

CITY OF BUFORD  
 PETITION/APPLICATION REQUESTING ANNEXATION  
 100 Percent Method

TO: City Commission of the City of Buford, Georgia

100

We, the undersigned, representing ~~not less than 60~~ percent of the electors resident in  
 the territory described herein and the owners of ~~not less than 60~~ percent of the real  
 property within the territory described herein, do respectfully request that the City  
 Commission of the City of Buford, Georgia, annex and zone the territory described below  
 to the City of Buford, Georgia, said City having a population of 200 or more persons, and  
 extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in  
 O.C.G.A. 36-36-~~21~~<sup>20</sup>) to the existing corporate limits of Buford, Georgia, and the  
 description of such territory is as follows:

(Insert Description of Land to be Annexed or attach description or survey)

LAND OWNERS AND ELECTORS

Name	Address	Signature	Date
1.			
2.			
3.			

LAND OWNERS ONLY

Name	Address	Signature	Date
1. John R. Yast	3883 Rogers Bridge Rd. Suite 602, Duluth, Ga. 30097	<i>John R. Yast</i> general partner	1/02/08
2.			
3.			

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 155, 156 AND 171 OF THE 8TH LAND DISTRICT, HALL COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF SANDY HILL ROAD AND BOGAN ROAD; THENCE PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF BOGAN ROAD A DISTANCE OF 486.52 FEET TO A POINT; THENCE PROCEEDING NORTH 02 DEGREES 01 MINUTES 07 SECONDS EAST A DISTANCE OF 43.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BOGAN ROAD (80' R/W) TO A POINT; THENCE PROCEEDING NORTH 02 DEGREES 01 MINUTES 07 SECONDS EAST A DISTANCE OF 427.82 FEET TO A POINT; THENCE PROCEEDING NORTH 22 DEGREES 58 MINUTES 46 SECONDS WEST A DISTANCE OF 315.12 FEET TO A POINT; THENCE PROCEEDING NORTH 22 DEGREES 48 MINUTES 38 SECONDS WEST A DISTANCE OF 360.33 FEET TO A POINT; THENCE PROCEEDING NORTH 23 DEGREES 19 MINUTES 41 SECONDS WEST A DISTANCE OF 452.30 FEET TO A POINT; THENCE PROCEEDING NORTH 22 DEGREES 28 MINUTES 37 SECONDS WEST A DISTANCE OF 277.07 FEET TO POINT INTERSECTING PROPERTY LINE WITH THE GWINNETT, HALL COUNTY LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 22 degrees 28 minutes 37 seconds West for a distance of 540.31 feet TO A POINT;  
THENCE North 41 degrees 04 minutes 36 seconds East for a distance of 407.22 feet TO A POINT;  
THENCE North 41 degrees 37 minutes 14 seconds East for a distance of 300.30 feet TO A POINT;  
THENCE North 32 degrees 11 minutes 46 seconds East for a distance of 77.95 feet TO A POINT IN THE CENTERLINE OF SUWANEE CREEK;  
THENCE in a Southeasterly direction along the meanders of Suwanee Creek a distance of 2800± feet to a point;  
THENCE South 05 degrees 33 minutes 02 seconds West for a distance of 742.08 feet to a POINT Intersecting Property Line with the Hall, Gwinnett County Line;  
THENCE North 64 degrees 22 minutes 04 seconds West for a distance of 237.85 feet TO A POINT;  
THENCE North 64 degrees 22 minutes 04 seconds West for a distance of 135.82 feet TO A POINT;  
THENCE North 64 degrees 22 minutes 04 seconds West for a distance of 1727.60 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 57.14 acres more or less.

## L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SUGARHILL GMD 550, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF SANDY HILL ROAD AND BOGAN ROAD; THENCE PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF BOGAN ROAD A DISTANCE OF 486.52 FEET TO A POINT; THENCE PROCEEDING NORTH 02 DEGREES 01 MINUTES 07 SECONDS EAST A DISTANCE OF 43.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BOGAN ROAD ( 80' R/W ) TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

THENCE North 02 degrees 01 minutes 07 seconds East for a distance of 427.82 feet TO A POINT;  
 THENCE North 22 degrees 58 minutes 46 seconds West for a distance of 315.12 feet TO A POINT;  
 THENCE North 22 degrees 48 minutes 38 seconds West for a distance of 360.33 feet TO A POINT;  
 THENCE North 23 degrees 19 minutes 41 seconds West for a distance of 452.30 feet TO A POINT;  
 THENCE North 22 degrees 28 minutes 37 seconds West for a distance of 277.07 feet TO A POINT INTERSECTING PROPERTY LINE WITH THE GWINNETT, HALL COUNTY LINE;  
 THENCE South 64 degrees 22 minutes 04 seconds East for a distance of 1727.60 feet TO A POINT;  
 THENCE South 64 degrees 17 minutes 48 seconds West for a distance of 628.43 feet TO A POINT;  
 THENCE South 29 degrees 10 minutes 58 seconds East for a distance of 708.86 feet TO A POINT;  
 THENCE along a curve to the right having a radius of 1147.80 feet and an arc length of 182.84 feet, being subtended by a chord of South 68 degrees 58 minutes 04 seconds West for a distance of 182.65 feet TO A POINT;  
 THENCE along a curve to the right having a radius of 2216.54 feet and an arc length of 199.17 feet, being subtended by a chord of South 76 degrees 06 minutes 20 seconds West for a distance of 199.10 feet TO A POINT;  
 THENCE along a curve to the right having a radius of 1159.39 feet and an arc length of 225.80 feet, being subtended by a chord of South 84 degrees 15 minutes 33 seconds West for a distance of 225.44 feet TO A POINT;  
 THENCE along a curve to the right having a radius of 456.31 feet and an arc length of 205.42 feet, being subtended by a chord of North 77 degrees 15 minutes 55 seconds West for a distance of 203.69 feet TO A POINT;  
 THENCE along a curve to the right having a radius of 1008.65 feet and an arc length of 19.55 feet, being subtended by a chord of North 63 degrees 47 minutes 59 seconds West for a distance of 19.54 feet TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING**.

Together with and subject to covenants, easements, and restrictions of record.  
 SAID PROPERTY CONTAINS 27.25 ACRES MORE OR LESS.

## L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SUGAR HILL GMD DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF SANDY HILL ROAD AND BOGAN ROAD; THENCE PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF BOGAN ROAD A DISTANCE OF 486.52 FEET TO A POINT; THENCE PROCEEDING NORTH 02 DEGREES 01 MINUTES 07 SECONDS EAST A DISTANCE OF 43.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BOGAN ROAD ( 80' R/W ) TO A POINT; THENCE PROCEEDING NORTH 02 DEGREES 01 MINUTES 07 SECONDS EAST A DISTANCE OF 427.82 FEET TO A POINT; THENCE PROCEEDING NORTH 22 DEGREES 58 MINUTES 46 SECONDS WEST A DISTANCE OF 315.12 FEET TO A POINT; THENCE NORTH 22 DEGREES 48 MINUTES 38 SECONDS WEST A DISTANCE OF 360.33 FEET TO A POINT; THENCE PROCEEDING NORTH 23 DEGREES 19 MINUTES 41 SECONDS WEST A DISTANCE OF 452.30 FEET TO A POINT; THENCE PROCEEDING NORTH 22 DEGREES 28 MINUTES 37 SECONDS WEST A DISTANCE OF 277.07 FEET TO A POINT INTERSECTING PROPERTY LINE WITH THE GWINNETT, HALL COUNTY LINE; THENCE PROCEEDING SOUTH 64 DEGREES 22 MINUTES 04 SECONDS EAST ALONG COUNTY LINE A DISTANCE OF 1727.60 FEET TO A POINT; THENCE PROCEEDING SOUTH 64 DEGREES 22 MINUTES 04 SECONDS EAST A DISTANCE OF 135.82 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 64 degrees 22 minutes 04 seconds East for a distance of 237.85 feet TO A POINT;  
 THENCE South 05 degrees 33 minutes 02 seconds West for a distance of 50.09 feet TO A POINT;  
 THENCE South 28 degrees 51 minutes 34 seconds East for a distance of 310.24 feet TO A POINT;  
 THENCE along a curve to the right having a radius of 2327.79 feet and an arc length of 235.67 feet, being subtended by a chord of South 54 degrees 45 minutes 32 seconds West for a distance of 235.57 feet TO A POINT;  
 THENCE North 28 degrees 27 minutes 18 seconds West for a distance of 396.30 feet TO A POINT;  
 THENCE North 05 degrees 53 minutes 42 seconds East for a distance of 213.09 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.58 acres more or less.

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF BUFORD

APPLICANT Exit Two Associates

OWNER Same

ADDRESS C/O Mill Creek Consulting  
4420 Commerce Dr. ZIP 30517

ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE NUMBER 770-614-6511

PHONE NUMBER \_\_\_\_\_

CONTACT PERSON Mitch Perry

PRESENT ZONING DISTRICT AR-111 REQUESTED ZONING DISTRICT M-1

CITY OF BUFORD LIMITS: YES \_\_\_\_\_ NO X

LAND DISTRICT 8 LAND LOT 156 PARCEL 02008B ACREAGE 66.30

PROPOSED USE Office, Industrial & Distribution

RESIDENTIAL

NON-RESIDENTIAL

NUMBER OF LOTS/DWELLING UNITS \_\_\_\_\_

NUMBER OF BUILDINGS/LOTS 22

DWELLING UNIT SIZE (SQ. FT.) \_\_\_\_\_

SQUARE FEET 675,000

JUSTIFICATION FOR REZONING

Please demonstrate the need for the request. (Use attachments).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 11/02/08  
SIGNATURE OF APPLICANT DATE

[Signature] 11/02/08  
SIGNATURE OF OWNER DATE

John R. East, general partner  
TYPED OR PRINTED NAME AND TITLE

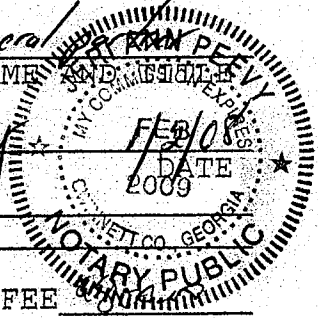
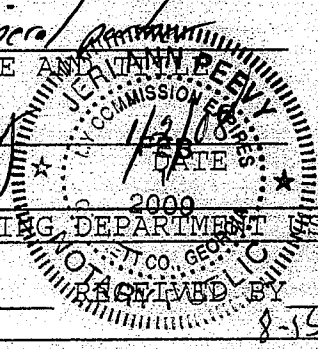
John R. East, general partner  
TYPED OR PRINTED NAME AND TITLE

[Signature]  
NOTARY PUBLIC DATE 11/2/08

[Signature]  
NOTARY PUBLIC DATE 11/2/08

PLANNING DEPARTMENT USE ONLY

DATE RECEIVED 1-4-09 RECEIVED BY [Signature] RECEIPT # 2008 FEE 200.00



## L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 8TH DISTRICT OF HALL COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF FRIENDSHIP ROAD (VARIABLE R/W WIDTH) AND THE NORTHWESTERLY 30' RIGHT OF WAY OF JONES DRIVE; THENCE PROCEEDING SOUTH 77 DEGREES 05 MINUTES 03 SECONDS WEST A DISTANCE OF 203.91 FEET TO A POINT; THENCE PROCEEDING SOUTH 11 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 147.88 FEET TO A POINT; THENCE PROCEEDING SOUTH 59 DEGREES 16 MINUTES 43 SECONDS WEST A DISTANCE OF 173.34 FEET TO A POINT; THENCE PROCEEDING SOUTH 59 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 27.09 FEET TO A POINT; THENCE PROCEEDING SOUTH 60 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 160.84 FEET TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING.**

THENCE South 60 degrees 27 minutes 21 seconds West for a distance of 22.50 feet TO A POINT;  
THENCE South 55 degrees 42 minutes 04 seconds West for a distance of 96.65 feet to a point;  
THENCE South 57 degrees 05 minutes 21 seconds East for a distance of 305.71 feet to a point;  
THENCE South 56 degrees 54 minutes 08 seconds East for a distance of 295.10 feet to a point;  
THENCE South 55 degrees 45 minutes 26 seconds East for a distance of 263.07 feet to a point;  
THENCE South 28 degrees 20 minutes 36 seconds East for a distance of 162.67 feet to a point;  
THENCE along a curve to the left having a radius of 1213.20 feet and an arc length of 135.66 feet, being subtended by a chord of South 44 degrees 49 minutes 39 seconds West for a distance of 135.59 feet to a point;  
THENCE North 60 degrees 29 minutes 14 seconds West for a distance of 101.44 feet to a point;  
THENCE South 48 degrees 35 minutes 53 seconds West for a distance of 32.90 feet to a point;  
THENCE South 86 degrees 13 minutes 53 seconds West for a distance of 300.30 feet to a point;  
THENCE South 76 degrees 43 minutes 53 seconds West for a distance of 55.01 feet to a point;  
THENCE South 77 degrees 00 minutes 07 seconds West for a distance of 1497.12 feet to a point;  
THENCE proceeding in a Northwesterly direction along the centerline of Suwanee Creek a distance of 1829 feet to a point;  
THENCE North 12 degrees 07 minutes 04 seconds West for a distance of 29.80 feet to a point;  
THENCE North 43 degrees 07 minutes 56 seconds East for a distance of 59.20 feet to a point;  
THENCE North 70 degrees 09 minutes 56 seconds East for a distance of 1129.49 feet to a point;  
THENCE North 30 degrees 14 minutes 26 seconds West for a distance of 425.89 feet to a point;  
THENCE North 42 degrees 42 minutes 18 seconds East for a distance of 430.56 feet to a point;

THENCE North 69 degrees 55 minutes 23 seconds East for a distance of 174.38 feet to a point;  
THENCE South 44 degrees 30 minutes 06 seconds East for a distance of 1074.62 feet to a point;  
THENCE South 44 degrees 30 minutes 06 seconds East for a distance of 375.43 feet to a point, Said point being THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 66.30 acres more or less.

## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Exit Two Associates, requests annexation and the rezoning of 66.30 acres for the purpose of developing an Office, Light Industrial and Distribution project. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from AR-III (Hall County) to M-1. The subject property is located on Friendship Road, 8<sup>th</sup> district, land lot 156 in Hall County.

The enclosed site plan indicates there will be approximately 20 buildings on the property. The applicant intends to provide a 50 foot buffer along the exterior property lines adjacent to residentially zoned property and where that buffer is sparsely vegetated additional plantings will be installed. The site plan shows that there will be 2 entrances onto Friendship Road which will be pursuant to D.O.T. approval. The exterior of all the commercial buildings will be constructed to meet the requirements of the City of Buford. The smaller lots are proposed to be a minimum of a half acre and 100 foot wide at the building line.



STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1703 OF THE 1991 CITY OF BUFORD ZONING ORDINANCE, THE COMMISSIONERS FIND THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE.

(D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREET, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

THE SUBJECT PROPERTY IS DESIGNATED AS LOW DENSITY RESIDENTIAL (GWINNETT COUNTY AND HALL COUNTY).

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:  
SEE LETTER OF INTENT

.....  
PLANNING DIVISION USE ONLY

CASE NUMBER \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Buford Board of Commissioners.

no (yes/no)

  
Signature of Applicant

1/02/08  
Date

John R. Vest  
Type or Print Name

If the answer is yes, please complete the following section:

Name and Official position of government official	Contributions (list all which aggregate to \$250 or more)	Date contribution was made (within last two years)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets if necessary to disclose or describe all contributions.

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR  
REZONING

The undersigned below is authorized to make this application. The undersigned certifies that all City of Buford property taxes billed to date for the parcel listed below have been paid in full to the City of Buford. In no case shall an application or reapplication for rezoning be processed without such property verification.

- Note: A separate verification form must be completed for each tax parcel included in the rezoning request.

Parcel I.D. Number:      District 8      Land Lot 156 Parcel 02002B  
(Map Reference Number)

*John R. Yest* general partner  
Signature of Applicant

1/02/08  
Date

John R. Yest  
Type or Print Name

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CITY OF BUFORD TAX DEPARTMENT USE ONLY

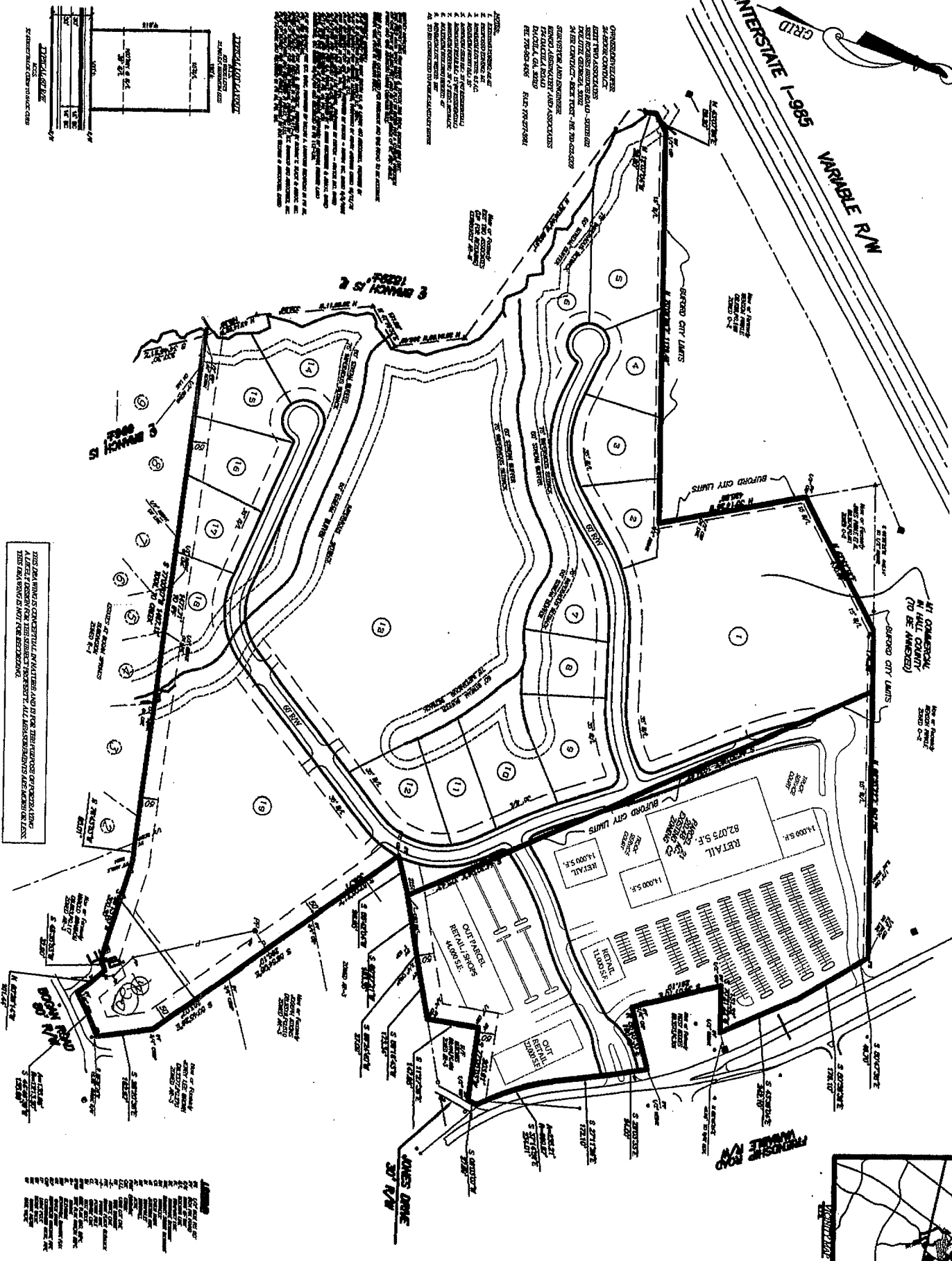
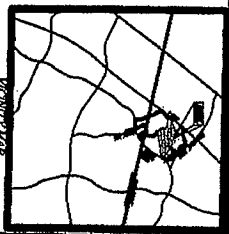
(Payment of all property taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below)

Name \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_

**PROPOSED MI COMMERCIAL, 66.30 ACRES**  
 TOTAL BOUNDARY AREA - 86.78 ACRES

**INTERSTATE 1-965**  
 VARIABLE R/W  
 GRID



THIS PLAN IS A CONCEPTUAL PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE APPROXIMATE. THE BOUNDARY AREA IS NOT TO BE EXCEEDED.

- LEGEND**
- 1. LOT
  - 2. ROAD
  - 3. DRIVE
  - 4. SIDEWALK
  - 5. DRIVEWAY
  - 6. DRIVEWAY
  - 7. DRIVEWAY
  - 8. DRIVEWAY
  - 9. DRIVEWAY
  - 10. DRIVEWAY
  - 11. DRIVEWAY
  - 12. DRIVEWAY
  - 13. DRIVEWAY
  - 14. DRIVEWAY
  - 15. DRIVEWAY
  - 16. DRIVEWAY
  - 17. DRIVEWAY
  - 18. DRIVEWAY
  - 19. DRIVEWAY

<p>CONCEPT PLAN FOR:  <b>EXIT TWO ASSOCIATES</b></p>		<p>COUNTY: HULL                  DISTRICT: BETHUNE                  LAND LOCAL: HULL L.L.C. REG. L.M. &amp; P.T.                  DATE: 1/15/07                  SCALE: 1" = 100'                  JOB NO.: 0709</p>	<p><b>RAVCO</b>                  ARCHITECT &amp; ASSOCIATES                  114 DUNCAN ROAD - DUNCAN, GA 30534                  PHONE: (770) 882-4488 or (770) 877-7676</p>	
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**Existing Land Use:**

The area around the I-985 and Friendship Road intersection is being developed as commercial retail and industrial uses. Residential and agricultural uses exist moving further southeast along Friendship Road.

**Zoning:**

This area is currently zoned AR in Hall County. C-2 zoning exists adjacent to the north east and north property lines. AR and R-1 zonings exist adjacent to the southern and eastern property line.

**Comprehensive Plan - Land Use:**

The *Comprehensive Plan, Land Use Element 1992 -2012* for the City of Buford does not indicate this area is within the City Limits. However, the Hall County 2004 Land Use Plan Update indicates this area is to be developed as retail commercial.

**Analysis:**

The analysis of this application is made based upon the "Standards Governing Exercise of the Zoning Power" as set forth in Article XVII, Section 1702 of the *Zoning Ordinance*.

- (a) Whether the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The subject parcel is suited for this use due to the proximity to I-985, and due to similar uses being developed in this area.

- (b) Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;**

An industrial development of this size needs careful consideration as to how semi-truck traffic will impact the existing roads. The concept plan does not give details concerning the intersection of Friendship Road and the proposed entrance. Without proper roadway improvement planning this project has the potential to cause adverse affects on traffic and road maintenance.

The proposed industrial development is adjacent to residential parcels. Industrial operations typically involve the use of heavy equipment and semi-truck loading / unloading 24 hours a day. This type of use adjacent to residential is incompatible without proper buffering to reduce the amount of visual and auditory impacts on the residential uses.

***Recommendation:***

The Annexation and Rezoning of the subject parcel to an industrial use appears to be reasonable due to the proximity to the I-985 and Friendship Road interchange. The concept plan submitted with this application indicates an industrial subdivision with dedicated 60' right of ways. However, this concept plan does not follow the minimal lot area requirement of 1 acre per lot and the front building setback requirement of 50'. Note number 3 indicates that this development is proposed with a minimum of ½ an acre per lot. Section 1400 Minimum Area Requirements, and Section 1401 Minimum Yard and Height Requirements of the City of Buford's Zoning Ordinance should be followed unless specific hardships exist due to the lot's size, shape or topography or if the Buford City Commission adopts the concept plan with the approval of the Annexation.

The concept plan indicates four areas that contain State Waters. Since this is a concept plan, specific locations of the state waters and their corresponding buffers can not be accurately located. Once a detailed topographic survey and site visits have taken place, changes to the location of the streams, and spring heads could occur and the concept plan would need to be revised. It should be noted that the concept plan may need to be adjusted once the Design Development phase has begun.

Transportation will be an issue that needs careful consideration due to the large amount of traffic generating uses that will occur in the area. Improvements between the subject site along Friendship Road moving towards I-985 will need to occur to provide sufficient access into and out of the industrial development. Georgia DOT will be the reviewing authority for this work because this is a Georgia DOT maintained right-of-way.

The rezoning of the subject property is recommended for approval with the following conditions:

1. The entrance design at Friendship Road shall include traffic lights, deceleration lanes, left turn lanes with stacking lanes and tapers that meet the minimum design requirements of Georgia Department of Transportation.
2. The applicant shall apply for any required variances in areas that do not comply with the City of Buford's Zoning Regulations and Development Regulations.
3. A 50' Undisturbed Buffer shall be implemented adjacent to all residential uses. The 50' Undisturbed Buffer shall be enhanced in areas where the natural vegetation is not sufficient to provide year round screening. The Applicant shall identify these areas and the enhancement shall be included in the construction documents.

**MEMORANDUM**

*Annexation Plat #428 - Page 5*

4. Elevations of new buildings or building additions shall be submitted for review and approval of building material and architectural design prior to the issuance of a building permit. Tilt-up construction is subject to approvals by the Zoning Board of Appeals.
5. A 10' landscape strip shall be provided adjacent to all internal right of ways and planted with non-ornamental, hardwood trees planted 25' on center, and 6' tall at the time of planting.
6. The final design of the proposed industrial subdivision shall be in general accordance to the concept plan prepared by Ringo-Abernathy and Associates for the purposes of reducing the minimum lot area and front building setbacks..

KRY INVESTMENTS INC 08/1989  
3883 ROGERS BRIDGE RD STE 602  
DULUTH, GA 30097

1236

64-10/610

DATE Dec. 19, 2007

PAY TO THE ORDER OF Ciyt of Buford \$ 800.00

Eight hundred and 00/100 DOLLARS



ACH RT 061000104

FOR Exit 2/Annexation

⑈001236⑈ ⑈061000104⑈ ⑈401048796⑈

**CITY OF BUFORD**

BUFORD, GEORGIA

No. 20082

DATE 1-4 2008

Received of Kry Investments, Inc. \$ 800.00  
Eight hundred & 00/100 Dollars

For yearly fee

By [Signature]  
CITY CLERK

BAL. DUE \$ \_\_\_\_\_





8156 2008B

JOHN R. YOST  
3883 ROGERS BRIDGE ROAD ✓  
SUITE 602  
DULUTH, GA 30097

EXIT TWO ASSOCIATES ✓  
C/O MILL CREEK CONSULTING  
4480 COMMERCE DRIVE  
BUFORD, GA 30518

8156 2032

BLUE SKY DEVELOPMENT, LLC  
4715 GATEWAY LANE ✓  
FLOWERY BRANCH, GA 30542

8156 2033

BARRY & CONNIE SANDERS  
1432 FAIRDALE COURT ✓  
Dacula, GA 30019

8156 2031

BLUE SKY DEVELOPMENT, LLC ✓  
4715 GATEWAY LANE  
FLOWERY BRANCH, GA 30542

8156 2029

WILLIAM & MARLENE KNIEPER  
1704 HERITAGE WAY ✓  
STONE MOUNTAIN, GA 30087

8156 2028

MARTY & JOY DAVIS  
3622 BOGAN SPRINGS DRIVE ✓  
BUFORD, GA 30519

8156 2027

JOEL & CHRISTINE BAXTER ✓  
3616 BOGAN SPRINGS DRIVE  
BUFORD, GA 30519

8156 2026

CHAD & LEANNE BELL ✓  
4715 GATEWAY LANE  
FLOWERY BRANCH, GA 30542

8156 2012

HAROLD BRANNON ✓  
3664 NORTH BOGAN ROAD  
BUFORD, GA 30519

8156 2030

BLUE SKY DEVELOPMENT, LLC  
4715 GATEWAY LANE ↓  
FLOWERY BRANCH, GA 30542

8156 2009

BENSON PIRKLE ↓  
7415 WILLIAMS ROAD  
FLOWERY BRANCH, GA 30542

8156 2008A

BENSON PIRKLE  
7415 WILLIAMS ROAD ↓  
FLOWERY BRANCH, GA 30542

8156 2021

W RONALD STONE ETAL ↓  
3492 COOK ROAD ↓  
GAINESVILLE, GA 30506

8156 1002

JOHNNIE MAE SHOCKLEY ↓  
4932 HOG MOUNTAIN RD.  
FLOWERY BRANCH, GA 30542

8156 2008B

JOSEPH ATKINS ↓  
3744 EAST JONES DRIVE  
BUFORD, GA 30519

8156 2025

JOSEPH ATKINS ↓  
3744 EAST JONES DRIVE  
BUFORD, GA 30519

8156 2004

JERRY LEE BROWN  
3728 JONES DRIVE ↓  
BUFORD, GA 30519

8156 2016

JERRY LEE BROWN ↓  
3728 JONES DRIVE  
BUFORD, GA 30519

8156 2024

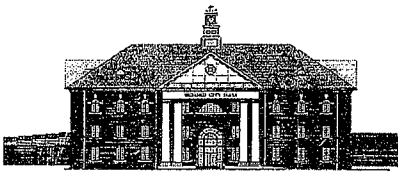
JOSEPH ATKINS ↓  
3744 EAST JONES DRIVE  
BUFORD, GA 30519

8156 1001

HARVEY & TERESA YOUNG  
5248 HOPEWELL CANE ↓  
GAINESVILLE, GA 30507

8155A 0069

MORGAN'S CROSSING HOA, INC  
3790 LAKE SEMINOLE DRIVE  
BUFORD, GA 30519 ↓



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Morgan's Crossing HOA, Inc.  
3790 Lake Seminole Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Gentlemen,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

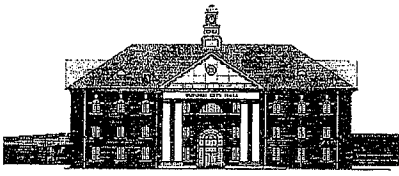
If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Harvey & Teresa Young  
5248 Hopewell Lane  
Gainesville, Georgia 30507

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Young,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

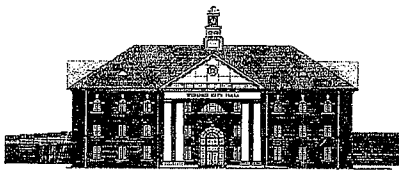
If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/mc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Jerry Lee Brown  
3728 Jones Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Brown,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

If you have any questions concerning this matter, please feel free to give me a call.

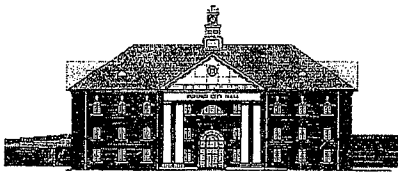
Sincerely yours,

A handwritten signature in cursive script that reads "Rhonda N. Cunningham". The signature is written in black ink and is positioned above the typed name.

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Joseph Atkins  
3744 East Jones Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Atkins,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

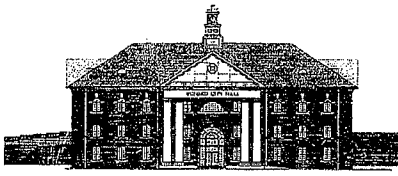
If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Johnnie Mae Shockley  
4932 Hog Mountain Road  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Ms. Shockley,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

If you have any questions concerning this matter, please feel free to give me a call.

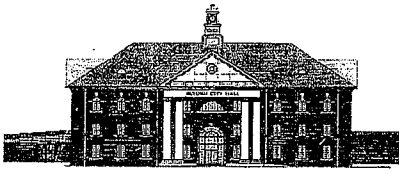
Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure





# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

W. Ronald Stone, ETAL  
3492 Cook Road  
Gainesville, Georgia 30506

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Stone,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Benson Pirkle  
7415 Williams Road  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Pirkle,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

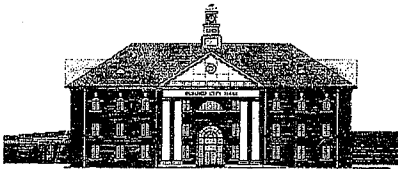
If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Harold Brannon  
3664 North Bogan Road  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Brannon,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

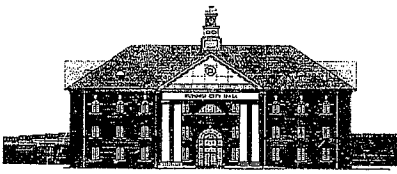
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Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/mc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Chad & Leanne Bell  
4715 Gateway Lane  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Bell,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

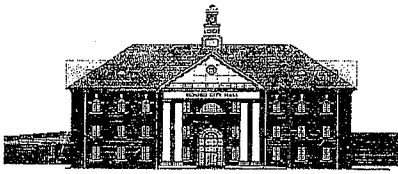
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Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Joel & Christine Baxter  
3616 Bogan Springs Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Baxter,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

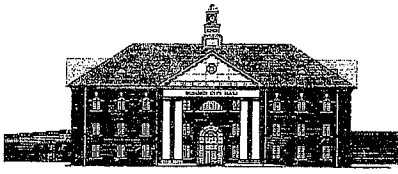
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Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Marty & Joy Davis  
3622 Bogan Springs Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Davis,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

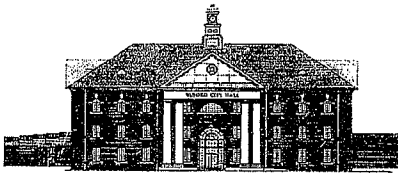
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Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

William & Marlene Knieper  
1704 Heritage Way  
Stone Mountain, Georgia 30087

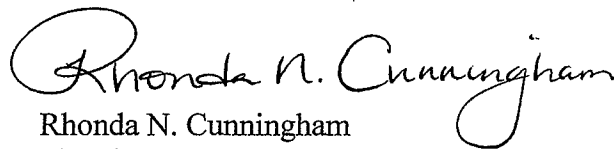
RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Knieper,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

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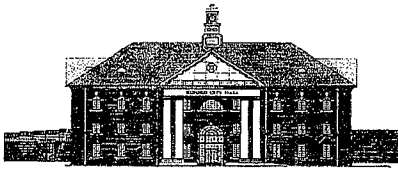
Sincerely yours,



Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Barry & Connie Sanders  
1432 Fairdale Court  
Dacula, Georgia 30019

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Sanders,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

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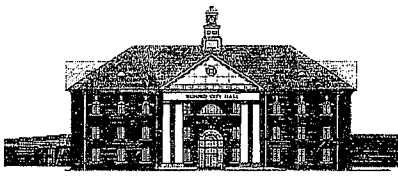
Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rnc

Enclosure





# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Blue Sky Development, LLC  
4715 Gateway Lane  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Gentlemen,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

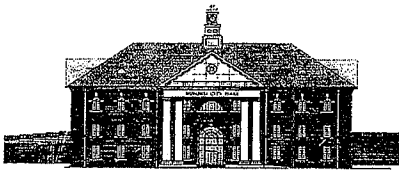
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Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rmc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

Exit Two Associates  
c/o Mill Creek Consulting  
4480 Commerce Drive  
Buford, Georgia 30518

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Gentlemen,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

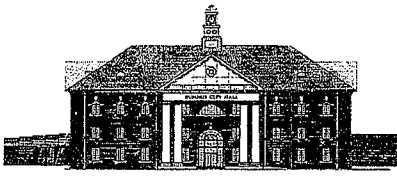
If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/tmc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

February 1, 2008

John R. Yost  
3883 Rogers Bridge Road  
Suite 602  
Duluth, Georgia 30097

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Yost,

Please find enclosed a copy of the plat for property annexation and zoning to M-1 for John R. Yost. A public hearing is scheduled for Tuesday, February 19, 2008 at 7:00 p.m. for the Planning Commission and on Monday, March 3, 2008 at 7:00 p.m. for the Buford City Commission. The public hearing will be held at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

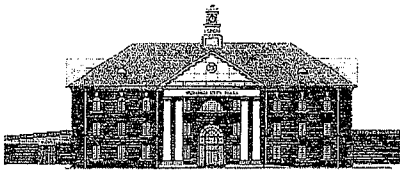
If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant

RNC/rmc

Enclosure



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

John R. Yost  
3883 Rogers Bridge Road  
Suite 602  
Duluth, Georgia 30097

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Yost,

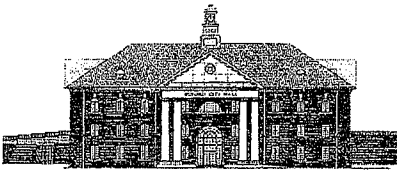
This letter is to inform you there will be a public meeting held for a request for property annexation and zoning to M-1 for John R. Yost on Friendship Road. The City of Buford Board of Commissioners will meet on Tuesday, July 1, 2008 at 10:00 a.m. at the Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider this request.

If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

A handwritten signature in black ink that reads "Rhonda N. Cunningham". The signature is written in a cursive style with a large, looped initial "R".

Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Exit Two Associates  
c/o Mill Creek Consulting  
4480 Commerce Drive  
Buford, Georgia 30518

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Gentlemen,

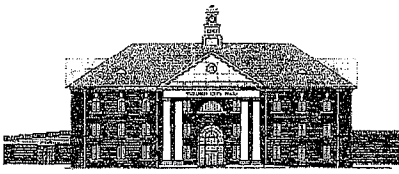
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Sincerely yours,

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Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Blue Sky Development, LLC  
4715 Gateway Lane  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Gentlemen,

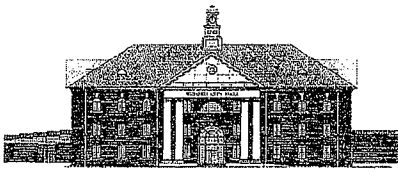
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Sincerely yours,

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Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Barry & Connie Sanders  
1432 Fairdale Court  
Dacula, Georgia 30019

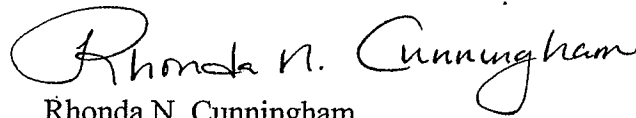
RE: Proposed Property Annexation and Zoning  
8-156-2008B

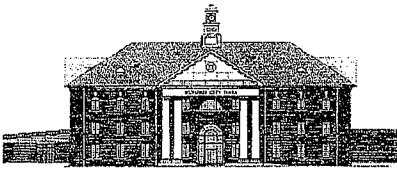
Dear Mr. & Mrs. Sanders,

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If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

  
Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

William & Marlene Knieper  
1704 Heritage Way  
Stone Mountain, Georgia 30087

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Knieper,

This letter is to inform you there will be a public meeting held for a request for property annexation and zoning to M-1 for John R. Yost on Friendship Road. The City of Buford Board of Commissioners will meet on Tuesday, July 1, 2008 at 10:00 a.m. at the Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider this request.

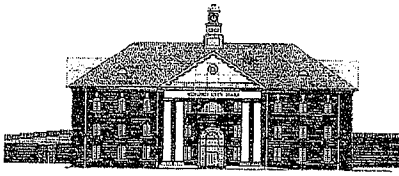
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Sincerely yours,

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Rhonda N. Cunningham  
Planning Assistant





# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Marty & Joy Davis  
3622 Bogan Springs Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

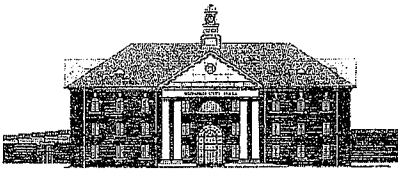
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This letter is to inform you there will be a public meeting held for a request for property annexation and zoning to M-1 for John R. Yost on Friendship Road. The City of Buford Board of Commissioners will meet on Tuesday, July 1, 2008 at 10:00 a.m. at the Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider this request.

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Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Joel & Christine Baxter  
3616 Bogan Springs Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Baxter,

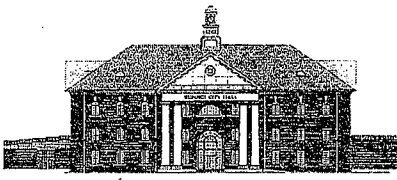
This letter is to inform you there will be a public meeting held for a request for property annexation and zoning to M-1 for John R. Yost on Friendship Road. The City of Buford Board of Commissioners will meet on Tuesday, July 1, 2008 at 10:00 a.m. at the Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider this request.

If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

A handwritten signature in cursive script that reads "Rhonda N. Cunningham". The signature is written in black ink and is positioned above the printed name and title.

Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Chad & Leanne Bell  
4715 Gateway Lane  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Bell,

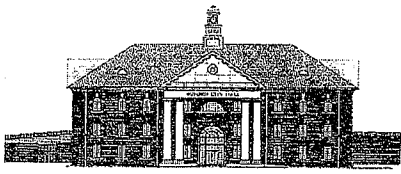
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Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Harold Brannon  
3664 North Bogan Road  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Brannon,

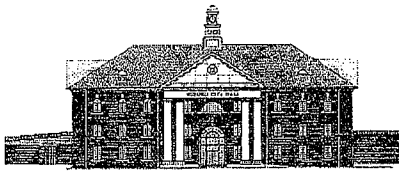
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If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

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Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Benson Pirkle  
7415 Williams Road  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Pirkle,

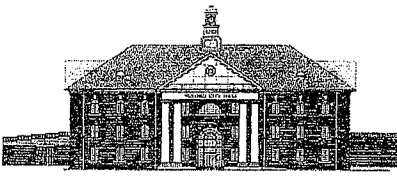
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Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

W. Ronald Stone, ETAL  
3492 Cook Road  
Gainesville, Georgia 30506

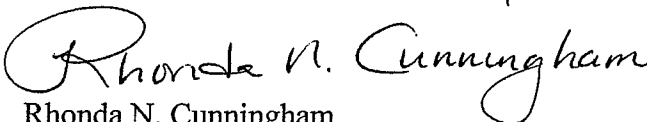
RE: Proposed Property Annexation and Zoning  
8-156-2008B

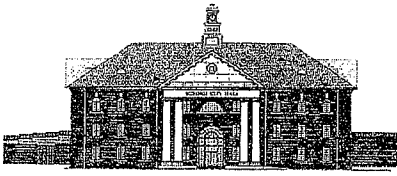
Dear Mr. Stone,

This letter is to inform you there will be a public meeting held for a request for property annexation and zoning to M-1 for John R. Yost on Friendship Road. The City of Buford Board of Commissioners will meet on Tuesday, July 1, 2008 at 10:00 a.m. at the Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider this request.

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Sincerely yours,

  
Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Johnnie Mae Shockley  
4932 Hog Mountain Road  
Flowery Branch, Georgia 30542

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Ms. Shockley,

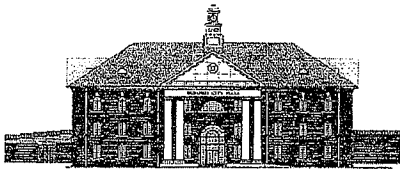
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Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Joseph Atkins  
3744 East Jones Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. Atkins,

This letter is to inform you there will be a public meeting held for a request for property annexation and zoning to M-1 for John R. Yost on Friendship Road. The City of Buford Board of Commissioners will meet on Tuesday, July 1, 2008 at 10:00 a.m. at the Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider this request.

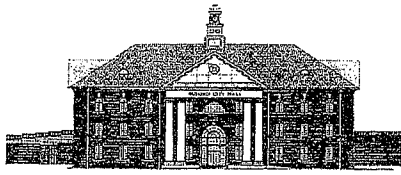
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Rhonda N. Cunningham  
Planning Assistant





# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Jerry Lee Brown  
3728 Jones Drive  
Buford, Georgia 30519

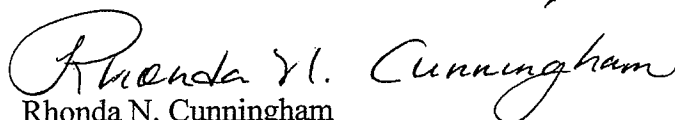
RE: Proposed Property Annexation and Zoning  
8-156-2008B

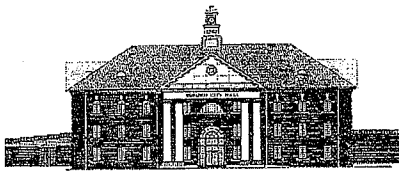
Dear Mr. Brown,

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If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

  
Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Harvey & Teresa Young  
5248 Hopewell Lane  
Gainesville, Georgia 30507

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Mr. & Mrs. Young,

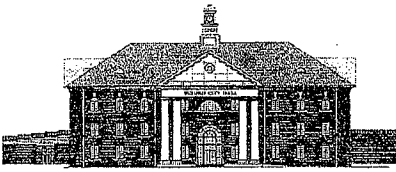
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Rhonda N. Cunningham  
Planning Assistant



# City of Buford

## Planning Department

2300 Buford Highway • Buford, Georgia • 30518 • (770) 945-6761 • FAX (770) 932-7976 • Planning (678) 889-4629

June 9, 2008

Morgan's Crossing HOA, Inc.  
3790 Lake Seminole Drive  
Buford, Georgia 30519

RE: Proposed Property Annexation and Zoning  
8-156-2008B

Dear Gentlemen,

This letter is to inform you there will be a public meeting held for a request for property annexation and zoning to M-1 for John R. Yost on Friendship Road. The City of Buford Board of Commissioners will meet on Tuesday, July 1, 2008 at 10:00 a.m. at the Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider this request.

If you have any questions concerning this matter, please feel free to give me a call.

Sincerely yours,

Rhonda N. Cunningham  
Planning Assistant



NEWS

DINING GUIDE

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COMMUNITY

CLASSIFIED

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[Home](#) > [Legals](#) > Legals Ad

## Ad Text

### NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING

Pursuant to O.C.G.A. =A4 36-36-1 et seq. and O.C.G.A. =A4 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the application of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. =A4 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto.

A public hearing and Commission Meeting to discuss and pass upon the proposed applications for annexation and rezoning will be held at Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia on Monday, March 3, 2008, at 7:00 p.m.

The City of Buford Planning Commission will make recommendation on such application for annexation and rezoning on Tuesday, February 19, 2008 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia.

This 28th day of January, 2008.

CHANDLER, BRITT, JAY & BECK, LLC  
 City Attorneys

#### EXHIBIT A

Owner/Applicant: Exit Two Associates

Currently Zoned: AR-III

Proposed Zoning: M-1

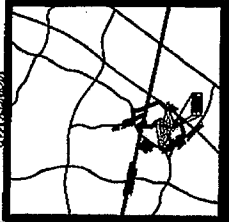
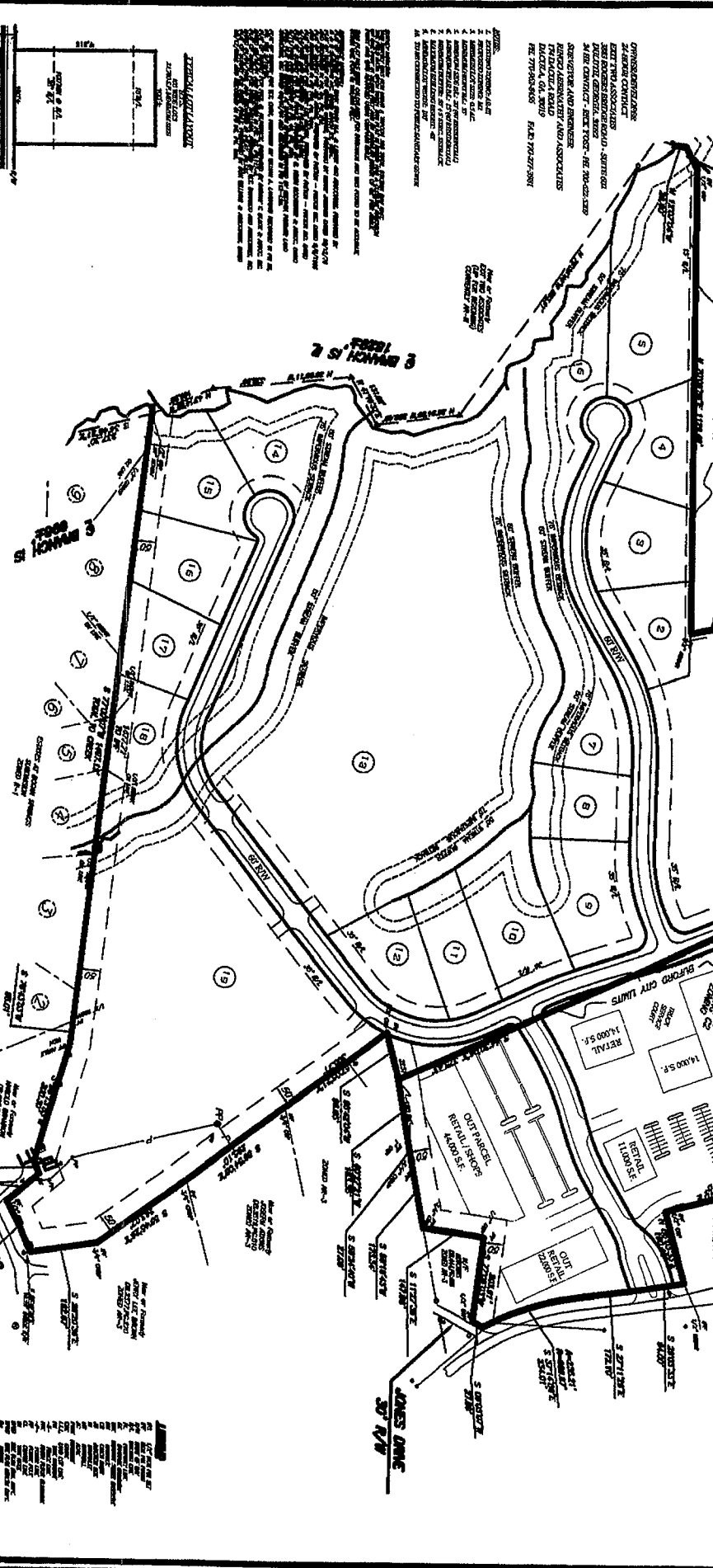
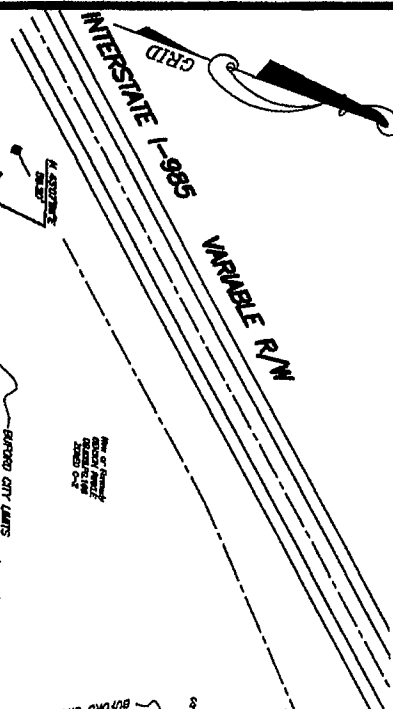
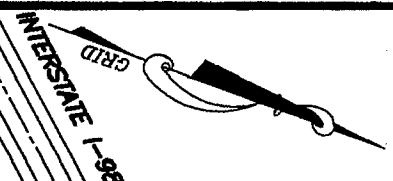
ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 8TH DISTRICT OF HALL COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF FRIENDSHIP ROAD (VARIABLE R/W WIDTH) AND THE NORTHWESTERLY 30' RIGHT OF WAY OF JONES DRIVE THENCE PROCEEDING SOUTH 77 DEGREES 05 MINUTES 03 SECONDS WEST A DISTANCE OF 203.91 FEET TO A POINT; THENCE PROCEEDING SOUTH 11 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 147.88 FEET TO A POINT; THENCE PROCEEDING SOUTH 59 DEGREES 16 MINUTES 43 SECONDS WEST A DISTANCE OF 173.34 FEET TO A POINT; THENCE PROCEEDING SOUTH 59 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 27.09 FEET TO A POINT; THENCE PROCEEDING SOUTH 60 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 160.84 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 60 DEGREES 27 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 22.50 FEET TO A POINT;  
 THENCE SOUTH 55 DEGREES 42 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 96.65 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 05 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 305.71 FEET  
TO A POINT;  
THENCE SOUTH 56 DEGREES 54 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 295.10 FEET  
TO A POINT;  
THENCE SOUTH 55 DEGREES 45 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 263.07 FEET  
TO A POINT;  
THENCE SOUTH 28 DEGREES 20 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 162.67 FEET  
TO A POINT;  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS IF 1213.20 FEET AND AN ARC LENGTH  
OF 135.66 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 44 DEGREES 49 MINUTES 39  
SECONDS WEST FOR A DISTANCE OF 135.59 FEET TO A POINT;  
THENCE NORTH 60 DEGREES 29 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 101.44 FEET  
TO A POINT;  
THENCE SOUTH 48 DEGREES 35 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 32.90 FEET  
TO A POINT;  
THENCE SOUTH 86 DEGREES 13 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 300.30 FEET  
TO A POINT;  
THENCE SOUTH 76 DEGREES 43 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 55.01 FEET  
TO A POINT;  
THENCE SOUTH 77 DEGREES 00 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 1497.12 FEET  
TO A POINT;  
THENCE PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SUWANEE  
CREEK A DISTANCE OF 1829 FEET TO A POINT;  
THENCE NORTH 12 DEGREES 07 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 29.80 FEET  
TO A POINT;  
THENCE NORTH 43 DEGREES 07 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 59.20 FEET  
A POINT;  
THENCE NORTH 70 DEGREES 09 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 1129.49 FEET  
TO A POINT;  
THENCE NORTH 30 DEGREES 14 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 425.89 FEET  
TO A POINT;  
THENCE NORTH 42 DEGREES 42 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 430.56 FEET  
TO A POINT;  
THENCE NORTH 69 DEGREES 55 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 174.38 FEET  
TO A POINT;  
THENCE SOUTH 44 DEGREES 30 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 1074.62 FEET  
TO A POINT;  
THENCE SOUTH 44 DEGREES 30 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 375.43 FEET  
TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.  
SAID PROPERTY CONTAINS 66.30 ACRES MORE OR LESS.

**PROPOSED MI COMMERCIAL 66.30 ACRES**  
TOTAL BOUNDARY AREA: 66.78 ACRES



**GENERAL NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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12. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
13. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
14. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
15. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
16. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
17. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
18. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
19. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

THIS PLAN SHOWS CONCEPTUAL LAYOUTS AND IS NOT TO BE USED FOR CONSTRUCTION. ALL MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO FIELD SURVEY. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

**LEGEND:**

- 1. LOT
- 2. PAVEMENT
- 3. ASPHALT
- 4. GRAVEL
- 5. SAND
- 6. GRAVELED
- 7. ASPHALT
- 8. ASPHALT
- 9. ASPHALT
- 10. ASPHALT
- 11. ASPHALT
- 12. ASPHALT
- 13. ASPHALT
- 14. ASPHALT
- 15. ASPHALT
- 16. ASPHALT
- 17. ASPHALT
- 18. ASPHALT
- 19. ASPHALT

CONCEPT PLAN FOR:  
**EXIT TWO ASSOCIATES**

DATE	11/23/87
SCALE	1" = 100'
JOB NO.	67039

**LAND ASSOCIATES & ASSOCIATES**

174 DACULA ROAD - DACULA, GA 31034  
PH: (770) 385-8800 - FAX: (770) 385-8801

PARCEL # 8-156-2008B

COUNTY Hall

Service Delivery Plan for Property Annexed into City of Buford

Service	City of Buford	Gwinnett County	Hall County
Court Services			X
Elections/Voter Registration	X		
Finance			
Business License	X		
Franchises	X		
Permits/Alcohol, etc.	X		
Grant Administration	X		
Tax Digest/Revenue	X		
Fire Protection			X
Health Department			X
Parks and Recreation	X		
Planning and Development			
Bldg Inspections	X		
Permitting	X		
Land Use	X		
Ordinances/Code Enforcement	X		
Street Names/Addresses	X		
Zoning/Variances	X		
Public Housing	X		
Public Safety			
Police Department			X
Marshal	X		
Public Utilities			
Electrical	OTHER		
Gas	X		
Water			Gainesville
Wastewater Treatment	X		
Sanitation	X		

Service	City of Buford	Gwinnett County	Hall County
Transportation			
Signage	X		
Street Lights			X
Street/Road Maintenance			X
Soil Erosion & Siltation	X		
Storm Water/Drainage	X		
Flood Protection	X		
Traffic Engineering/Lights			X



**ANNEXATION NOTICE**

CASE # PLAT#428

FROM AR-III TO M-1

FOR JOHN R YOST

LOCATION FRIENDSHIP Rd.

PLANNING COMMISSION

HEARING

DATE 2-19-08 TIME 7:00PM

BOARD OF COMMISSIONERS

HEARING

DATE 3-3-08 TIME 7:00PM

CITY OF BUFORD

2300 BUFORD HWY. BUFORD, GA

CALL PLANNING DIV. 945-6761

**ANNEXATION NOTICE**

**ANNEXATION NOTICE**

CASE # PLAT # 428

FROM AR-111 TO M-1

FOR JOHN R. YOST

LOCATION FRIENDSHIP RD.

PLANNING COMMISSION

HEARING

DATE N/A TIME N/A

BOARD OF COMMISSIONERS

HEARING

DATE 7-10-08 TIME 10:00AM

CITY OF BUFORD

2300 BUFORD HWY.

BUFORD, GA

CALL PLANNING DIV. 945-6761

**ANNEXATION NOTICE**

**ANNEXATION ORDINANCE**

**Payne; Exit Two Associates**

**WHEREAS**, the property owners on the attached Exhibit "A", have made application pursuant to O.C.G.A. §§ 36-36-1 et. seq., O.C.G.A. § 36-36-20 et. seq. and O.C.G.A. § 36-66-4(d), to annex and zone to the existing corporate limits of the City of Buford, unincorporated areas which are contiguous to the existing corporate limits at the time annexation procedures were initiated;

**WHEREAS**, as used in this Ordinance, the "contiguous areas" means any area of which at least one-eighth of the aggregate external boundary, at the time annexation procedures were initiated, directly abuts the corporate limits of the City of Buford. Any area shall also be a "contiguous area" if at least one-eighth of its aggregate external boundary would directly abut the municipal boundary if it was not otherwise separated, in whole or in part, from the corporate limits of the City of Buford by lands owned by the City of Buford, by lands owned by a county or political subdivision; by lands owned by the State of Georgia; by the definite width of (i) any street or street right-of-way (ii) any creek or river (iii) any right-of-way of a railroad or other public service corporation;

**WHEREAS**, for purposes of determining an area's aggregate external boundary, all real property shall have its area included in determining the aggregate external boundary of the area to be annexed which at the time annexation procedures were initiated, (1) was owned by the same person who owns real property in the area to be annexed, (2) adjoins to any extent such owner's real property in the area to be annexed, (3) is in **Hall County**, and (4) is not included within the boundaries of any municipal corporation;

**WHEREAS**, there shall be no annexation across the boundary lines of any county under this Ordinance;



**WHEREAS**, the City Commission for the City of Buford, after receipt of the application pursuant to O.C.G.A. § 36-36-20 et seq., have, after investigation by the City Manager, City Clerk and City Attorney, determined that such application complies with the requirements of O.C.G.A. § 36-36-20 et seq.;

**WHEREAS**, Notice of Public Hearing Upon Application for Annexation was advertised in the The Times, a newspaper of general circulation in the City of Buford, Hall County, and in the area proposed for annexation on February 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, 29<sup>th</sup>, 2008.

**WHEREAS**, after consideration of all the facts and after the public hearing, the City Commission for the City of Buford finds that the annexations to the City of Buford of the areas proposed in the applications is in the best interest of the residents and property owners of the area proposed for annexation and of the citizens of the City of Buford.

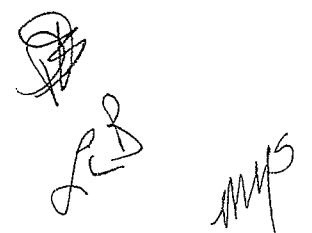
**NOW THEREFORE, BE IT ORDAINED BY THE AUTHORITY OF THE CITY COMMISSION FOR THE CITY OF BUFORD, A GEORGIA MUNICIPAL CORPORATION, AND IT IS HEREBY ORDAINED AS FOLLOWS:**

**Section I**

The tract and parcel of land described in Exhibit "A" attached hereto be, and the same are, hereby annexed and zoned as noted, as a part of the corporate limits of the City of Buford, as completely and fully as if the limits had been marked and defined by special act of the General Assembly of Georgia.

**Section II**

The residents and/or property owners of the area described in Exhibit "A" shall use utilities owned by the City of Buford when they are available. However, any residents and/or property owners shall not be entitled to register or vote in any municipal election until preclearance is



obtained under the Voting Rights Act from the U. S. Department of Justice.

**Section III**

The City Clerk and/or City Attorney shall be authorized to certify a copy of this ordinance together with all exhibits to Terry Jackson, Director, Georgia Department of Community Affairs and that all of the annexed property be included in the Tax Digest of the City of Buford on January 1, 2009.

**Section IV**

Said properties are hereby zoned by the City Commission per the action taken at the March 3, 2008, Commission Meeting.

**APPROVED AND ADOPTED THIS 3<sup>rd</sup> DAY OF MARCH, 2008.**

**CITY OF BUFORD, A GEORGIA  
MUNICIPAL CORPORATION**

BY:   
PHILLIP BEARD, CHAIRMAN

BY:   
L. CHRIS BURGE, COMMISSIONER

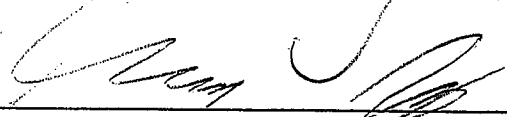
BY:   
MICHAEL SMITH, COMMISSIONER

ATTESTED TO BY:

  
\_\_\_\_\_  
KIM WOLFE, CITY CLERK

APPROVED AS TO FORM BY:

CHANDLER, BRITT, JAY & BECK, LLC

  
\_\_\_\_\_  
GREGORY D. JAY, CITY ATTORNEY

CHANDLER, BRITT,  
JAY & BECK, LLC  
P.O. Box 1749  
BUFORD, GA 30515  
(770) 271-2991  
FAX (770) 271-2986

EXHIBIT "A"

Owner/Applicant: Exit Two Associates

Currently Zoned: AR-III

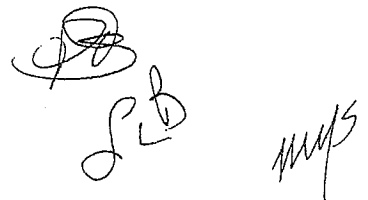
Proposed Zoning: M-1

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ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 8<sup>TH</sup> DISTRICT OF HALL COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF FRIENDSHIP ROAD (VARIABLE R/W WIDTH) AND THE NORTHWESTERLY 30' RIGHT OF WAY OF JONES DRIVE THENCE PROCEEDING SOUTH 77 DEGREES 05 MINUTES 03 SECONDS WEST A DISTANCE OF 203.91 FEET TO A POINT; THENCE PROCEEDING SOUTH 11 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 147.88 FEET TO A POINT; THENCE PROCEEDING SOUTH 59 DEGREES 16 MINUTES 43 SECONDS WEST A DISTANCE OF 173.34 FEET TO A POINT; THENCE PROCEEDING SOUTH 59 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 27.09 FEET TO A POINT; THENCE PROCEEDING SOUTH 60 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 160.84 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 60 DEGREES 27 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 22.50 FEET TO A POINT;  
THENCE SOUTH 55 DEGREES 42 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 96.65 FEET TO A POINT;  
THENCE SOUTH 57 DEGREES 05 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 305.71 FEET TO A POINT;  
THENCE SOUTH 56 DEGREES 54 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 295.10 FEET TO A POINT;  
THENCE SOUTH 55 DEGREES 45 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 263.07 FEET TO A POINT;  
THENCE SOUTH 28 DEGREES 20 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 162.67 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1213.20 FEET AND AN ARC LENGTH OF 135.66 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 44 DEGREES 49 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 135.59 FEET TO A POINT;  
THENCE NORTH 60 DEGREES 29 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 101.44 FEET TO A POINT;  
THENCE SOUTH 48 DEGREES 35 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 32.90 FEET TO A POINT;  
THENCE SOUTH 86 DEGREES 13 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 300.30 FEET TO A POINT;  
THENCE SOUTH 76 DEGREES 43 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 55.01 FEET TO A POINT;  
THENCE SOUTH 77 DEGREES 00 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 1497.12 FEET TO A POINT;

Handwritten signatures and initials, including a large signature that appears to be 'JTB' and other initials like 'LDB' and 'MMS'.

THENCE PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SUWANEE CREEK A DISTANCE OF 1829 FEET TO A POINT;  
THENCE NORTH 12 DEGREES 07 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 29.80 FEET TO A POINT;  
THENCE NORTH 43 DEGREES 07 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 59.20 FEET TO A POINT;  
THENCE NORTH 70 DEGREES 09 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 1129.49 FEET TO A POINT;  
THENCE NORTH 30 DEGREES 14 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 425.89 FEET TO A POINT;  
THENCE NORTH 42 DEGREES 42 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 430.56 FEET TO A POINT;  
THENCE NORTH 69 DEGREES 55 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 174.38 FEET TO A POINT;  
THENCE SOUTH 44 DEGREES 30 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 1074.62 FEET TO A POINT;  
THENCE SOUTH 44 DEGREES 30 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 375.43 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 66.30 ACRES MORE OR LESS.



*Sample*

FINAL PLAT APPROVAL  
THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND  
CONSERVATION OF THE STATE OF GEORGIA HAS REVIEWED THIS PLAT  
AND HAS APPROVED THE SAME FOR RECORDATION IN THE PUBLIC RECORDS  
OF THE STATE OF GEORGIA. THIS PLAT IS VALID AND ENFORCEABLE AS  
LONG AS IT IS IN COMPLIANCE WITH THE SUBDIVISION ACT, AS AMENDED,  
AND ALL OTHER LAWS, RULES AND REGULATIONS GOVERNING THE  
SUBDIVISION OF LAND IN THE STATE OF GEORGIA. THE DIRECTOR OF  
ENVIRONMENTAL HEALTH AND CONSERVATION HAS NO LIABILITY FOR  
THE ACCURACY OF THIS PLAT OR FOR THE INFORMATION CONTAINED  
HEREIN. THE SUBDIVIDER ASSUMES FULL RESPONSIBILITY FOR  
THE ACCURACY OF THIS PLAT AND FOR THE INFORMATION CONTAINED  
HEREIN.

DATE: 7/7/84  
BY: *[Signature]*  
DIRECTION DESIGNER

THIS PLAT HAS BEEN REVIEWED BY THE ENVIRONMENTAL  
HEALTH DIVISION OF THE BOARD OF HEALTH FOR COMPLIANCE  
WITH THE SUBDIVISION ACT, AS AMENDED, AND ALL OTHER LAWS,  
RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF  
LAND IN THE STATE OF GEORGIA. THE DIRECTOR OF ENVIRONMENTAL  
HEALTH AND CONSERVATION HAS NO LIABILITY FOR THE ACCURACY  
OF THIS PLAT OR FOR THE INFORMATION CONTAINED HEREIN.

DATE: 7/7/84  
BY: *[Signature]*  
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH

*[Handwritten Signature]*  
*[Handwritten Signature]*  
*[Handwritten Signature]*

OWNERS' ACKNOWLEDGEMENT AND DECLARATION  
STATE OF GEORGIA  
(CITY OF GWINNETT)  
I, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS  
SUBSCRIBED HERETO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FOR  
PUBLIC USE, AND THAT THE PUBLIC USE IS THE USE OF THE LAND FOR  
PUBLIC USE, AND THAT THE PUBLIC USE IS THE USE OF THE LAND FOR  
PUBLIC USE, AND THAT THE PUBLIC USE IS THE USE OF THE LAND FOR  
PUBLIC USE.

DATE: 7-7-84  
BY: *[Signature]*  
DATE: 7-7-84

PUBLIC NOTICE: GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERLAY OR  
OF THE RIGHTS OF NATURAL OR ARTIFICIAL OBSTACLES TO THE EXTERIOR  
CULVERTS NOT SHOWN ON THIS PLAT BEYOND THE EXTENT OF  
RECORDED SUBDIVISION PLAT.

- LEGEND
- 100' WIDE STRIP
  - 20' WIDE STRIP
  - 30' WIDE STRIP
  - 40' WIDE STRIP
  - 50' WIDE STRIP
  - 60' WIDE STRIP
  - 70' WIDE STRIP
  - 80' WIDE STRIP
  - 90' WIDE STRIP
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  - 110' WIDE STRIP
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OWNER / SUBDIVIDER  
LARRY PAYNE  
3271 HUNTERS HALL DR.  
DUBLIN, GA 30144  
(770) 445-6824

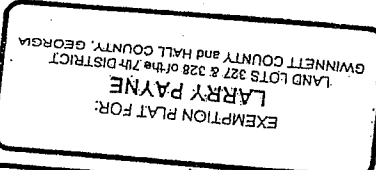
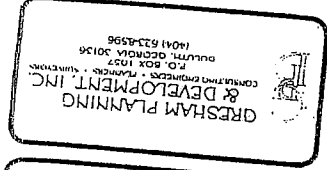
NOTE: THIS PROPERTY DOES NOT LIE WITHIN A F.I.R.M. FLOOD HAZARD DISTRICT PER COMMUNITY PANEL NO. 130322 0125 C DATED: AUGUST 1, 1984.

TOTAL ACREAGE: 0.209  
ZONED - R-L

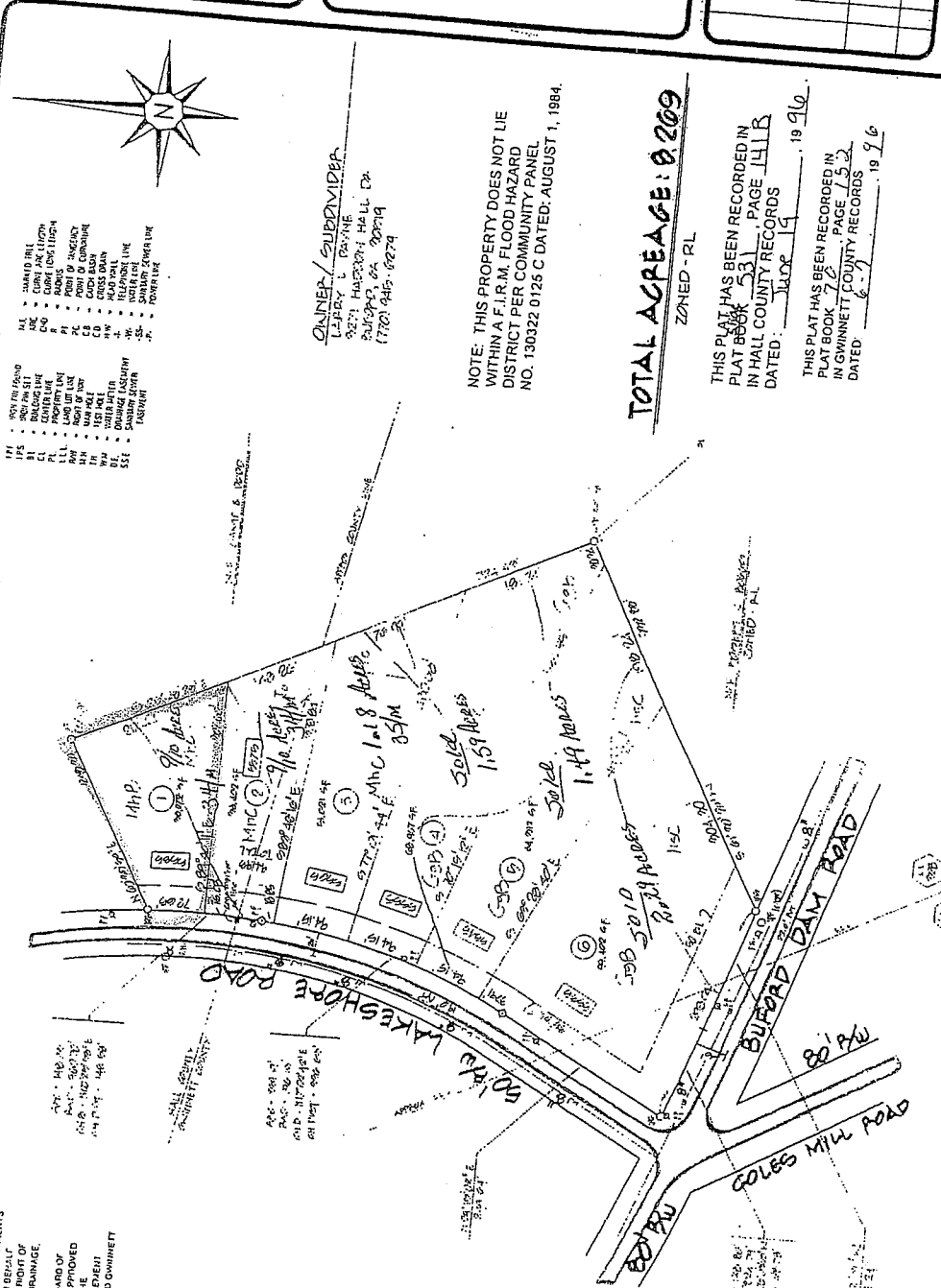
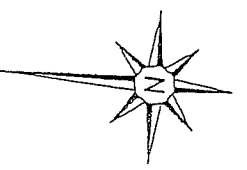
THIS PLAT HAS BEEN RECORDED IN HALL COUNTY RECORDS IN PLAT BOOK 31, PAGE 1411 B DATED: JUL 19 19 84

THIS PLAT HAS BEEN RECORDED IN GWINNETT COUNTY RECORDS IN PLAT BOOK 76, PAGE 152 DATED: 6-7-84

FINAL SURVEYS CERTIFICATE  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS THE PROPERTY HAS BEEN SURVEYED AND MEASURED AND THE BOUNDARIES AND AREAS HAVE BEEN DETERMINED BY THE SURVEYOR AND THE PLAT IS BEING PREPARED FOR RECORDATION IN THE PUBLIC RECORDS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYORS AND MAPPING OF THE STATE OF GEORGIA AND HAS BEEN FOUND TO BE A COMPETENT AND CAPABLE SURVEYOR. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYORS AND MAPPING OF THE STATE OF GEORGIA AND HAS BEEN FOUND TO BE A COMPETENT AND CAPABLE SURVEYOR. THE SURVEYOR HAS BEEN LICENSED BY THE BOARD OF SURVEYORS AND MAPPING OF THE STATE OF GEORGIA AND HAS BEEN FOUND TO BE A COMPETENT AND CAPABLE SURVEYOR.

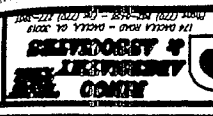


NO.	DATE	DESCRIPTION



EXIT TWO ASSOCIATES

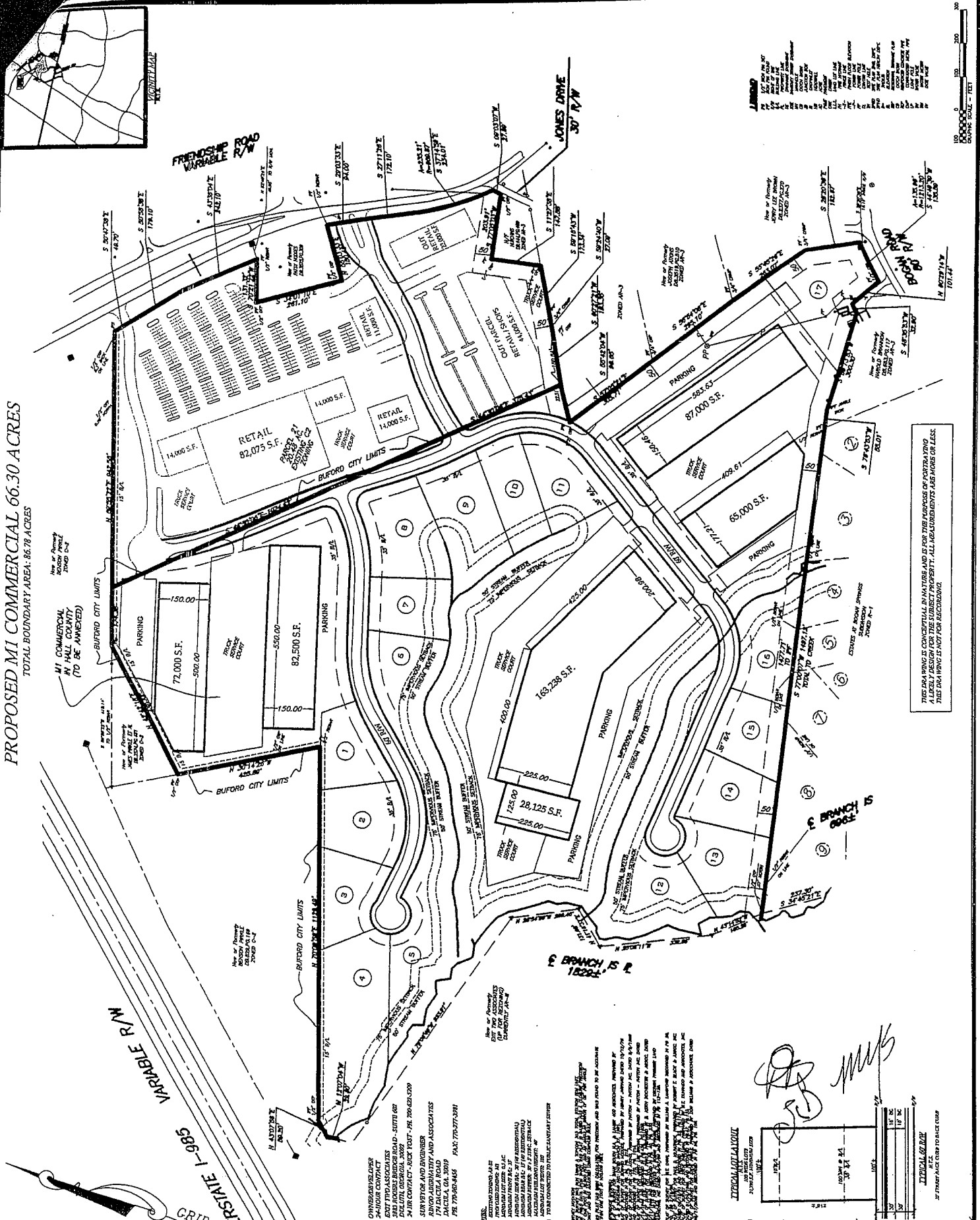
PROPOSED MI COMMERCIAL 66.30 ACRES  
TOTAL BOUNDARY AREA: 86.78 ACRES



DATE	12/18/2007
SCALE	1" = 100'
DRAWN BY	WJW
CHECKED BY	WJW
PROJECT NO.	12:41:47
CLIENT	EXIT TWO ASSOCIATES
LOCATION	171 DICKENS ROAD, SUITE 100, DALLAS, TX 75246
DESCRIPTION	CONCEPT PLAN FOR
DATE	12/18/2007

EXIT TWO ASSOCIATES  
CONCEPT PLAN FOR

SHEET	1
DATE	12/18/2007
SCALE	1" = 100'
DRAWN BY	WJW
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PROJECT NO.	12:41:47
CLIENT	EXIT TWO ASSOCIATES
LOCATION	171 DICKENS ROAD, SUITE 100, DALLAS, TX 75246
DESCRIPTION	CONCEPT PLAN FOR
DATE	12/18/2007



**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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THIS DRAWING IS CONCEPTUAL IN NATURE AND IS FOR THE PURPOSES OF PRESENTING A GENERAL DESIGN FOR THE SUBJECT PROPERTY. ALL MEASUREMENTS ARE HIGHS OR LAYS. THIS DRAWING IS NOT FOR RECORDING.

INTERSTATE 1-985  
VARIABLE R/W  
GRID

EXIT TWO ASSOCIATES  
2410 W. HICKORY ROAD, SUITE 100  
DALLAS, TEXAS 75246  
TEL: 214-343-1111  
WWW.EXITTWOASSOCIATES.COM

CONTRACT NO. 12:41:47  
DATE: 12/18/2007  
SCALE: 1" = 100'

EXIT TWO ASSOCIATES  
2410 W. HICKORY ROAD, SUITE 100  
DALLAS, TEXAS 75246  
TEL: 214-343-1111  
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DATE: 12/18/2007  
SCALE: 1" = 100'

PROJECT NO. 12:41:47  
CLIENT: EXIT TWO ASSOCIATES  
LOCATION: 171 DICKENS ROAD, SUITE 100, DALLAS, TX 75246  
DESCRIPTION: CONCEPT PLAN FOR

DATE: 12/18/2007  
SCALE: 1" = 100'

PROJECT NO. 12:41:47  
CLIENT: EXIT TWO ASSOCIATES  
LOCATION: 171 DICKENS ROAD, SUITE 100, DALLAS, TX 75246  
DESCRIPTION: CONCEPT PLAN FOR

S: DRAWINGS\07009\dwb\07009BND COMM.dwg 12/18/2007 12:41:47

EXHIBIT "A"

Owner/Applicant: Exit Two Associates

Currently Zoned: AR-III & R-100

Proposed Zoning: R-100

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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SUGARHILL GMD 550, GWINNETT COUNTY, GEORGIA AND LAND LOTS 155, 156 & 171 OF THE 8<sup>TH</sup> DISTRICT HALL COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE CENTERLINE INTERSECTION OF SANDY HILL ROAD AND THE CENTERLINE OF BOGAN ROAD; THENCE PROCEEDING IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF BOGAN ROAD A DISTANCE OF 486.52 FEET TO A POINT; THENCE PROCEEDING NORTH 02 DEGREES 01 MINUTES 07 SECONDS EAST A DISTANCE OF 43.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BOGAN ROAD (80' R/W) TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 02 DEGREES 01 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 427.82 FEET TO A POINT;  
THENCE NORTH 22 DEGREES 58 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 315.12 FEET TO A POINT;  
THENCE NORTH 22 DEGREES 48 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 360.33 FEET TO A POINT;  
THENCE NORTH 23 DEGREES 19 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 452.30 FEET TO A POINT;  
THENCE NORTH 22 DEGREES 28 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 817.38 FEET TO A POINT;  
THENCE NORTH 41 DEGREES 04 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 407.22 FEET TO A POINT;  
THENCE NORTH 41 DEGREES 37 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 300.30 FEET TO A POINT;  
THENCE NORTH 32 DEGREES 11 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 77.95 FEET TO A POINT IN THE CENTERLINE OF SUWANEE CREEK;  
THENCE ALONG THE MEANDERINGS OF SAID CREEK IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 2800+/- FEET TO A POINT;  
THENCE SOUTH 05 DEGREES 33 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 792.17 FEET TO A POINT;  
THENCE SOUTH 28 DEGREES 51 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 310.24 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2327.79 FEET AND AN ARC LENGTH OF 235.67 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 54 DEGREES 45 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 235.57 FEET TO A POINT;  
THENCE NORTH 28 DEGREES 27 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 396.30 FEET TO A POINT;

*(Handwritten initials)*

*(Handwritten initials)*

*(Handwritten initials)*

THENCE NORTH 05 DEGREES 53 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 213.09 FEET TO A POINT;  
THENCE NORTH 64 DEGREES 22 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 135.82 FEET TO A POINT;  
THENCE SOUTH 64 DEGREES 17 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 628.43 FEET TO A POINT;  
THENCE SOUTH 29 DEGREES 10 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 708.86 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1147.80 FEET AND AN ARC LENGTH OF 182.84 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 68 DEGREES 58 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 182.65 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2216.54 FEET AND AN ARC LENGTH OF 199.17 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 76 DEGREES 06 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 199.10 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1159.39 FEET AND AN ARC LENGTH OF 225.80 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 84 DEGREES 15 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 225.44 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 456.31 FEET AND AN ARC LENGTH OF 205.42 FEET, BEING SUBTENDED BY A CHORD OF NORTH 77 DEGREES 15 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 203.69 FEET TO A POINT;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1008.65 FEET AND AN ARC LENGTH OF 19.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 63 DEGREES 47 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 19.54 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 86.97 ACRES MORE OR LESS.



EXHIBIT "A"

Owner/Applicant: L. Jason & Stacy Payne

Currently Zoned: R-100

Proposed Zoning: R-100

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All that tract or parcel of land lying and being in Land Lots 327 & 328 of the 7<sup>th</sup> District, Hall County, Georgia, as shown and delineated as Lot 1, on Plat of Survey for Larry Payne by Greshan Planning and Development, Inc., dated April 2, 1996, which plat is recorded in Hall County Plat Records at Plat Slide 531, Page 141B, and is incorporated herein by reference for a more complete description.

Which currently has the address of:  
5585 Lakeshore Road  
Buford, Georgia 30518



**BUFORD CITY COMMISSION**

March 3, 2008

The regular monthly meeting was held on March 3, 2008 and all members were present.

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

Motion by Mrs. Smith, seconded by Mr. Burge to approve the agenda for the March 2008 Commission meeting, as presented by staff.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to approve the minutes from the February 4, 2008 commission meeting, as presented by staff.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to change the April Commission meeting to Wednesday, April 2, 2008 at 4:00 p.m.

Ayes 3  
Nays 0

Chairman Beard stated that this portion of the meeting would be set aside for public hearings for special use permits and annexations.

#SUP-08-02: Artur Matatov requests a special use permit for the property located at 1859 Highway 13. The request is to allow an automotive repair shop. Mr. Jerry Stanley spoke on behalf of the applicant. Mr. Beard stated that this type of business was not typically locating on the Buford Highway corridor. Motion by Mrs. Smith, seconded by Mr. Burge to deny the request.

Ayes 3  
Nays 0

Handwritten signatures in black ink. The top signature is a large, stylized 'JB'. Below it are two smaller signatures, one appearing to be 'JB' and the other 'MYS'.

#SUP-08-03: Drift Emporium requests a special use permit for the property located at 1960 Skylar Hill Drive, Suite B & C. The request is to allow automobile service work. There were no objections. Motion by Mr. Burge, seconded by Mrs. Smith to approve the request with the following conditions:

1. All vehicular repair shall take place within the building. Outdoor repair shall be prohibited.
2. Automobiles waiting for service shall be stored inside the building at the end of each business day.
3. The on-site accumulation of vehicles intended for parts or vehicles stored that are not being repaired shall be prohibited.
4. Outdoor storage shall be prohibited.
5. No tuning of vehicles allowed.
6. No noise shall be emitted from testing, tuning or running of engines.

Ayes 3

Nays 0

Plat #427: Jason and Stacy Payne request annexation and zoning for 0.74 acres located at 5585 Lakeshore Road from R-100 to R-100. Hall County did not object to this annexation. There were no objections. Motion by Mr. Burge, seconded by Mrs. Smith to approve the request.

Ayes 3

Nays 0

Plat #428: John R. Yost requests annexation and rezoning for the property located off Friendship Road, being parcel 8-156-2008B containing 66.30 acres, from AR-III to M-1. Hall County did not object to this annexation. Mitch Peevy spoke on behalf of the applicant stating that this development was consistent with the Hall County land use plan. Several homeowners from Morgan's Crossing Subdivision, Estates at Bogan Springs and Bogan Gates subdivisions spoke against this request with concerns of congestion, increased traffic from large trucks, decreased property values, lighting, hours of operation, size of buildings and noise that an industrial development would bring to a residential area. Motion by Mrs. Smith, seconded by Mr. Burge to approve the request with the following conditions:

1. The entrance design at Friendship Road shall include traffic lights, deceleration lanes, left turn lanes with stacking lanes and tapers that meet the minimum design requirements of Georgia Department of Transportation or the City of Buford.
2. The applicant shall apply for any required variances in areas that do not comply with the City of Buford's Zoning Regulations and Development Regulations.
3. A 75' undisturbed buffer shall be implemented adjacent to residential properties along the creek abutting Estates at Bogan Springs easterly to N. Bogan Road. A 50' undisturbed buffer shall be implemented adjacent to all other residential properties. The 50' undisturbed buffer shall be enhanced in areas where the natural vegetation



- is not sufficient to provide year round screening. The applicant shall identify these areas and the enhancement shall be included in the construction documents.
4. Plantings along the property line at the Estates at Bogan Springs shall be submitted to the City for approval and shall provide visual screening of said development. Plantings shall be a minimum of 6 feet tall and consist of varieties producing screening.
  5. Elevations of new buildings or building additions shall be submitted for review and approval of building material and architectural design prior to the issuance of a building permit. Tilt-up construction is subject to approvals by the Zoning Board of Appeals.
  6. A 10' landscape strip shall be provided adjacent to all internal right of ways and planted with non-ornamental, hardwood trees planted 25' on center, and 6' tall at the time of planting.
  7. The final design of the proposed industrial subdivision shall be in general accordance to the concept plan prepared by Ringo-Abernathy and Associates for the purpose of reducing the minimum lot area and front building setbacks.
  8. Lots #15, 16, 17, and 18 shall have a minimum lot size of one (1) acre.
  9. To combine Lot #20 with Lot #19 and this lot shall have no access to N. Bogan Road or Jones Road.

Ayes 3

Nays 0

Plat #429: John R. Yost requests annexation and rezoning for the property located on Bogan Road, being parcels 1-004-028/029 containing 86.97 acres, from AR-III/R-100 to R-100. Hall County did not object to this annexation request. Mitch Peevy spoke on behalf of the applicant. Several concerned citizens from nearby subdivisions; Morgans Crossing and Bogan Gates, as well as Scott Snedecor, who owns acreage abutting the property, shared their concerns about the annexation. Motion by Mr. Burge, seconded by Mrs. Smith to approve the request with the following conditions:

1. Front and side elevations shall be brick, stucco or stone with up to 20% architectural accents per elevation. Cantilevers/dormers shall not be counted against the 20% limitation and may be hardiplank/cedar shakes. Elevations of each proposed building shall be provided to the City of Buford for review and approval prior to the approval of a building permit.
2. Minimum lot area shall be 10,000 square feet.
3. The subdivision design shall provide for commonly owned open spaces per the Concept Plan submitted with the application. The open space total shall not include areas within detention ponds.
4. The applicant shall be required to install 5' sidewalks with a 2' landscape strip adjacent to N. Bogan Road. Curb and gutter shall also be required along Bogan Road. Interior sidewalks are to be 5' wide with a 2' landscape strip.
5. The minimum heated floor area shall be 2,000 square feet for ranch homes and 2,400 square feet for two-story homes.
6. Each residential dwelling shall have a 2 car garage with an 18' wide driveway.

ZB  
MYS



7. The southerly most entrance shall be aligned with Sandy Hill Road.
8. Southerly entrance shall have deceleration lanes and left turn lanes with stacking lanes and tapers that meet the minimum design requirements of Gwinnett County Department of Transportation. Northerly entrance shall meet City of Buford Development regulations including a deceleration lane.
9. Front and rear building setbacks shall be 25 feet. Side building setback shall be a 15 foot separation with a minimum of 5 feet.
10. Each lot shall be required to have 2 shade trees installed within the sodded front yard. The trees shall be of a species approved by the City of Buford and shall be a minimum of 2" caliper.
11. Lot sizes/widths and road widths are to be per the conceptual site plan submitted with this application.
12. To install a 6 foot high solid wood privacy fence on the property line adjoining the properties of Myron Gilleland, Bruce Flanders and Paul Kilpatrick properties to screen said development from their properties.
13. The following is the agreement with Scott Snedecor regarding buffer and screenings Adjacent to his property:
  1. Install a 6 foot high solid wood privacy fence along the entire common Property line excluding the first 150 feet along the second entrance.
  2. Along the second entrance for a distance of 396 feet install a mixture of evergreens a minimum of 6 to 8 feet tall at the time of planting in the open space area adjacent to their home. The planting plan is to provide a visual screen between the 2 properties and is to be approved by the City Manager prior to installation.
  3. Provide for a 25 foot undisturbed construction buffer along the entire S.W. property line (lots 153 to 159).
14. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the raising of hogs, cows, chickens, horses and horse activity areas with lights, and other farm animals, and for crops, which may cause noises and odors typical of a rural area.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to certify the results of the special election held on February 5, 2008 for the Bond Referendum. The results were as follows:

For: 672  
Against: 133  
Throw-outs: 1

Ayes 3  
Nays 0



J.B. Burge  
MPS 4

Motion by Mr. Burge, seconded by Mrs. Smith to approve the confidentiality agreement with MEAG Power regarding Plant Vogtle.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to authorize approve the intergovernmental agreement with Gwinnett County for the installation of the traffic signal at Sawnee Avenue and Robert Bell Parkway. The total cost is \$125,709 with the City being asked to pay for materials at a cost of \$82,143.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to accept property donated to the City of Buford located on Wilbanks Street from James "Herbie" Wilson.

Ayes 3  
Nays 0

Motion by Mrs. Smith, seconded by Mr. Burge to approve the renewal of the 2008 Commercial/General Liability Insurance Policy with Traveler's Insurance.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize the change order for D& F Grading for the demolition of the old Civic Center building on Hill Street.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize payment number 13 for the Natural Gas Tap Line project in the amount of \$204,300.51.

Ayes 3  
Nay 0

Motion by Mr. Burge, seconded by Mrs. Smith to authorize payment number 6 for the Peachtree Industrial Boulevard sewer extension project in the amount of \$86,496.43.

Ayes 3  
Nays 0



JB  
MMS 5

Motion by Mr. Burge, seconded by Mrs. Smith to authorize the Chairman, City Manager and City Attorney, on behalf of the City, to finalize the American Legion land exchange agreement.

Ayes 3  
Nays 0

Austin Chase Brock Fuller was recognized by the Board of Commissioners for his accomplishment of earning the rank of Eagle Scout.

Mr. Kerlin gave the City Manager's report.

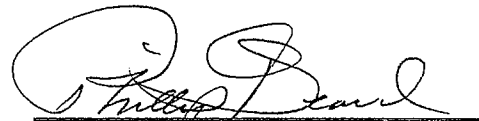
Motion by Mrs. Smith, seconded by Mr. Burge to authorize the City Manager, on behalf of the City, to adopt and enforce the new water usage restrictions to be handed down by Governor Perdue.

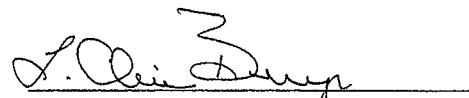
Ayes 3  
Nays 0

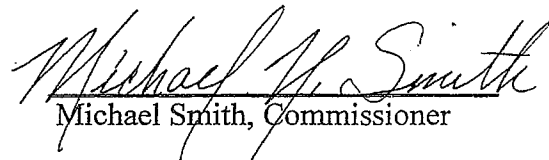
Mr. Jay gave the City Attorney's report.

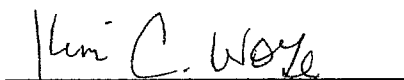
After a brief audience discussion, motion by Mr. Burge, seconded by Mrs. Smith to adjourn.

Ayes 3  
Nays 0

  
Phillip Beard, Chairman

  
Chris Burge, Vice-Chairman

  
Michael Smith, Commissioner

  
City Clerk

3-3-08  
Date