minimum house size to be 2800 square feet. He stated the homes would all be two-story homes with basements. He also stated they are proposing a sewer easement to serve these lots. Mr. Lee requested that the accent materials be increased from 20% to 40% to reflect the market. 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 a minor subdivision plat substantially similar to the plat provided with application with the following concurrent variances for each of the three (3) lots:

JCB JWB

R. L. A.

- a. To reduce the lot size of Lot #1 from 20,000 square feet to 17,807 square feet; the lot size of Lot #2 from 20,000 square feet to 15,825 square feet; and the lot size of Lot #3 from 20,000 square feet to 14,055 square feet.
  - b. To reduce the lot width of Lot #1 from 100 feet to 72.2 feet; the lot size of Lot #2 from 100 feet to 73.9 feet; and the lot width of Lot #3 from 100 feet to 76.5 feet.
2. The proposed new homes shall be constructed with four (4) sides brick or stone with accents not to exceed 40% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
  3. All front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
  4. The new homes shall have a minimum gross heated floor area of 2800 square feet exclusive of garages or basements. The new home shall have a minimum of two (2) car garages.
  5. The driveway shall be a minimum width of 18 feet.
  6. To provide a 20-foot sanitary sewer easement between proposed Lots #1 and #2 and as approved by the Planning Director.

Ayes 3  
Nays 0

**Special Use Permits:**

#SUP-24-03: Lemonade MM Buford, LLC requested a special use permit for the property located at 4394 Buford Drive. The special use permit requested is to allow a drive-thru service. Tom True 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 special use permit applies to a coffee shop or similar use and at such time in the future this use vacates the site this special use permit expires.
2. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.
3. The site layout shall be substantially similar to the site plan submitted with application including parking and dumpster location.
4. The approval of allowing for the use of a flat roof building design instead of a pitched roof. The cornice shall be an enhanced cornice and may be less than 12" and shall have final approval by the Planning Director.
5. The landscaping for the site shall be subject to the approval of the Planning Director.

Ayes 3  
Nays 0

**Annexations:**

**Plat #686:** Daniel Edward Matthews requested annexation and zoning for the property located at 3080 North Bogan Road from R-100 to R-100, an existing residence. The applicant was present and requested annexation. Gwinnett County did not object to this annexation and zoning. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request. If the existing home is removed or any new home constructed, the new home shall comply with the following conditions:

1. Home shall have a minimum gross heated floor area of 2800 square feet exclusive of garage or basements. Shall have a minimum 2-car garage.
2. Home shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on the front, side and rear elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The driveway shall be a minimum width of 18 feet.
4. The front and side yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes 3  
Nays 0

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

Motion by Mr. Weeks, seconded by Mr. Burge to accept permanent easement from Segue Ventures, LLC.

Ayes 3  
Nays 0

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

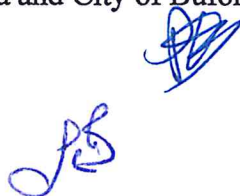
Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve subdivision plat for Buford Retail Investments at 1605 Buford Highway. (Chick-fil-a site – 1.250 acres)

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment in the amount of \$13,180.14 to the Georgia Department of Natural Resources for water storage agreement between the State of Georgia and City of Buford executed on September 26, 2022.

Ayes 3  
Nays 0



Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #18137-24 in the amount of \$14,117.60 to Breaux & Associates for Buford City Stadium project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #15 in the amount of \$2,036,348.00 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 of Invoice #23107-10 in the amount of \$3,402.34 to Breaux & Associates for Buford High School Baseball Concessions project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #7 in the amount of \$333,697.32 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 #2 in the amount of \$682,650.00 to Charles Black Construction Company, Inc. for Buford Youth Football Field Renovation project.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #12 in the amount of \$18,711.77 to H. Lloyd Hill & Associates, Inc. for Buford Senior Academy project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #13 in the amount of \$328,791.00 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.

Ayes 3  
Nays 0

*LB*

*BLW*

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #7 in the amount of \$87,052.54 to Backbone Infrastructure, LLC for West Moreno Street improvements project. Payment shall be held subject to the approval of work in place as determined by City Manager.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize final payment in the amount of \$54,462.05 to F. S. Scarbrough for Southside WPCP filter replacement project.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #5 in the amount of \$53,784.00 to Backbone Infrastructure, LLC for Bona Road sidewalk project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$249,332.25 to Site Engineering, Inc. for Jackson Street Sewer Improvements, Phase II project. (CDBG)

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #16 in the amount of \$237,869.00 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 #1 in the amount of \$14,262.00 to Charles Black Construction Company, Inc. for Buford High School Tract Improvements project (Runways).

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #1 in the amount of \$8,262.00 to Charles Black Construction Company, Inc. for surveying for additional parking and for future roadway connecting to South Waterworks Road at Buford City Gym project.

Ayes 3  
Nays 0

*JB* 

*Blw*

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.

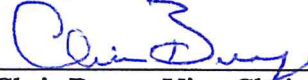
Mr. Jay gave the City Attorney's Report.

Several in the audience spoke against the proposed rezoning of parcels to Light Industrial. This project is located on SR 347, Big Creek Road and Whidby Road. This case was removed from the agenda while the Development of Regional Impact study is ongoing by Northeast Georgia Regional Commission. On a motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3  
Nays 0



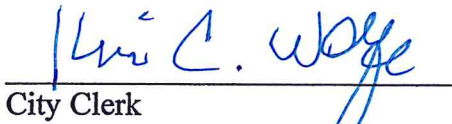
Phillip Beard, Chairman



Chris Burge, Vice-Chairman

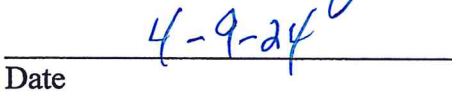


Bradley W. Weeks, Commissioner



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City Clerk



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Date