

# BUFORD CITY COMMISSION MEETING

January 2, 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 December 4, 2023 regular meeting and the December 27, 2023 special called meeting.
4. Administer oath of office to Cory Burge and Matt Peavy for Buford City Schools Board of Education and Phillip Beard for Buford City Commission.
5. Elect Commission Chairman for 2024.
6. Elect Vice Chairman for 2024.
7. Appoint Department Heads for 2024.
8. Re-appoint Dwayne Cash and Stanley Reed to Zoning Board of Appeals.

## **PUBLIC HEARINGS**

### 9. **Special Use Permits:**

#### I. **#SUP-23-29:**

**Doug Weston III/U-Haul  
Peachtree Industrial Blvd and Cole Road  
Parcel: 7-302-183**

**Requesting a special use permit to allow self-storage and truck and trailer rentals. Applicant requested to table.**

## **P & Z Recommendation**

#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 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. There were objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval the special use permit 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 – 4  
Nays – 0

10. **Annexations:**

I. **Plat #684/#Z-23-30:**

**Applicant/Owner: Connie J. Yarbrough  
5551 Shadburn Ferry Road  
Buford, GA 30518**

**Property: 5551 Shadburn Ferry Road, Gwinnett County  
Parcel: 7-327-014  
Acres: 4.06  
Zoned From: RA-200  
Zoned To: R-100**

**P & Z Recommendation:**

Plat #684/#Z-23-30: Connie J. Yarbrough request annexation and rezoning for the property located at 5551 Shadburn Ferry Road from RA-200 to R-100. Jeff Pruitt spoke on behalf of the applicant. He stated they are proposing to build one to two houses on this property. He stated due to the larger size of the lot to allow a 14-foot-wide driveway to the sidewalk of the house and sod only in the front and side yards. He also asked for house materials to be 60% brick or stone with 40% accents. There were no objections from the audience. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to R-100 with the following conditions:

1. The annexation and rezoning case apply to only the land shown on the provided plat and as described in the legal description. Any additional area that is indicated on the plat by a hand drawn line is not included in this annexation and rezoning case. In the future, if the additional area is absorbed into Tract B through a revised and recorded plat, the applicant will need to annex and rezone that portion through a separate case and application filing.



2. Each home 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. If the property is developed with one (1) residential home, the front and side yards shall be sodded and if the property is developed with two (2) residential homes, the front, side and rear yards shall be sodded. Two (2) 3-inch ornamental trees shall be planted in the front yard of each home.
4. Each home shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements. Each home shall have a three (3) car garage.
5. The driveway shall be a minimum width of 14 feet until the sidewalk of the house.
6. Per sections 1400 and 1401, City of Buford Zoning Ordinance, all the lots widths, setbacks and lot areas shall comply with R-100 standards.
7. Shadburn Ferry Road shall be improved to City of Buford Development Regulation standards. Roadway engineering plans shall be reviewed and approved by the City Engineer for compliance with roadway improvement standards prior to the issuance of any permits.

Ayes – 4

Nays – 0

### **END OF PUBLIC HEARINGS**

11. Authorize Chairman to sign resolution approving adoption of the City of Buford Comprehensive Plan update.
12. Consider approval of City of Buford 2024-2025 theatrical season, concerts and performances at Buford Community Center.
13. Authorize City Manager to apply and enter into an agreement with Georgia Environmental Finance Authority (GEFA) for loan forgiveness funding in the amount of \$85,000 to inventory lead water service lines as required by the Environmental Protection Agency revised Lead and Copper Rule.
14. Authorize release of pledged funds with Peoples Bank & Trust.
15. Authorize payment of Invoice #23107-08 in the amount of \$1,014.38 to Breaux & Associates for Buford High School concessions project.

16. Authorize payment of Invoice #18137-22 in the amount of \$191,070.53 to Breaux & Associates for Buford City stadium project.
17. Authorize payment #3 in the amount of \$114,457.43 to Allied Paving Contractors, Inc. for 2023 LMIG paving project.
18. Authorize change payment #6 in the amount of \$162,401.00 to F. S. Scarbrough for Southside WPCP filter replacement project.
19. Authorize payment of Invoice #2513-23 (final) in the amount of \$900.00 to Global Control Systems, Inc. for specialized controls and instrumentation at Buford Waterworks Expansion.
20. Authorize payment #2 (final) in the amount of \$7,731.50 to CEDS Construction Company, Inc. for Buford Dam Road at Little Mill Road gas relocation project.
21. Authorize payment #11 in the amount of \$221,986.00 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.
22. Authorize payment #13 in the amount of \$2,378,514.00 to Charles Black Construction Company, Inc. for Buford City Stadium project.
23. Authorize payment #14 in the amount of \$148,666.00 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.
24. Authorize payment of Invoice #5 in the amount of \$54,641.74 to Charles Black Construction Company, Inc. for Buford High School bleachers and concessions – Phase II project.
25. Authorize payment #14 in the amount of \$144,970.00 to Charles Black Construction Company, Inc. for Buford Middle School Addition and Renovation project.

26. City Manager's Report.

27. 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.