

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION OBJECTING TO THE CITY OF BUFORD'S ANNEXATION OF
THE PROPERTY OF AMY L. BARFIELD AND CHRISTOPHER W.
WATFORD KNOWN AS HALL COUNTY TAX PARCEL 08153 000001**

WHEREAS, Hall County has received a notice of filing with the City of Buford of a petition for annexation of the property of Amy L. Barfield and Christopher W. Watford located at 4470 Bennett Road, Buford, Georgia 30519 and bearing Hall County Tax Parcel Number 08153 000001 (the "Subject Property"); and

WHEREAS, the annexation petition seeks to rezone the Subject Property from Hall County's designation of Agricultural-Residential III (AR-III) (pt.) and Suburban Shopping (S-S) (pt.) to the City of Buford's designation of RA-200 Agriculture-Residence District; and

WHEREAS, the City of Buford has notified Hall County that the City intends to take action on the annexation and rezoning request on April 9, 2024; and

WHEREAS, the City of Buford previously notified Hall County on or about December 7, 2023, of the property owners' petition for annexation and rezoning of the Subject Property to the City of Buford's C-2 General Business District, which the County objected to by a Resolution dated January 11, 2024; and

WHEREAS, the property owners subsequently withdrew their original petition for annexation and rezoning and filed the current petition for annexation seeking a residential rezoning of the Subject Property under the City of Buford's zoning code, which will possibly be followed after annexation by a further request for rezoning to a commercial or industrial classification by the City of Buford in accordance with the property owners' original petition for annexation; and

WHEREAS, the proposed and anticipated rezoning by the City of Buford represents a substantially more intense or significantly different use of the Subject Property than allowed by Hall County's existing zoning of the property; and

WHEREAS, the proposed annexation and rezoning of the Subject Property is inconsistent with Hall County's Comprehensive Land Use Plan and Future Land Development Map; and

WHEREAS, the area has developed with detached single-family residential homes, several small retail establishments, two schools for elementary school-aged students, and undeveloped properties that are adjacent to the Subject Property, and the area is substantially residential and non-commercial in character; and

WHEREAS, the Hall County Board of Commissioners has carefully reviewed the annexation and rezoning request, and the Board has determined that annexation and rezoning to a more intense residential and possible future commercial or industrial classification is not in the best interest of the residents of Hall County; and

WHEREAS, the Georgia Code provides a procedure for resolving annexation disputes; and

WHEREAS, the Board of Commissioners wishes to avail itself of the remedies provided by the annexation dispute resolution process by objecting to this annexation and rezoning request;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY OBJECT to the City of Buford's annexation and rezoning of Hall County Tax Parcel Number 08153 000001 as requested by the owners Amy L. Barfield and Christopher W. Watford. This objection is based upon a material increase in burden on Hall County directly related to the proposed change in zoning and land use.

Based upon the information presented in the application for annexation provided by the City of Buford, Hall County specifically objects to the proposed change in zoning and land use that would result from the annexation as follows:

The application for annexation of the Subject Property, approximately 30.98 ± acres, describes a rezoning from Hall County's AR-III and S-S Districts to the City of Buford's RA-200 District to allow continued use of the property as an agri-entertainment business known as the "Buford Corn Maze" and, allegedly, for use of the property in a manner consistent with the County's current zoning of the property. The "Buford Corn Maze" is a farm-based entertainment venue that has been in business at the Subject Property for approximately 10 years. Annexation and rezoning of the Subject Property by the City of Buford is not required to maintain operation of the business, as the property is currently approved under Hall County's current zoning regulations to operate the "Buford Corn Maze." A county-issued business license presently permits the operation of a corn maze, children's activities, food and pumpkin sales, hayrides, and a "haunted forest" at the site. Thus, annexation by the City of Buford and a change in zoning is not required to allow continued operation of the "Buford Corn Maze" through the end of its lease in 2027.

Secondly, in their petition for annexation, the owners of the Subject Property acknowledge that adjacent property located within the City of Buford is zoned industrial

and that use of the Subject Property as a corn maze after 2027 is not the highest and best use of the property. Moreover, the owners seemingly acknowledge that a commercial and ultimately industrial zoning would better serve the property in relation to neighboring properties. This anticipated change in zoning to a more intense commercial or industrial use of the property would be in stark contrast to the current and surrounding uses permitted by Hall County under its AR-III and S-S zonings of the property. Therefore, the requested change in zoning of the property and the anticipated rezoning by the City of Buford to a commercial or industrial land use at a future time would create a material increase in burden upon Hall County directly related to the proposed change in zoning and land use. Hall County attaches the City of Buford's Notice of Intent to Annex and Rezone the Subject Property, the Application for Annexation and Rezoning, and the supporting documents served upon Hall County. *See* Exhibit A.

Additionally, the proposed and anticipated change in zoning and land use, as described in the application for annexation, would also result in a substantial change in the intensity of the allowable use of the property. Aerial photographs and maps of the area immediately surrounding the proposed annexation show that apart from a service station across the road there are no commercial buildings adjacent to the Subject Property. *See* Exhibit B. The proposed change in zoning of the Subject Property to the City of Buford's RA-200 District would permit more intensive usage of the property than currently allowed under Hall County's AR-III zoning, which covers most of the property. The City's RA-200 District allows for a higher density of occupation and provides for more inherent usages of the property than are currently allowed by the County's AR-III classification. If, as anticipated, the property is further rezoned to a commercial or industrial classification, such as C-2 or M-1 under the City of Buford's current zoning regulations, there would be nothing to prevent the property owners from converting the property or selling it for development into a seemingly limitless variety of commercial or industrial businesses whose existence and operation would be wholly inconsistent with the residential and small retail character of the surrounding properties. Thus, the proposed change in zoning and land use of the Subject Property would be significantly different from the uses currently permitted by Hall County on the property. *See* Chapters 17.110 and 17.140 of the Official Code of Hall County, Exhibit C. *See* Art XIII, Sec. 1300, 1308, and 1310 of the City of Buford Zoning Ordinance, Exhibit D.

Lastly, the proposed change in zoning and land use would also differ from the existing uses suggested for the Subject Property by Hall County's 2017-2037 Comprehensive Land Use Plan. As shown on the attached Hall County Future Development Maps, the Land Use Plan designates the Subject Property for Residential and Community Crossroads uses. *See* Exhibit E. The attached description of Residential uses seeks to preserve established residential neighborhoods and to create new residential developments consistent with surrounding suburban densities. The description of Residential uses notes that future development will continue to be detached single-family homes at moderate densities of two dwellings per acre. The attached description of

Community Crossroads uses seeks to maintain and create access to local goods and services at major intersections throughout the community. The description of Community Crossroads notes that future development for “neighborhood” designated areas should emphasize connectivity and organization in a compact form around a major intersection. The proposed change in zoning of the Subject Property to the City of Buford’s RA-200 District is inconsistent with Hall County’s intended future use of the property as a Community Crossroads area, as the City’s RA-200 District discourages the subdivision of land for urban development that require urban services such as public water, sanitary sewers, and fire protection. Moreover, an entirely commercial or industrial classification, as anticipated, would further frustrate Hall County’s future land-use intentions for the area. A review of the City of Buford’s 2040 Comprehensive Plan and Future Land Use Map identifies the area adjacent to the Subject Property as part of the Quality Development Corridor for Lanier Islands Parkway and Industrial/Commercial Area. *See Exhibit F.* The attached descriptions of the Quality Development Corridor and Industrial/Commercial Area provide for mixed use, commercial and industrial uses at medium densities. The City of Buford’s intended future land uses of the surrounding area are thus inconsistent with both the County’s future land use plan, which provides for low to moderate-density residential, retail, or agricultural uses, as well as the property owners’ request for rezoning of the property to the City’s RA-200 District.

[SIGNATURES ON FOLLOWING PAGE]

For the foregoing reasons, the members of the Board of Commissioners have executed this objection to the annexation petition of Amy L. Barfield and Christopher W. Watford regarding Hall County Tax Parcel Number 08153 000001 this the 22nd day of February, 2024.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

By: _____
Kathy Cooper, Commissioner, District 1

By: _____
Billy Powell, Commissioner, District 2

By: _____
Gregg Poole, Commissioner, District 3

By: _____
Jeff Stowe, Commissioner, District 4

ATTEST:

By: _____
Jennifer Rivera, Commission Clerk

(SEAL)

APPROVED AS TO FORM:

By: _____
William J. Linkous, III, County Attorney

CHANDLER, BRITT & JAY, LLC
ATTORNEYS AT LAW

Richard B. Chandler Jr., P.C.
Walt M. Britt, P.C.
Gregory D. Jay, P.C.
Amy L. Allen

4350 South Lee Street, Buford, Georgia 30518
P.O. Box 1749, Buford, Georgia 30515
Phone 770.271.2991
Fax 770.271.9641

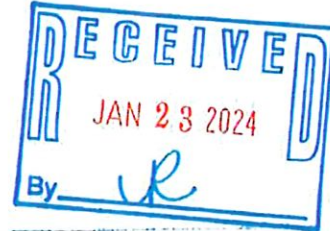
Sender's email: gjay@cbjblawfirm.com

January 22, 2024

Via Statutory Overnight Delivery

Hall County Board of Commissioners
2875 Browns Bridge Road
Gainesville, Georgia 30503

Hall County Board of Education
711 Green Street
Gainesville, Georgia 30501



Re: Initiation of Annexation pursuant to the 100% Application Method to the
City of Buford, Georgia

To the Honorable Commissioners and Members:

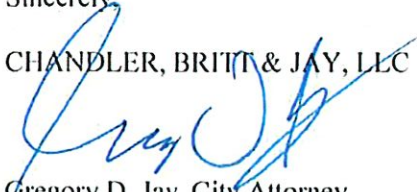
Notice is hereby given, pursuant to O.C.G.A. § 36-36-6, that the City of Buford has accepted a petition for annexation pursuant to O.C.G.A. § 36-36-20, et seq. (Article II or 100% Application Method). Enclosed is a copy of the written Application for Annexation which includes a surveys and/or map showing the boundaries of the proposed annexed area and a legal description of the property to be annexed. The proposed re-zoning and land use for the parcel upon Annexation under the City of Buford Zoning Ordinance, is set forth on the attached Exhibit "A".

In accordance with O.C.G.A. § 36-36-112, the County governing authority, by majority vote, may object to the annexation. Notice of an objection must be served upon the City Commission of the City of Buford, by certified mail or statutory overnight delivery, not later than the end of the 45th day following receipt of this notice.

The Buford City Commission plans to conduct a public hearing and take action on said annexation and rezoning at its meeting scheduled on Monday, April 9, 2024 at 7:00 p.m., at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518.

Sincerely,

CHANDLER, BRITT & JAY, LLC


Gregory D. Jay, City Attorney

Enclosures

cc: Randi Doveton, Director Planning and Development
Kim Wolfe, Buford Planning Director

EXHIBIT A

EXHIBIT "A"

**APPLICATIONS FOR ANNEXATION TO THE CITY OF BUFORD, GEORGIA
HALL COUNTY**

<u>Tax Parcel No.</u>	<u>Property Address</u>	<u>Owners</u>	<u>Proposed Rezoning</u>
08153 000001	4470 Bennet Rd	Amy L. Barfield Christopher W. Watford	S-S/AR-III to RA-200

CITY OF BUFORD
Planning & Zoning Department
2300 Buford Highway
Buford, Georgia 30518
(770) 945-6761

APPLICATION FOR ANNEXATION

Tax Map Number: 08153 000001 Date: 1/16/24

Present Zoning: S-5 AR-111 Requested Zoning: RA 200

Address of subject property: 4470 Bennett Road Buford, GA

Owner of property: Chris Watford / Amy Barfield

Telephone number: 404 992 5801 cell: 404 992 5801 email: cwwatford@yahoo.com

Housing Units: _____ Other Buildings: _____

- A. Submit copy of recorded survey.
- B. Subject property description – A legal description (deed) and plat.
- C. Petition Requesting Annexation – Owners must complete Petition Requesting Annexation. (Exhibit A)
- D. Authorization by property owner – Owners must complete certifying property ownership. (Exhibit B)

Fees – annexation with same/similar zoning - \$350.00; annexation with rezoning - \$800.00.

Authorization to inspect premises – I hereby authorize the Buford City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.



Signature – Owner



Signature – Owner

Plat # 687

For office use only:
Application received: 1-16-24
Date Annexation will become effective and official: _____
Fee received: \$ 800.00

Exhibit "A"

PETITION REQUESTING ANNEXATION

CITY OF BUFORD, GEORGIA

DATE 1-16-24

TO THE CITY COMMISSION OF THE CITY OF BUFORD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Buford, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Buford, Georgia, and the description of such territory area is as follows:

Address/Location of Property

4470 Bennett Road Buford, GA

Tax Map Number: _____

See description attached.

3. It is requested that this territory to be annexed shall be zoned: RA-200

For the following reasons:

In keeping with current Hall County zoning

WHEREFORE, the Petitioners pray that the City Commission of the City of Buford, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia, Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Buford, Georgia.

Respectfully submitted,



Amy Barfield

Owner(s)

Exhibit "B"

AUTHORIZATION BY PROPERTY OWNER

Application for Annexation

I swear that I am the owner of the property which is the subject matter of the attached application as shown in the records of Hall County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.


Name of Applicant: Chris Watford

Address: 205 Shadowbrook Drive
Roswell, GA 30075

Telephone number: 404 992 5801 cell: 404 992 5801

Email address: cwwatford@yahoo.com


Signature of Owner


Signature of Owner

Signature of Owner

Signature of Owner

Please be advised that the Georgia General Assembly, through the urging of the Hall County delegation, has enacted a local law, HB 156, that when Buford subsequently annexes property into the city, any students would still be required to be educated in the Hall County School System. Essentially, the boundaries of Buford would not be extended consistent with the annexation for educational purposes. While Buford lobbied against HB 156, we regret that Hall County officials pursued this law with the Governor ultimately signing on May 3, 2023.


Signature of Owner

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

APPLICANT Chris Watford PROPERTY OWNER Chris Watford
ADDRESS 205 Shadowbrook Dr ADDRESS 205 Shadowbrook Dr
Roswell GA ZIP 30075 Roswell GA ZIP 30075
PHONE NUMBER 404 992 5801 PHONE NUMBER 404 992 5801
CONTACT PERSON Chris Watford

ADDRESS OF PROPERTY 4470 Bennett Road Buford, GA
PRESENT ZONING DISTRICT AR111/S-5 REQUESTED ZONING DISTRICT RA 200
CITY OF BUFORD LIMITS: YES _____ NO _____
LAND DISTRICT D8 LAND LOT 153 PARCEL 000001 ACREAGE 31
PROPOSED USE Continued use as corn maze through 2027

<u>RESIDENTIAL</u>	<u>NON-RESIDENTIAL</u>
NUMBER OF LOTS/DWELLING UNITS _____	NUMBER OF BUILDINGS/LOTS _____
DWELLING UNIT SIZE (SQ. FT.) _____	SQUARE FEET _____

JUSTIFICATION FOR REZONING

PLEASE DEMONSTRATE THE NEED FOR THE REQUEST. (USE ATTACHMENTS).
After annexation into City of Buford, RA200 zoning to allow
corn maze continued operation

Chris Watford 1-16-24
SIGNATURE OF APPLICANT DATE
CHRIS WATFORD
TYPED OR PRINTED NAME AND TITLE

Chris Watford 1-16-24
SIGNATURE OF OWNER DATE
CHRIS WATFORD
TYPED OR PRINTED NAME AND TITLE



Ankita Sarda 1/16/24
SIGNATURE DATE
NOTARY PUBLIC

Ankita Sarda 1/16/24
SIGNATURE DATE
NOTARY PUBLIC

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT UNDER PENALTY OF PERJURY.

Chris Watford 1-16-24
SIGNATURE DATE



PLANNING DEPARTMENT USE ONLY

CASE # 2-24-08 DATE RECEIVED 1-16-24 RECEIVED BY kw RECEIPT _____ FEE _____

REZONING APPLICANT'S RESPONSE

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2000 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 the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Corn Maze operator in AR III zoning. Adjacent property is industrial

- (B) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

Current operators have been ongoing for 10 years

- (C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

Corn Maze is not highest and best use but required to operate through 2027

- (D) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools:

No burden that far

- (E) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

RA 200 is in keeping with current Hall County zoning AR III

- (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 zoning proposal:

Surrounding/adjacent property zoned industrial/commercial

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 08 Land Lot 153 Parcel 08153 000001
(Map Reference Number)



Signature of Applicant

1-16-24

Date

Chris Watford

Type or Print Name

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 _____

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)

Chris Watford
Signature of Applicant

1-16-24
Date

Chris Watford
Type or Print Name

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

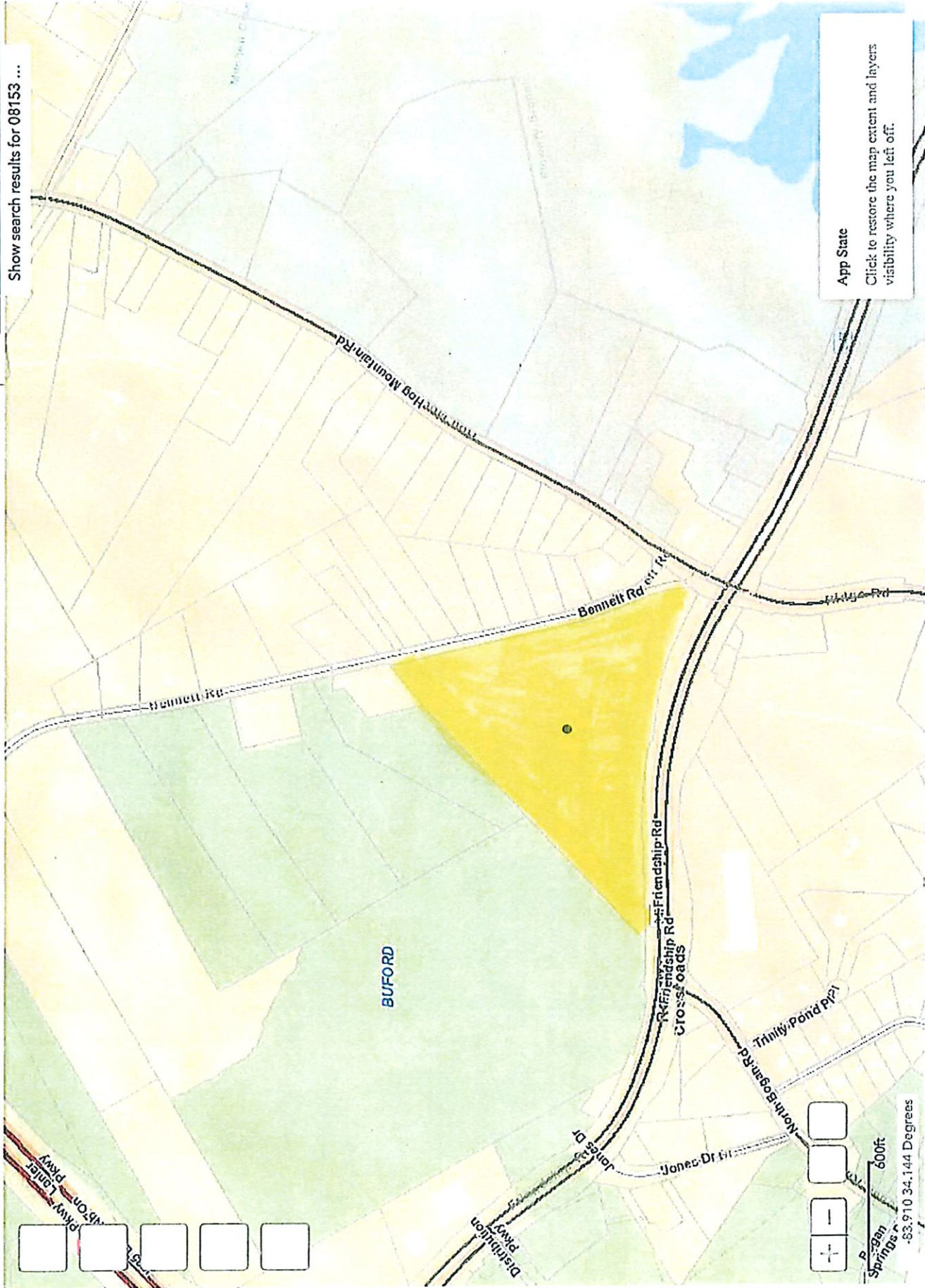
Name and Official position of government official	Contribution (list all which aggregate to \$250 or more)	Date contribution was made (within last two years)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

ALL THAT TRACT or parcel of land lying and being in Land Lots 153 and 154 of the 8th District of Hall County, Georgia, and being more particularly described as follows:

BEGINNING at the northern corner of Buford Road (later called Roberts Cross Road and now known as Friendship Road) and the Gainesville Road, run thence East along the northeast side of Gainesville Road to the western side of Mount Salem Church Road to J.W. Parks land; run thence South 46.5 degrees West along the Parks line and land of Carl Perry to Roberts Cross Road to the Beginning Point. Said tract contains 36.5 acres more or less and is a portion of the property described and conveyed by W.R. Davis and Mrs Julia Davis to Mrs Winnie Roberts Tutton by Warranty Deed dated September 14, 1935, recorded in Deed Book 32, page 289, Hall County, Georgia Deed Records.

Show search results for 08153 ...



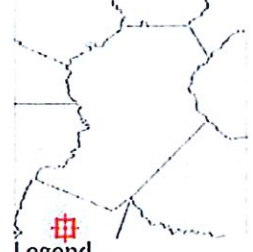
App State
Click to restore the map extent and layers visibility where you left off.



600ft
Spring Springs
-83.910 34.144 Degrees



Overview



Legend

- Parcels
- Qualified Sales
 - 2020
 - 2021
 - 2022
 - 2023
- Roads

Parcel ID 08153000001
 Class Code Commercial
 Taxing District COUNTY
 Acres 30.98

Owner AMY L BARFIELD
 423 SUNFLOWER RIDGE
 CANTON, GA 30115
 Physical Address 4470 BENNETT RD
 Assessed Value Value \$2140600

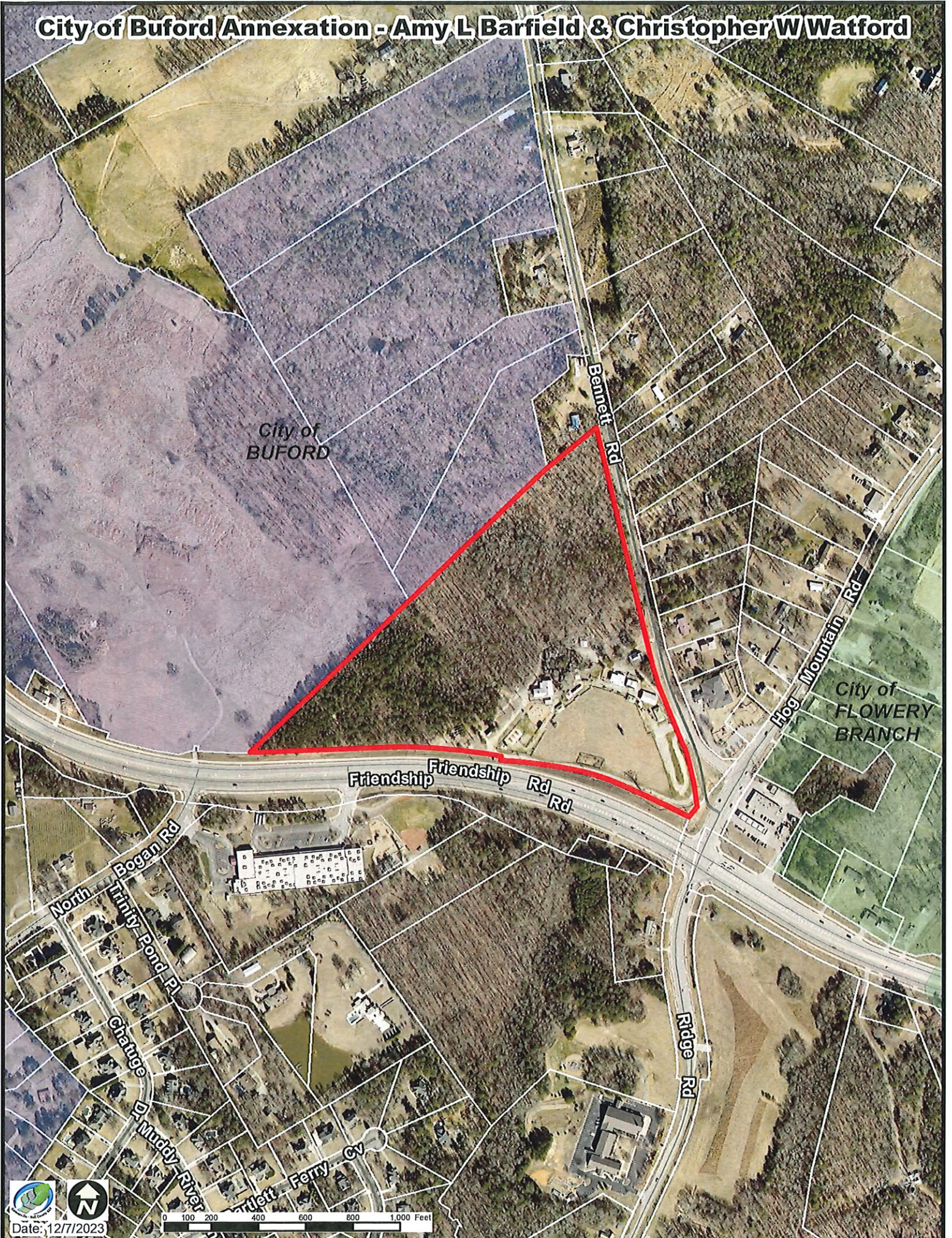
Last 2 Sales			
Date	Price	Reason	Qual
9/17/2021	0	5	U
5/3/2005	0	5	U

(Note: Not to be used on legal documents)

Date created: 12/20/2023
 Last Data Uploaded: 12/19/2023 10:58:46 PM

Developed by Schneider GEOSPATIAL

City of Buford Annexation - Amy L Barfield & Christopher W Watford



City of
BUFORD

City of
FLOWERY
BRANCH

Bennett Rd

Hog Mountain Rd

Friendship Rd

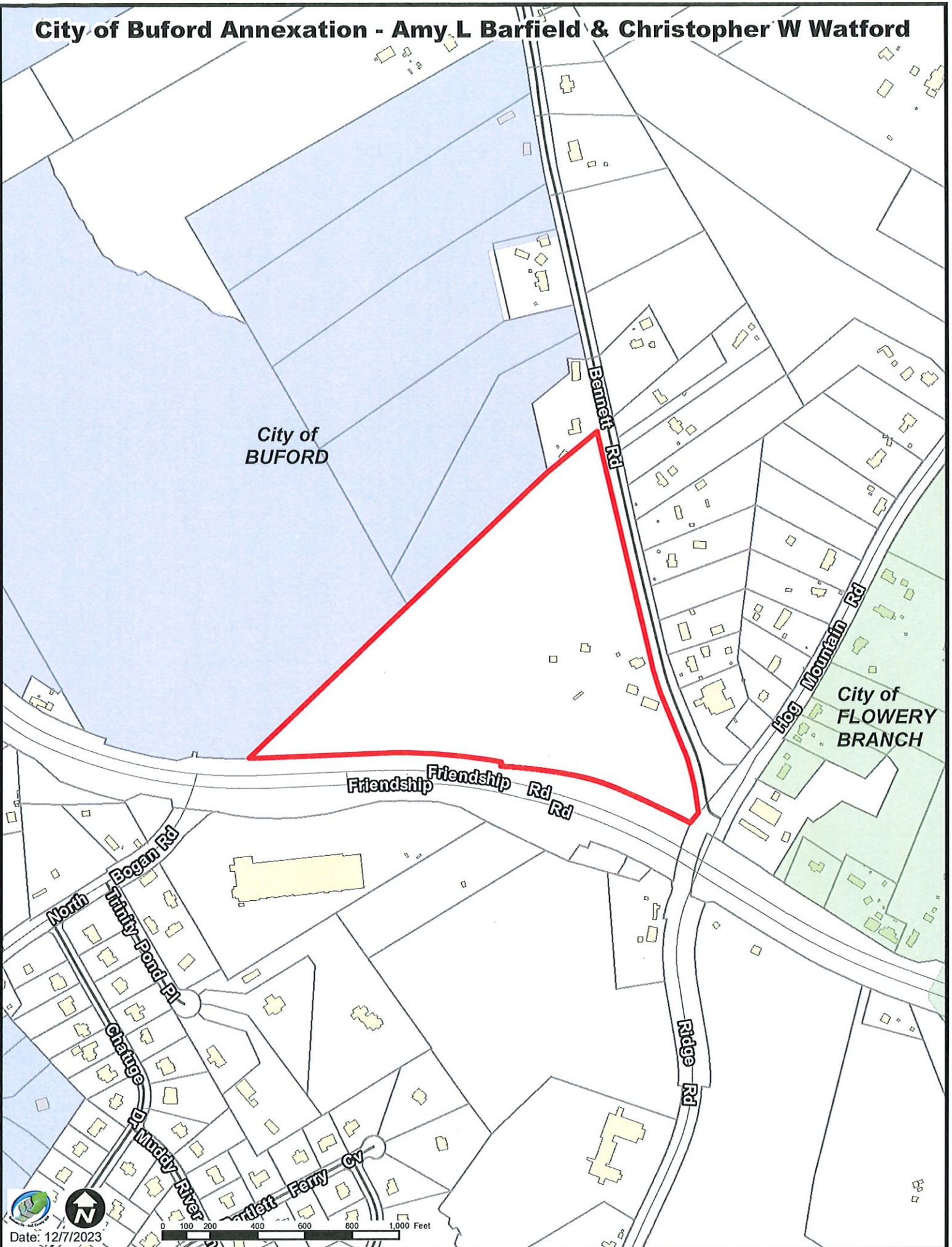
Bogan Rd

Ridge Rd

North Arrow
Date: 12/7/2023

0 100 200 400 600 800 1,000 Feet

City of Buford Annexation - Amy L Barfield & Christopher W Watford



CHAPTER 17.110. - AGRICULTURAL- RESIDENTIAL-III DISTRICT (AR-III)

*Footnotes:**--- (9) ---**Editor's note— Numerous referrals to the definitions section ("see chapter 17.20") have been removed.*

17.110.010. - Permitted uses.

Uses permitted in the AR-III district include:

- A. Agricultural, horticultural [uses] and/or farm winery.
- B. Accessory farm uses including the sale of products grown on the premises and the keeping of livestock or poultry.
- C. Residences:
 - 1. Site-built single-family detached dwelling units.
 - 2. Class A single-family manufactured home.
 - 3. Class A single-family industrialized dwelling units.
- D. Non-commercial accessory residential uses, including but not limited to a private garage, detached home workshop, swimming pool, or greenhouse, all of which shall be incidental to the use of the property as a residence.
- E. Home offices.
- F. Churches and other places of worship, but excluding cemeteries.
- G. County uses including parks and playgrounds, but excluding cemeteries.
- H. [Deleted 1-13-92.]
 - I. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites, provided the conditions of chapter 17.210 are met.
 - J. Minor subdivisions.
 - K. Sawmills used to process timber grown and harvested on the property where it is processed, provided the conditions of chapter 17.210 are met.
 - L. Family day care home.
 - M. Construction trailer, provided the conditions of chapter 17.210 are met.
 - N. Community residences, provided the conditions of chapter 17.210 are met.
 - O. Home occupations, provided the conditions of chapter 17.210 are met.
 - P. Transient occupancy of a vacation home provided all requirements of chapter 17.216 are met.

(Res. of 8-28-78, § 9(A); Res. of 5-11-87; Res. of 7-10-89; Res. of 4-27-90; Res. of 10-14-91; Res. of 12-23-91; Res. of 1-27-92; Res. of 2-10-92; Res. of 9-28-92; Code 1991, § 17.110.010; Res. of 6-17-02(2), § 14; Res. of 2-27-03(1), § 1; Res. of 4-24-14(1), § 1; Res. of 3-28-19(1), § 8)

17.110.020. - Conditional uses subject to planning commission approval.

In the AR-III district, conditional uses subject to planning commission approval (see chapter 17.350) after a required public hearing include:

- A. Residential businesses (see chapter 17.350).
- B. Rural businesses (see chapter 17.350).
- C. Subdivision amenities.
- D. Temporary sales office located within an approved subdivision (see chapter 17.350).

(Res. of 8-28-78, § 9(B); Res. of 7-10-89; Res. of 9-28-92; Code 1991, § 17.110.020; Res. of 2-27-03(1), § 1; Res. of 3-22-18(2), § 3; Res. of 3-28-19(1), § 9)

17.110.030. - Conditional uses subject to zoning board of adjustment approval.

In the AR-III district, conditional uses subject to zoning board of adjustment approval (see chapter 17.350) and a required public hearing include:

- A. Additional parking on other than principal lot.
- B. Class A and Class B single-family manufactured homes on an occupied lot due to a hardship.
- C. Caretaker and/or employee residences.

(Res. of 8-28-78, § 9(C); Res. of 7-10-89; Code 1991, § 17.110.030; Res. of 6-17-02(2), § 15; Res. of 2-27-03(1), § 1)

17.110.040. - Uses permitted subject to approval of county commission.

In the AR-III district, uses permitted subject to approval of the county commission after review and recommendation by the planning commission and required public hearing [include]:

- A. Municipal, state and other public uses.
- B. Fraternal organizations or private clubs (see chapter 17.20 definitions for church, club or lodge).
- C. Nursery schools, kindergartens, day care centers.
- D. Private airfields.
- E. [Reserved.]
- F. Cemeteries.

- G. Slow rate land treatment systems.
- H. Private directional signs for churches (defined under section 17.270.030) up to 36 square feet in area.
- I. Re-establishment of a nonconforming use after a period of two years.
- J. Equestrian centers.
- K. Group day care home.
- L. Day care center.
- M. Commercial kennel.
- N. Telecommunications facilities, provided the conditions of chapter 17.410 are met.
- O. Community residences that fail to meet all requirements for an administrative occupancy permit, excluding community residences denied a required local or state license.
- P. Site-built dwelling units, Class A manufactured homes, and Class A industrialized dwelling units more than seven years old being moved into Hall County for the purpose of permanent or temporary occupancy.
- Q. Raising for gain or profit of dangerous animals.
- R. Small animal specialty farms.

(Res. of 8-28-78, § 9(D); Res. of 7-10-89; Res. of 1-14-91; Res. of 3-11-91; Res. of 5-28-91; Res. of 7-8-91; Res. of 10-14-91; Res. of 1-13-92; Res. of 1-27-92; Res. of 2-10-92; Res. of 5-11-92; Code 1991, § 17.110.040; Res. of 3-11-99, § 3; Res. of 6-17-02(2), § 16; Res. of 2-27-03(1), § 1; Res. of 1-13-22(3), § 11)

CHAPTER 17.140. - SUBURBAN SHOPPING DISTRICT (S-S)

<u>17.140.010.</u>	Permitted uses.
<u>17.140.020.</u>	Uses permitted subject to approval of planning commission.
<u>17.140.030.</u>	Conditional uses subject to zoning board of adjustment approval.
<u>17.140.040.</u>	Uses permitted subject to approval of county commission.

17.140.010. - Permitted uses.

Uses permitted in the S-S District include:

- A. Any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of Chapter 17.210 are met;
- B. Churches and other places of worship;
- C. Offices with gross floor area not exceeding 25 percent of lot area.
- D. Radio and television studios;
- E. [Deleted 1-13-92]
- F. Service stations, provided the conditions of Chapter 17.210 are met;
- G. Subdivisions;
- H. County uses;
 - I. Family day care home;
 - J. Group day care home;
- K. Construction trailer, provided the conditions of Chapter 17.210 are met;
- L. Banks;
- M. Restaurants.

(Res. of 8-28-78, § 12(A); Res. of 2-22-88; Res. of 7-25-88; Res. of 10-14-91; Res. of 12-23-91; Res. of 1-27-92; Res. of 2-10-92; Code 1991, § 17.140.010; Res. of 6-27-02, § 1; Res. of 2-27-03(1), § 1)

17.140.020. - Uses permitted subject to approval of planning commission.

Uses permitted subject to the approval of the planning commission include:

- A. Shopping centers.
- B. Planned unit developments on a minimum of ten acres.
- C. Municipal and other public uses.
- D. Animal hospitals or veterinary clinics with exercise yards but no outside pens or runways.

(Res. of 8-28-78, § 12(B); Res. of 7-25-88; Res. of 11-11-91; Res. of 1-27-92; Code 1991, § 17.140.020; Res. of 2-27-03(1), § 1)

17.140.030. - Conditional uses subject to zoning board of adjustment approval.

In the S-S district, conditional uses subject to zoning board of adjustment approval (see chapter 17.350) and a public hearing include:

- A. Additional parking on other than principal lot.
- B. Caretaker and/or employee residences.

(Res. of 8-28-78, § 12(C); Res. of 7-10-89; Code 1991, § 17.140.030; Res. of 2-27-03(1), § 1)

17.140.040. - Uses permitted subject to approval of county commission.

Uses permitted subject to the approval of the county commission and a required public hearing include:

- A. Slow rate land treatment systems.
- B. Private directional signs for churches ([see] section 17.270.030) up to 36 square feet in area.
- C. Re-establishment of a nonconforming use after a period of two years.
- D. Day care center.
- E. Telecommunications facilities, provided the conditions of chapter 17.410 are met.
- F. Tattoo, body piercing and body modification establishments.

(Res. of 1-14-91; Res. of 3-11-91; Res. of 5-28-91; Res. of 10-14-91; Res. of 1-13-92; Res. of 2-10-92; Code 1991, § 17.140.040; Res. of 3-11-99, § 5; Res. of 2-27-03(1), § 1; Res. of 1-27-21(2), § 1(Exh. A))

ARTICLE XIII

USE PROVISIONS

Section 1300. RA-200 Agriculture-Residence District

This district is comprised of land that has a predominantly rural character. It is the intent of the regulations of this Zoning District to discourage the subdivision of land for urban development requiring such urban services as a public water supply, sanitary sewers, and fire protection.

Within the RA-200 Agriculture-Residence District, the following uses are permitted:

1. Single-family dwellings.
2. Customary accessory buildings and uses.
3. Customary home occupations.
4. Customary agricultural uses including forestry, commercial greenhouses, plant nurseries and the raising and keeping of livestock, provided that no animal quarters are located closer than 100 feet to any property line.
5. Customary agricultural buildings and uses including farm ponds and fishing lakes and one- and two-family tenant houses, subject to all of the yard requirements of the Zoning District.
6. Parks and other similar public and semi-public buildings and land uses.
7. Kennel – provided that no animal quarters are located closer than 200 feet to any property line.

Fur Farm – provided that no animal quarters are located closer than 200 feet to any property line.

Cattery – provided that no animal quarters are located closer than 100 feet to any property line.

8. Livestock sales pavilions or auction facilities, show rings or other arenas for the display, exhibition training or sale of livestock, provided that no animal quarters are located closer than 100 feet to any property line. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the proposed use in addition to the minimum requirements of the Zoning Ordinance.

If the above uses meet any of the following criteria, a Special Use Permit would be required and all provisions for approval would be established as part of the granting of the Special Use Permit:

- a. The event is held more than three (3) days per month.
 - b. Operation of the use beyond 6:00 p.m.
 - c. A public address system is provided.
 - d. Permanent concession facilities are provided.
 - e. Portable restroom facilities are provided.
 - f. Seating facilities for more than 100 people are provided.
 - g. Parking facilities for more than 50 vehicles are provided.
 - h. Admission fee is charged.
9. Public, semi-public and private golf and country clubs, golf driving ranges and fishing clubs.
 10. Public utilities.
 11. Riding stables are academies, including any place that regularly breeds, boards, trains, buys, sells, trades or lets for hire any horse, donkey, burro or mule, provided that no animal quarters are located closer than 100 feet to any property line.
 12. Farmers' markets for the sale of products and commodities produced on the premises provided that any structure for such sales shall be located no closer than 35 feet to any property line.
 13. Temporary or portable saw mills provided no machine operation is located closer than 2000 feet to any property line.
 14. The raising and keeping of household pets.
 15. The raising and keeping of wild animals, provided that the owner or custodian of such wild animals has received an appropriate permit and meets all the requirements of the State of Georgia, and further provided that no animal quarter are located closer than 200 feet to any property line.

16. Churches, temples and synagogues provided:

- a. They are located on a principal arterial, major arterial, minor arterial, major collector street or State Highway on a site of not less than five (5) acres with two hundred and fifty (250) feet of road frontage.
- b. The buildings are located not less than fifty (50) feet from any street and not less than thirty (30) feet from any side or rear property line.
- c. Parking is not provided in the front yard setback area.
- d. If adjacent to residentially-zoned property, a buffer of at least fifty (50) feet wide shall be provided along the property lines adjacent to said zoning; provided, however, that this buffer may be reduced to no less than twenty (20) feet in width adjacent to the sanctuary building or "Sunday School" educational building and parking related to these buildings.
- e. A church, temple or synagogue located in a manufactured building may be erected on the property for a period not to exceed three (3) years.

Within the RA-200 Agricultural-Residence District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commission and after a public hearing:

1. Private school.
2. A cemetery, provided the following conditions are met:
 - a. The cemetery may front only on a collector or major street or state highway, and the entrances and exists to it shall be only from the street on which it fronts.
 - b. The cemetery shall be bordered by a ten (10) foot wide buffer strip along all of its exterior property lines not bordering the frontage street and not extending into the required front yard.

The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight (8) feet tall and provide an effective visual screen.

- c. The cemetery is included in a Preliminary Subdivision Plat that has been approved by the Municipal-City of Buford Planning Commission.

3. Manufactured Homes.
4. Group Day Care Homes.
5. Veterinary clinic or hospital, provided that no portion of a building, structure, outdoor run or pen used to house or exercise animals is located closer than two hundred (200) feet to any property line.
6. Churches, temples and synagogues not meeting the minimum requirements for a permitted church, temple or synagogue within the district.

Section 1308. C-2 General Business District, Retail and Services Uses

Purpose:

The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and at intersection for various types of business use. These uses should include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. Development of uses in the district characteristically occupies a large area because it is intended to serve a greater population and to offer a wider range of services. Orientation and expansion of this district should occur as an increase in depth at major intersections rather than as a strip-like extension along the street or thoroughfare.

Permitted Uses:

Only the following permitted uses shall be allowed in the C-2 General Business District and no structure shall be erected, structurally altered or enlarged for any use other than a use permitted herein with the exception of a) uses lawfully established prior to the effective date of the amendment; b) special uses as permitted herein; or c) accessory uses as defined in Article III, Definitions; or other uses which are clearly similar to and consistent with the purpose of this district.

A. Retail and Service Uses:

1. Antique shops.
2. Animal hospitals or veterinary clinics.
3. Art and school supply stores.
4. Art galleries.
5. Automotive parts stores (no on-premises installation).
6. Bakeries.
7. Banks or financial institutions. Drive-in/through facilities shall obtain a special use permit. See Special Use (19). Automatic tellers as accessory or freestanding use.
8. Barber and beauty shops.
9. Bicycle shops.

10. Blueprinting establishments.
11. Book or stationery stores.
12. Building, electrical or plumbing contractors (provided no equipment or materials are stored outside).
13. Business college or business schools operated as a business enterprise.
14. Clothing sales or rental stores.
15. Convenience food stores with or without fuel pumps.
16. Custom dressmaking and sewing shops.
17. Dance studios.
18. Day care center, provided the following conditions are met:
 - a. At least one hundred (100) square feet of outdoor recreation area per child, and the outdoor play area is enclosed with a six (6) foot high fence.
 - b. Comply with all state day care requirements.
 - c. Comply with all health regulations.
19. Department stores.
20. Drive-in restaurants. (see special uses #20)
21. Drug stores.
22. Dry cleaning pick-up and delivery stations.
23. Electronic sales and service establishments.
24. Florist.
25. Food catering establishments.
26. Food stores or grocery stores.
27. Funeral homes and mausoleums.

28. Furniture rental or sales establishments.
29. Equipment rental (excluding heavy equipment, bulldozers, backhoes, forklifts, cranes, etc., and provided there is no outside storage associated with the use).
30. Garden supply centers and greenhouses (including accessory outdoor storage).
31. Gift shops.
32. Hardware stores.
33. Health clubs and spas.
34. Hobby shops.
35. Hotel or motels. (see special uses #17)
36. Ice cream shops.
37. Instruction of fine arts.
38. Interior decorating shops.
39. Jewelry stores.
40. Laundries and dry cleaning establishments, including self-service laundries.
41. Liquor stores.
42. Locksmith shops.
43. Mobile buildings (temporary, while any of the permitted or special uses are under construction, but not exceed six (6) months).
44. Museums and libraries.
45. Music stores or studios.
46. Office/showroom facilities.
47. Parking lots and garages.

48. Pest control businesses.
49. Pet shops or grooming establishments.
50. Photocopying and reproduction services.
51. Photography shops and studios.
52. Plant nursery sales facilities.
53. Plumbing, electrical, pool and home building supply showrooms and sales centers (provided there is no outdoor storage associated with the use).
54. Radio, recording or television studios and broadcasting stations.
55. Radio and television repair shops.
56. Record/video sales and rental stores.
57. Recreation facilities (indoor, such as bowling alleys, skating rinks, shooting ranges and movie theaters.
58. Restaurants and lounges. Drive-in/through facilities shall obtain a special use permit. See Special Use (20).
59. Shoe stores and shoe repair shops.
60. Small appliance repair shops.
61. Sporting goods stores.
62. Tailor shops.
63. Taxidermist.
64. Toy stores.
65. Travel agencies.
66. Watch and clock repair shops.
67. Weaving apparel shops.
68. Automotive service stations, with or without fuel pumps.

69. Building supply centers with outdoor lumber yards or storage areas, provided these areas are screened with a six (6) foot high, one hundred (100) percent opaque fence.
70. Log splitting and storage lots, provided splitting and storage areas are screened with a six (6) foot high, one hundred (100) percent opaque fence.
71. Machine, welding, radiator or muffler repair shops.
72. Adult Entertainment Facility.
 - a. Said facility meets all requirements set forth by the City of Buford Code of Ordinance Regulating Adult Entertainment Establishments.
 - b. Said facility shall not be located on a parcel of land that is closer than 1,500 feet of any parcel of land which is either named or used for residential purposes, whether located inside or outside the corporate limits of the City.
 - c. Said facility shall not be located on a parcel of land that is closer than 1,500 feet of any parcel of land which a place of worship, school, governmental building, library, civic center, public park or playground is located, whether located inside or outside the corporate limits of the City.
 - d. Said facility shall not be located on a parcel of land that is closer than 1,500 feet of any parcel of land which contains another adult entertainment facility establishment, whether located inside or outside the corporate limits of the City.

B. Office Uses:

1. Accounting offices.
2. Architecture or engineering offices.
3. Doctor, dentist or chiropractor offices.
4. Insurance offices.
5. Law offices.
6. Medical clinics.

7. Other public or professional offices.
8. Real estate offices.

C. Public and Semi-Public Uses:

1. Churches, temples, and synagogues.
2. Clubs, lodges, fraternal institutions and meeting halls.
3. Government offices.
4. Post offices.
5. Public or semi-public buildings and land uses, parks, playgrounds or community centers.
6. Utility offices.

D. Residential:

1. Caretaker or watchman quarters as an accessory use.

E. Temporary Uses:

Within the C-2 General Business District only the following uses are permitted for a period not to exceed twenty (20) days or otherwise indicated provided: 1) written permission of the property owner is provided; 2) these uses are not located within fifty (50) feet to any public right-of-way; 3) a sign (not portable) may be erected on the property provided it does not exceed a total of sixteen (16) square feet to ten (10) feet in height and is not placed within twenty (20) feet of any public right-of-way; 4) adequate parking, ingress and egress are provided on site or written permission is obtained if provided on an adjoining property; and 5) a temporary permit is applied for and approved by the Department of Planning and Department. All other requirements for licenses and regulations of the City of Buford shall be met.

1. The sale of fruits and vegetables.
2. Charitable or non-profit events not to exceed four (4) days.
3. Christmas tree sales between November 15 and January 1.

4. The sale of any items in association with an existing business located on the premises as a principal use (i.e., sidewalk, parking lot or tent sales).
5. Carnival rides not to exceed fifteen (15) days provided no structure or equipment is located within five hundred (500) feet of any residential property lines.

A permit for any temporary use on the same property may not be applied for or renewed for a period of not less than six (6) months from the date of any prior approval of a temporary use. However, one ten (10) day extension of the twenty (20) day period may be granted by the Director of Planning and Development.

Special Uses:

Within the C-2 General Business District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commission and after a public hearing.

1. Auto body repair shops.
2. Auto repair shops or tire stores including lubrication or tune-up centers (full service and self-service).
3. Automotive sales lots and associated service facilities (new or used), provided such building contains at least 2,000 square feet of heated floor space.
4. Building materials sales with outdoor storage.
5. Recreation facilities (commercial outdoor, such as miniature golf courses, driving ranges, water slides, drive-in theaters or race tracks).
6. Contractor's offices using fencing for any purpose or contractor's offices with outside storage of equipment and materials. Any fencing shall be located in the rear yard provided the storage or equipment areas are screened with a six (6) foot high, one hundred (100) percent opaque fence.
7. Heavy equipment and farm equipment rental or sales and service.
8. Lawn mower repair shops.
9. Machine or welding, radiator or muffler repair shops.

10. Mobile home or mobile building leasing or sales lots (new or used).
11. Veterinary clinics with outside runs or pens.
12. Animal hospitals provided they are located not less than three hundred (300) feet from any residential zoning district or use as measured from property line to property line.
13. Boat sales establishments (new or used).
14. Telecommunications tower.
15. Mini-warehouse storage facilities.
16. Boat storage facilities.
17. Any hotel or motel with guest rooms containing any two (2) or more of the following three (3) items: dishwasher, stove (cooktop), refrigerator.
18. Banks or other financial institutions with drive-in facilities.
19. Drive-in/through restaurants.
20. Tattoo parlors and body piercing establishments.
21. Vehicle rental establishments.
22. Car wash establishments.
23. Taxi cab establishments.
24. Office/warehouse condominiums.
25. Pay Day Loans/Check Cashing establishments.
26. Secondary residential uses are allowed in proposed multi-story, mixed use buildings and is limited to new construction provided:
 - a. Commercial, retail, and/or office uses are provided on the first floor of the building;
 - b. Residential uses are limited to the second and third story of such building with common floors/ceilings with the commercial development;

- c. The total heated residential floor area is not greater than two (2) times the total heated non-residential floor area;
- d. Garage parking is provided for the residential use within the building; and
- e. The City Commission approves a concept plan depicting the site plank, building elevations, and mix of uses for the overall development;
- f. Two (2) car garages shall be required for each residential unit and located in the rear of the building;
- g. Residential garbage pick-up shall be housed and presented for pick-up next to the garage (rear of dwellings) and shall not be placed outside in excess of twenty-four (24) hours prior to pick-up. The City of Buford shall provide sanitation service.

27. Any retail or service establishment not specifically permitted herein, but which is similar to the listed uses, compatible with uses on adjoining property and which meets the intent and purpose of the District.

Other Provisions:

- 1. No outdoor storage or fencing except as otherwise provided herein.

Section 1308.1 C-2 General Business District - Permitted Uses - Retail and Services Uses (36) Hotel and Motels shall be subject to the following development regulations, to wit:

- 1. Each hotel/motel shall be accessed by patrons through a main or central lobby only with a minimum of 1,000 square feet;
- 2. Each guest room shall be accessed through an interior hallway and shall not have access to the exterior of the building (except through the central lobby);
- 3. Each hotel/motel must provide staff or management on duty twenty-four (24) hours a day;
- 4. Each motel/hotel building shall have a minimum roof pitch of six (6) in twelve (12);
- 5. Each motel/hotel shall provide an enclosed heated and air-conditioned laundry space with a minimum of three (3) washers and three (3) dryers (for patron use only);

6. Each motel/hotel footprint or site shall have a minimum area of two (2) acres;
7. Outside storage or parking or heavy equipment or construction related equipment is prohibited;
8. Banners or signs other than the hotel/motel marquee is prohibited on the subject premises; and
9. No business license shall be issued for any business operating from any guest room of the facility.

Items (1) through (9) shall apply to all hotel/motels and are not in lieu of any existing and/or more restrictive development regulations contained in this zoning classification or other ordinances and regulations of the City of Buford.

Section 1310. M-1. Light Industry District

The M-1 Light Industry District is comprised of lands that are located on or have ready access to a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.

With the M-1 Light Industry District, the following uses are permitted:

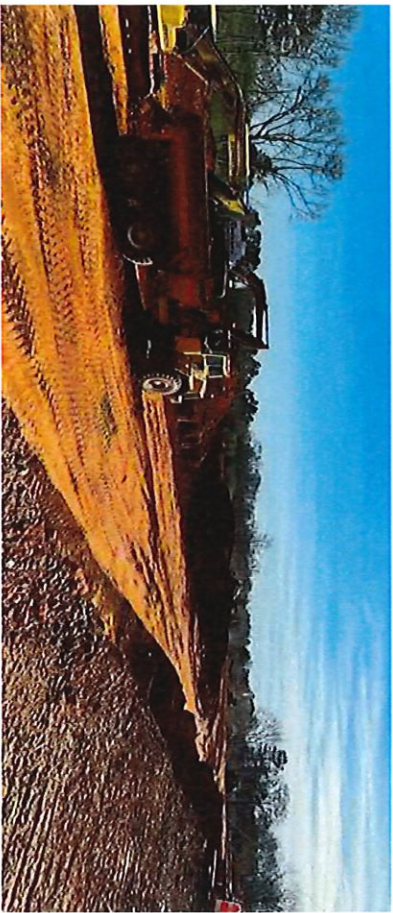
1. Baking plants.
2. Building material or other outdoor storage yards, other than junk yards, if they meet the following requirements:
 - a. They shall not be located within a required front yard.
 - b. They shall be screened by a solid fence at least six (6) feet high.
 - c. If an outdoor storage yard is established in connection with a permitted building, it shall meet the above requirements.
3. Accessory uses such as retail business and service establishments. In addition to the limitations on "accessory use" imposed under "Article III, Definitions" such permitted accessory uses specifically exclude retail business, offices, and service establishments that could be construed as principal uses and include only those uses that are primarily intended for and used by patrons or occupants of the principal use to which said establishment is accessory.
4. Cold storage plants.
5. Soft drink bottling and distributing plants.
6. Wholesaling and warehousing.
7. Similar industries that meet the standards of this zoning district.
8. Aircraft landing field.
9. Newspaper and printing plants.
10. Offices or office parks.

Within the M-1 Light Industry District, the following uses may be permitted as a Special Use, subject to the approval of the Board of Commissioners after receiving recommendations from the Planning Director and Planning Commissioner and after a public hearing, if the conditions, including a site plan, and such other appropriate stipulated conditions that the Board of Commissioners may require are met:

1. Mini-warehouses.
2. Financial services/institutions.

3. Hotels and motels.
4. Day care facilities.
5. Churches, temples and synagogues.
6. Truck terminals.
7. Telecommunications towers.
8. Office/warehouse condominiums.

FUTURE DEVELOPMENT GUIDE *Chapter 4*



A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Hall County.

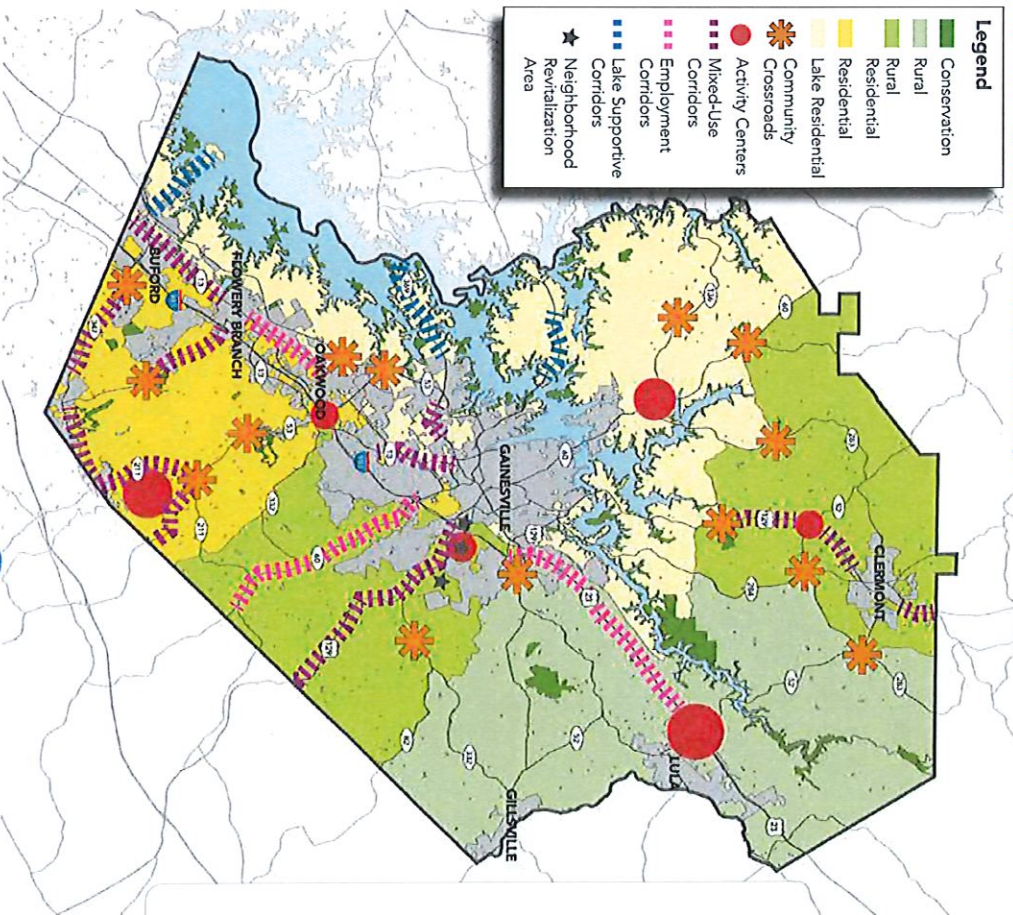
The Future Development Guide includes the three sections shown below:

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

Future Development Map

The Future Development Map is used to identify the geographic location of the Character Areas within Hall County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

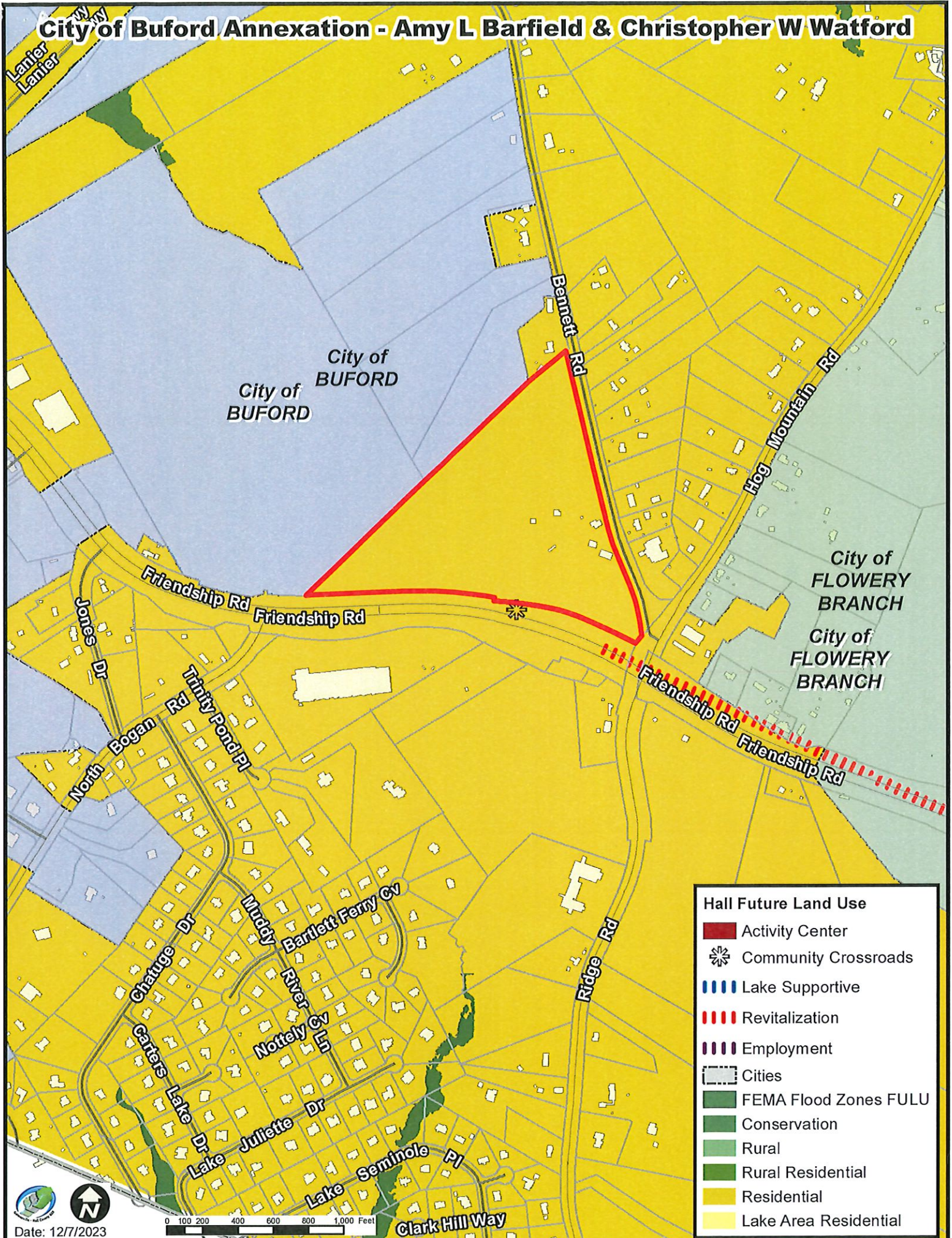
Hall County Future Development Map



Adapted from 2017 Hall County Forward Plan, Date



City of Buford Annexation - Amy L Barfield & Christopher W Watford



Residential

Intent: PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities.

General Characteristics: Residential Areas are characterized by moderate-density residential development and neighborhoods. Street networks are defined by curvilinear streets and green space is largely provided on individual lots but neighborhood open space and/or park amenities may also be provided. Pedestrian connectivity is moderate, where sidewalks may be internal to a neighborhood but may not currently connect nearby parks and schools.

Future development will continue to be detached, single-family homes at moderate densities, with opportunities for variations in housing size and types through the Planned Development District zoning classification.

New development should provide opportunities for open space/greenspace, including shared areas for the benefit of residents and ample tree cover.

Application: Residential Areas are located in South Hall County. This area is located inside the County's sewer service area and is currently served by public sewer or will have access to it as infrastructure continues to be installed by the County.

Primary Future Land Uses

- Moderate density residential uses
- Greenways and trails
- Civic benefit uses such as community centers, libraries, places of worship and schools

Implementation Strategies (see Chapter 3)

- SED 1.4
- DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 3.4, DP 4.1, DP 5.1, DP 5.2, DP 6.2
- RC 3.1, RC 3.3

DESIGN PRINCIPLES

Density/Intensity

- Moderate density
- 2 dwellings per acre
- Residential subdivision design should set aside a high percentage of open space

Greenspace

- Formal landscaping with built areas; informal landscaping with passive use areas
- Maintain and create connections between natural features
- Neighborhood and community parks

Transportation

- Moderate to high pedestrian connectivity with sidewalks, greenways and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Public water and sewer



Note: Images are for example purposes only and may not be located in unincorporated Hall County.

Community Crossroads

Intent: MAINTAIN and CREATE access to local goods and services at major intersections throughout the community.

General Characteristics: Community Crossroads are characterized by clustered commercial development around the intersection of prominent roads. The general development pattern is compact, with stand-alone or multiple businesses on a site, depending on the location. In more rural areas, a single business typically occupies a property; the building is located close to the street with parking that may be located to the front, side or rear. In developed, suburban areas, buildings may be located in a small shopping center and vehicular and pedestrian access is available to multiple businesses.

In areas designated as "Rural" future development of Community Crossroads should emphasize the compact, small scale development that supports the immediate surrounding area, including residences and agricultural uses. In "Neighborhood" designated areas, future development of Community Crossroads should emphasize connectivity and be organized in a compact form around a major intersection.

Application: Community Crossroads are found at intersections of prominent roads in Rural, Rural Residential, and Residential areas where some commercial development is currently concentrated or there is the potential to serve the local area.

Primary Future Land Uses

- Neighborhood commercial uses (smaller-scale retail and services serving nearby residents)
- Civic benefit uses such as places of worship, parks and community centers

Implementation Strategies (see Chapter 3)

- SED 1.3, SED 1.5
- DP 1.1, DP 2.1, DP 2.2, DP 3.1, DP 3.2, DP 4.2, DP 4.3
- RC 1.6, RC 4.1

DESIGN PRINCIPLES

Density/Intensity

- Low (Rural and Rural Residential areas); oriented around an intersection, where up to 2 contiguous parcels at each quadrant may be developed unless more specifically shown on the Future Development Map
- Moderate (Residential areas)

Greenspace

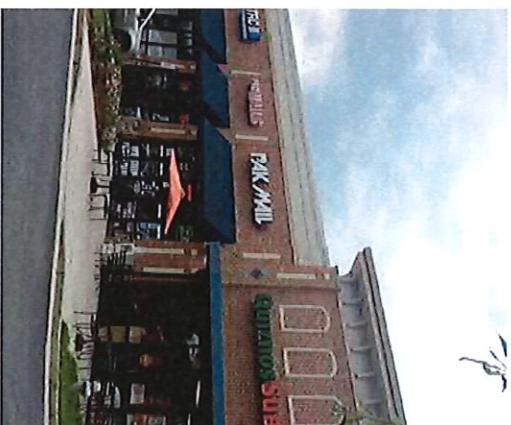
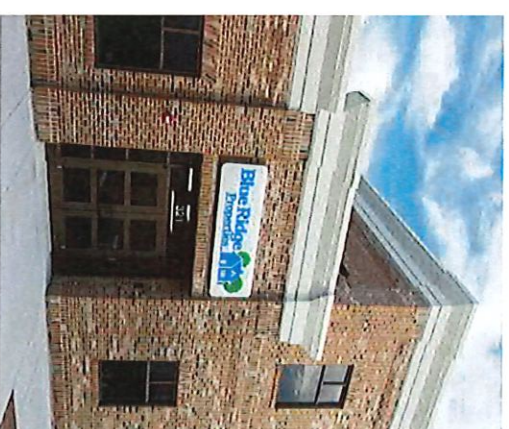
- Formal landscaping with built areas

Transportation

- Internal vehicular and pedestrian connectivity (Residential areas)

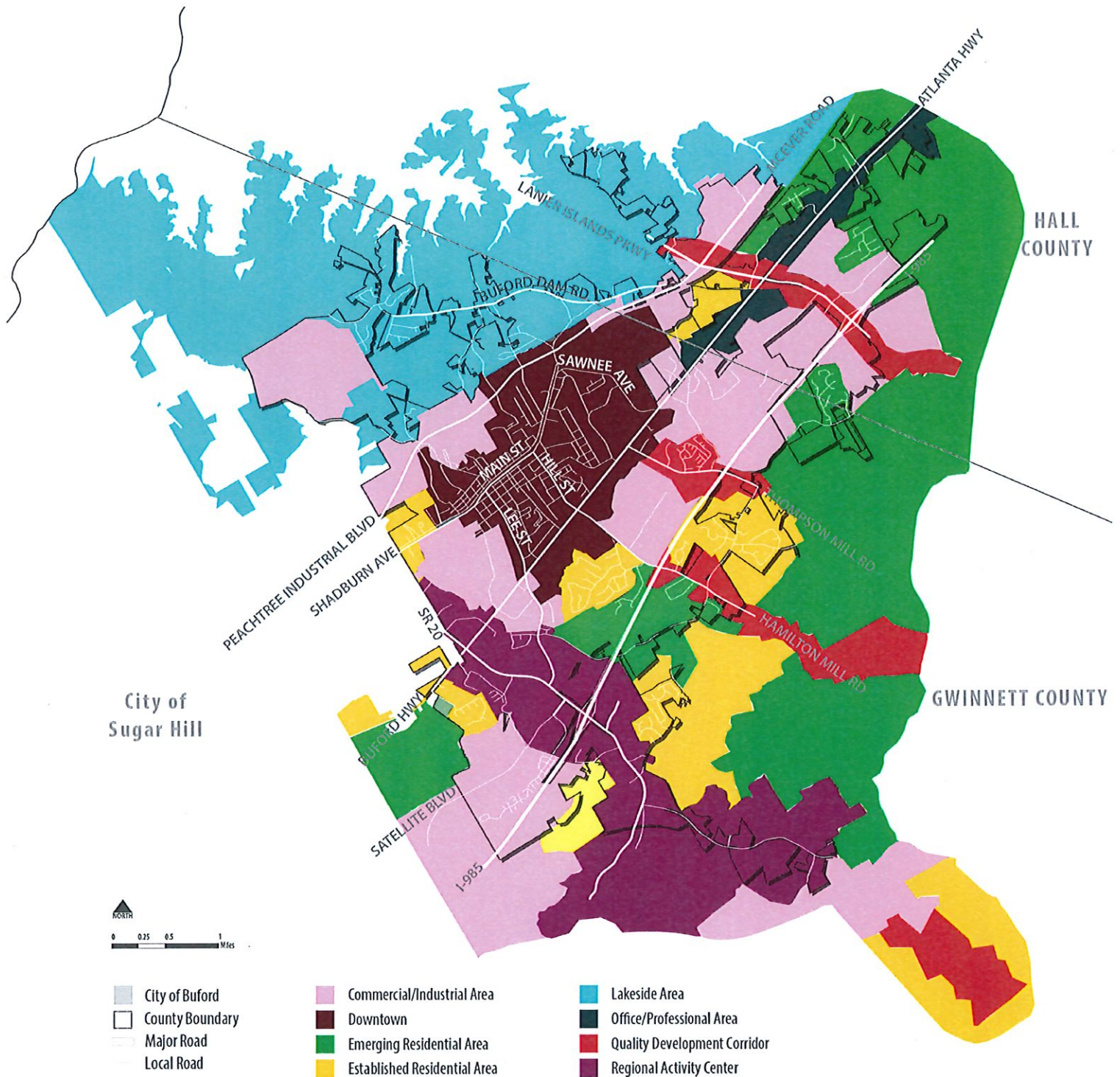
Infrastructure

- Water with no public sewer (Rural and Rural Residential areas)
- Public sewer availability (Residential areas)



Note: Images are for example purposes only and may not be located in unincorporated Hall County.

Figure 4.2. Future Development Map



NOTE

The future development map extends past the City's existing boundaries. This extended area represents a generalized Area of Influence of the City of Buford, and potential opportunities for future annexation.

CHARACTER AREA: INDUSTRIAL/COMMERCIAL AREA

Existing character

The Industrial/Commercial character area is one of the most common in Buford. These parts of the city are characterized by commercial uses such as strip shopping centers, restaurants, large chain stores, and car dealerships; industrial uses include warehousing, manufacturing, and distribution facilities. Typically industrial/commercial parts of Buford experience significant vehicular and truck traffic, large building setbacks, extensive surface parking lots, and an overall low level of pedestrian orientation.

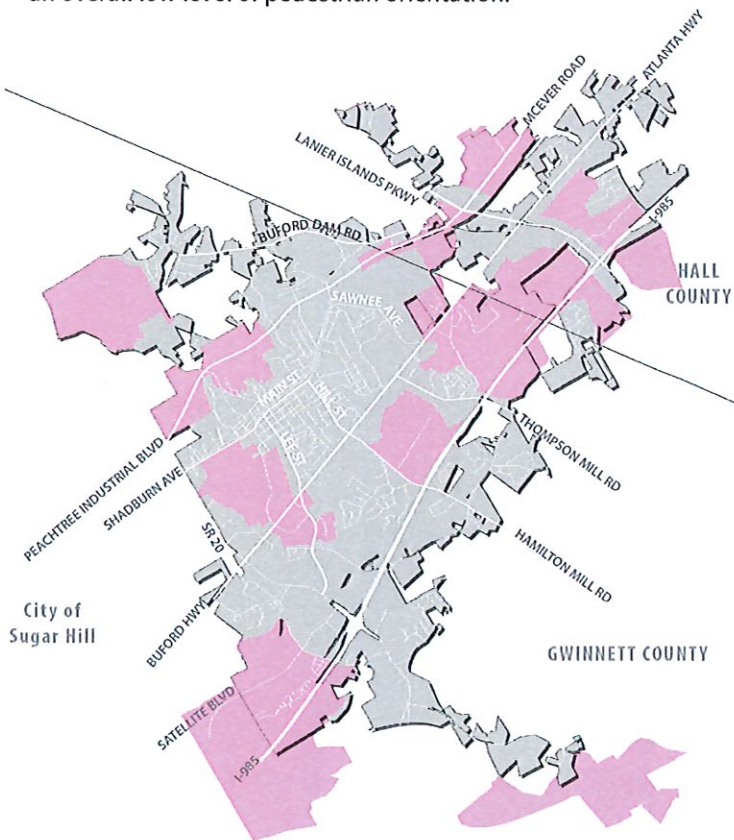


Encouraged Land Uses

Industrial, commercial

Vision for the Future

The highest priority for industrial/commercial areas should be to support business and commerce. This includes the efficient movement of freight, employees, and customer-related traffic into, out of, and through the character area. These areas should also be aesthetically pleasing with high quality design elements such as superior building materials, landscaping, and buffering from residential and other less intensive land uses. Steps should be taken to ensure that new industrial development within the city is green and does not have negative impacts on Buford's environmental quality.



Key Policies

- LU2. Continue to expand the City's tax base
- T1. Address congestion on roadways
- T2. Improve access to regional transportation infrastructure
- ED.2 Promote redevelopment of under-used, undeveloped, and declining areas
- ED.4 Balance industrial development with infrastructure and environmental needs
- QL.2 Continue to provide affordable utilities and services to residents and businesses

Major Projects

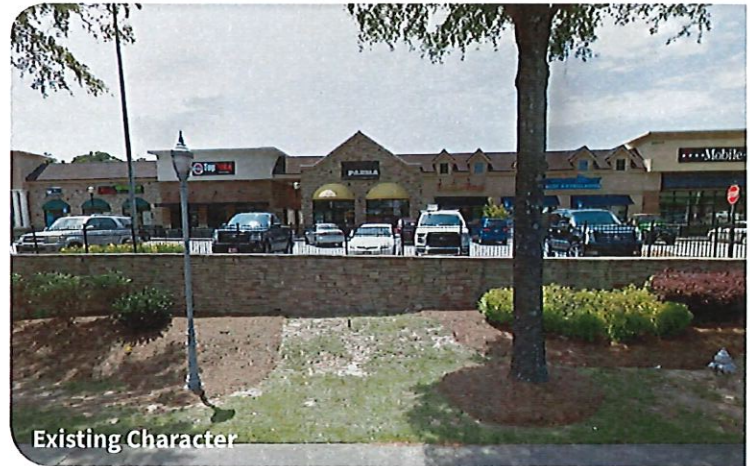
- Evaluate annexation opportunities in Hall County
- Thompson Mill Road interchange at I-985
- Mill Center Parkway Extension
- Freight Study
- Align ordinances with best practices for industrial development in terms of minimizing impacts on the community and environment
- Upper Suwanee Greenway West



CHARACTER AREA: QUALITY DEVELOPMENT CORRIDOR

Existing character

These are heavily traveled local arterial roadway corridors that serve as connections between major activity hubs in Buford. Commercial and industrial uses constitute a growing percentage of the road frontages as new development occurs, and older residential uses are under pressure to transition to non-residential uses.

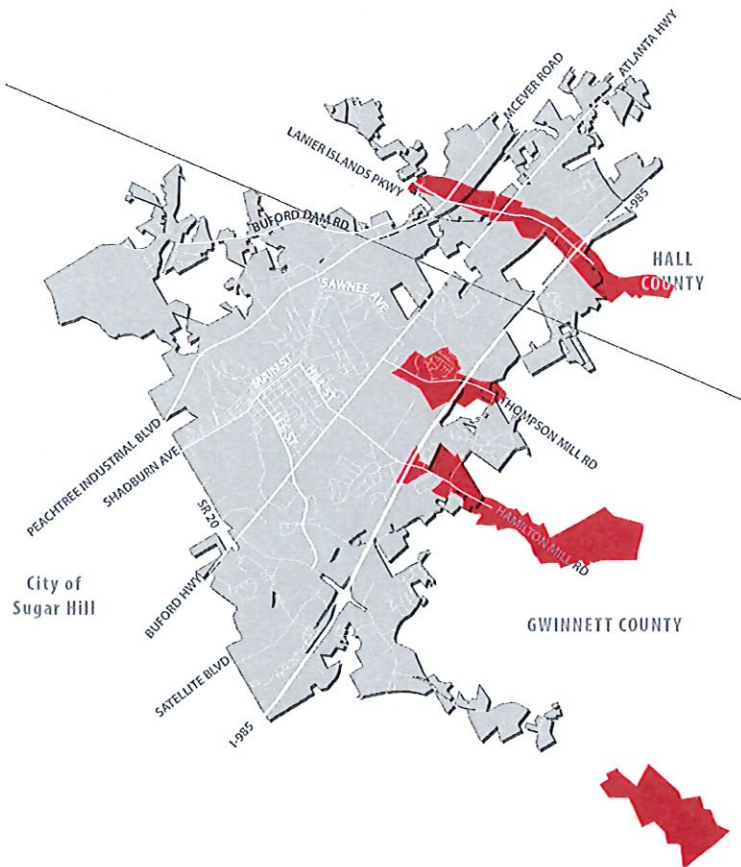


Encouraged Land Uses

Mixed use, commercial, residential (low and medium density)

Vision for the Future

Corridors that develop with high quality commercial and mixed use development at key intersections. Commercial development along these corridors should exhibit superior design features, similar to those seen in the Mall of Georgia area. Multi-modal transportation connections should be in place to ensure that residents of nearby neighborhoods can access commercial and mixed use areas easily.



Key Policies

- LU3. Encourage mixed use development
- LU4. Invest in a high quality built environment
- T1. Address congestion on roadways
- T2. Improve access to regional transportation infrastructure
- T3. Expand the system of pedestrian and bicycle facilities
- T4. Support balanced parking strategies
- ED.2 Promote redevelopment of under-used, undeveloped, and declining areas
- ED.3 Attract a variety of businesses and employers

Major Projects

- Hamilton Mill Road at Buford Highway Intersection Improvement
- Thompson Mill Road Interchange at I-985
- I-985 Interchange at Hamilton Mill
- Thompson Mill Road Sidewalks
- Hamilton Mill Road side path
- Buford Development and Market Study
- North Bogan Road Multi-Use Trail
- Evaluate development regulations in terms of preservation of tree canopy and minimization of soil erosion and sedimentation

