

BUFORD CITY COMMISSION MEETING

October 6, 2025
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the September 8, 2025 regular meeting.

PUBLIC HEARINGS

4. **Rezoning:**

I. **#Z-25-23**

Robert D. Cheeley
Peachtree Industrial Blvd.
Acres: 19.435
Parcels: 7-302-006/007A/174/007

Requesting rezoning from M-1 (Light Industrial) and C-2 (Commercial)
to R-100 (Single Family Residential).

P & Z Recommendation:

#Z-25-23: Robert D. Cheeley requested rezoning for the property located on Peachtree Industrial Boulevard, parcel 7-301-006/007A/174/007, containing 19.435 acres, from M-1/C-2 to R-100. The applicant was present and explained the request to the Board. He stated the development would consist of 27 single-family homes. There will be approximately 4 to 6 homes on slab with the remainder being basement lots. All homes will have a two-car garage. Chairman Perkins stated he would like to see some three-car garages and a percentage of the homes being 2800, 3000 and 3400 square feet. Mr. Cheeley stated they will provide three-car garages on the lots that will work given the footprint of the lot is

narrow. These will be historic style homes and the average lot size will be 17,350 square feet. The City stated the R-100 residential district does not conform with the future land use as commercial and staff recommended denial. If the Board moves to approve, conditions have been recommended. There were no objections from the audience. After a brief discussion, motion was made by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning request to R-100 with the following conditions:

1. The applicant shall submit subdivision development plans in conformance to Development Regulations Article 10, Section 10.2 and follow plan and plat specification in Development Regulations Section 10.3 for final plat approval when appropriate in the development process.
2. Lots with stream buffers and impervious setbacks shall be required to provide a residential drainage plan (RDP) prior to the issuance of building permits in conformance to Development Regulation Sections 10.5.1 and 10.5.2.
3. The approval of the zoning application provides no variances to the City of Buford Zoning Ordinance and Development Regulations with concern to code, construction specifications or procedures. Any variance request shall proceed as required per Buford City Code filing the proper variance application, demonstrating hardships and approved under a separate public hearing.
4. The variance application is denied because it does not comply with the City of Buford Zoning Ordinance. The front/side/rear setbacks, with a variance excluding the front porch (20' setback) shall be 25'/10'/30'.
5. The Board recommended that 50% of homes shall be a minimum 2800 square feet, 25% of homes shall be a minimum 3000 square feet and 25% of homes shall be a minimum 3400 square feet exclusive of garages or basements. All homes shall have a minimum of two (2) car garages. Homes shall be 80% basement lots and 20% slabs.
6. All homes shall be constructed with four (4) sides of brick or stone with accents not to exceed 40% on the front, side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, board and batten and concrete siding as approved by the Planning Director.
7. The driveway shall be a minimum of 18 feet in width.
8. Each lot shall have a minimum of sodded front and side yards.
9. Each lot shall have two (2) ornamental trees planted in the front yard. The trees shall be a species approved by the City of Buford and shall be a minimum of 3" caliper.

10. In conformance with this ordinance, substandard street improvement plans shall be approved and installation of the curb and gutter and binder course prior to the issuance of building permits.
11. Lots encroaching on the 25' impervious setback shall be identified and incorporated into and approved as part of this action. No other exceptions to the code shall be noted.

Ayes – 4

Nays – 0

5. Special Use Permits:

I. #SUP-25-04

498 Tuggle Partners, LLC
498 Tuggle Greer Drive
Parcels: 7-302-261 and 7-302-405

Request to allow an auto body repair shop.

P&Z Recommendation

#SUP-25-04: 498 Tuggle Greer Partners, LLC requested a special use permit for the property located at 498 Tuggle Greer Road. The special use permit requested is to allow an auto body repair shop. Gabrielle Schaller spoke on behalf of the applicant and explained the request to the Board. She stated this was not your typical auto body repair shop. They contract with dealerships to upfit and install beds on chassis trucks. Typically, these are new trucks, and all of the work will be performed inside the building. They will have up to 400 trucks stored on the property either waiting for the installation or to be delivered to the dealership after installation. The storage of these trucks will be located behind the existing fenced, paved and screened storage areas on the property. There were no objections from the audience. There was one objection sent by email from Bernice Allen. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the special use permit with the following conditions:

1. Approval of this special use permit is for current owner 498 Tuggle Partners, LLC and will expire should the current use vacate the site.
2. The approval of a special use permit does not provide approval of variances or alterations to local, state, or federal regulations.

3. No accumulation of junk vehicles and mechanical repairs shall be done inside.
4. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
5. Storage shall be inside the screened property areas only as currently exists and shall be maintained by the applicant.

Ayes – 4

Nays – 0

6. **Annexations:**

I. **Plat #717:**

Applicant: Phil & Patricia Plunkett
3763 Davis Street
Suwanee, GA 30024

Owner: Phil & Patricia Plunkett
Property: 1641 Plunketts Road, Gwinnett County
Parcel: 7-218-056
Acres: 1.00
Zoned From: R-100
Zoned To: R-100

P & Z Recommendation:

Plat #717: Phil Plunkett and Patricia Plunkett request annexation and zoning for the property located on Plunkett Road, parcel 7-218-056, from R-100 to R-100. The applicant was present and stated this is vacant land and wanted to be in the City for potential sale of the property. He also stated the address of the property is incorrect on the application. Gwinnett County will assign a new address once the property is developed. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the annexation and zoning to R-100 with the following conditions:

1. Home shall have a minimum gross heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum two-car garage.
2. Home shall be constructed with four (4) sides brick or stone with 20% accents on the front, side and rear elevations. Accents shall include brick,

stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.

3. The driveway shall be a minimum width of 18 feet.
4. The front, side and rear yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes – 4

Nays – 0

7. **Zoning Modifications:**

**I. #ZM-25-07, 2/3/2025: FPC Buford (First Pentecostal church);
Daycare/School
15 E. Moreno Street**

Condition #1: Site plan shall be provided, and it needs to show minimum parking requirements can be accommodated on site. The final site plat to be reviewed and approved by the Planning Director.

Modification: To allow parking to be reduced from 30 spaces to 7 spaces.

Condition #4: No business-related parking shall be located on any public street.

Modification: To allow three (3) parking spaces along Moreno Street.

**II. #ZM-25-08 – 3/6/2023: Jacob Hand
112 Holiday Road
Building personal home**

Condition #9: Road improvements including curb and gutter and 5-foot sidewalk is required along Holiday Road. All Improvements shall meet the standard of City of Buford codes and ordinances, subject to approval by the City Engineer and staff.

Modification: To eliminate the requirement for curb and gutter and sidewalk.

8. Conduct public hearing for 2025 property tax millage rate rollback and proposed tax increase for Gwinnett and Hall Counties.
9. Conduct public hearing for Fiscal Year 2026 operating budget.

END OF PUBLIC HEARINGS

10. Approve 2025 property tax millage rate for Buford City Schools in Gwinnett County of 14.50 mills and 15.689 mills in Hall County. The 2025 net millage rate for property taxes in both Gwinnett and Hall Counties is 14.50 mills. Property tax bills are due December 30, 2025.
11. Adopt Fiscal Year 2026 operating budget and budget resolution.
12. A Resolution to provide for the Issuance of Urban Redevelopment Agency of the City of Buford Redevelopment Bonds, Series 2025, in the aggregate principal amount not to exceed \$20,455,000 and a Resolution authorizing execution of Intergovernmental Contract relating to issuance of Urban Redevelopment Agency Revenue Bonds in an amount not to exceed \$20,455,000 with the City of Buford and other purposes.
13. Authorize transfer of 7-293-102 and 7-295B-128 to Downtown Development Authority.
14. Approve low bid for 2025 annual contract for construction and renewal of City of Buford natural gas services.
15. Authorize Chairman to sign a quitclaim abandoning rights-of-way and dedicate equally to each adjoining property owner.
16. Authorize release of pledged funds with Peoples Bank & Trust.
17. Authorize payment of Invoice #18137-43 in the amount of \$36,609.67 to Breaux & Associates for new Buford City Stadium project.
18. Authorize payment #34 in the amount of \$5,025,895.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.

19. Authorize change order #3 and payment #4 in the amount of \$173,566.35 to Backbone Infrastructure, LLC for New Street Roundabout project.
20. Authorize payment #4 in the amount of \$45,150.00 to JDS, Inc. for Southside Sewer, Phase III project.
21. Authorize payment #1 in the amount of \$441,011.31 to JDS, Inc. for S. Waterworks Road at Buford Dam sewer project.
22. Authorize payment #7 in the amount of \$361,389.29 to Backbone Infrastructure, LLC for Moreno Street LCI project.
23. Authorize payment #1 in the amount of \$125,768.96 to Charles Black Construction Co., Inc. for Buford City cemetery project.
24. Authorize payment #1 in the amount of \$17,592.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.
25. City Manager's Report.
26. City Attorney's Report.

NOTE: The City of Buford does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities per the Americans with Disabilities Act of 1992. Bryan Kerlin, City Manager, 770-945-6761, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator. The City of Buford will assist citizens with special needs given proper advance notice. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City should be directed to the ADA Coordinator, Bryan Kerlin, 2300 Buford Highway, Buford, Georgia, 770-945-6761.