

BUFORD CITY COMMISSION MEETING

April 6, 2026
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the March 2, 2026 regular meeting.
4. Recognize Jermaine Styles for his twenty (20) years of service.

PUBLIC HEARINGS

5. **Rezoning:**

I. #Z-26-09:

Thomas S. Thornton
2754 South Waterworks Road
Parcel: 7-328-010/7-328-029

Requesting rezoning from Agricultural-Residential (RA-200) to Single Family Residential (R-100).

P & Z Recommendation:

#Z-26-09: Thomas S. Thornton requested rezoning for the property located at 2754 South Waterworks Road, parcels 7-328-010 and 7-328-029, from RA-200 to R-100. The applicant was not present. The Chairman stated he is proposing to create two (2) residential lots and the existing home will remain on one lot and the other lot will be vacant. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to R-100 with the following conditions:

1. The applicant shall provide house location plan (HLP) with the building permit to be approved by the Planning Director.

2. All new homes shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on the front elevation and accents not to exceed 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The proposed homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements and shall have a minimum of two (2) car garages.
4. The driveway shall be a minimum width of 18 feet.
5. All front and side yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.

Ayes – 5

Nays – 0

6. **Special Use Permit:**

I. **#SUP-26-02:**

Vintage Modern, Inc.
4415 Thompson Mill Road
Parcel: 7-264-006

Requesting a special use permit to allow an expansion of their auto assembly line to this location and now include the addition of prefabricated self-enclosed paint booths.

P & Z Recommendation:

#SUP-26-02: Vintage Modern, Inc. requested a special use permit for the property located at 4415 Thompson Mill Road. The special use permit requested is to allow an expansion of their auto assembly line to this location and now include the addition of prefabricated self-enclosed paint booths. Mitch Peevy spoke on behalf of the applicant and stated they assemble Broncos and would also have paint booths. There were no objections from the audience. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the special use permit as requested with the following conditions:

1. Approval of this special use permit is for current owner Vintage Modern, Inc. 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. The details of the prefabricated self-enclosed paint booth including but not limited to booth product details, booth layout, fire prevention methods and ventilation systems shall be reviewed and approved by the Planning Director before the special use permit approval.
4. No accumulation of junk vehicles.
5. Vehicle assembly and modification shall be done inside.
6. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
7. No outdoor storage shall be allowed.

Ayes – 5

Nays – 0

II. #SUP-26-03:

Buford Burrito, LLC
1520 Buford Highway
Parcel: 7-259-041

Requesting a special use permit to allow a drive-thru window for a quick Service restaurant.

P & Z Recommendation:

#SUP-26-03: Buford Burrito, LLC requested a special use permit for the property located at 1520 Buford Highway. The special use permit requested is to allow a drive-thru window for a quick service restaurant. Jason Brown spoke on behalf of the applicant. He stated they are tearing down the existing building and building a new restaurant with a drive-thru service. Chairman Perkins stated he would like to see the drive-thru lane wider for bigger vehicles. There were no objections from the audience. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit applies to Chipotle and at such time in the future Chipotle vacates the site this special use permit expires.
2. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.
3. To permit more than 20% of the parking to be located within the front yard, the final site layout must substantially conform to the site plan provided with the application.
4. Metal sided or portable buildings shall be prohibited.

5. The cornice shall comply with the Mall of Georgia Overlay District requirements.
6. The approval of allowing for the use of a flat roof building design instead of a pitched roof. The final architectural plans shall be submitted for review and approval by the Planning Director.
7. The design shall include the required 10-ft wide landscape strips per code. The landscape strips shall not contain parking, signs or order boards. All landscaping requirements shall be met per Buford Zoning Code.
8. The front yards shall be sodded.
9. The drive-thru lane shall be reviewed and approved by the City Engineer for a larger radius to accommodate larger vehicles.

Ayes – 5

Nays – 0

III. #SUP-26-04:

Thomas Lin
942 Gainesville Highway
Parcel: 08-158-002039

Requesting a special use permit to allow a used car lot and automotive repair.

P & Z Recommendation:

#SUP-26-04: Thomas Lin requested a special use permit for the property located at 942 Gainesville Highway. The special use permit requested is to allow a used car lot and automotive repair. The applicant was present and stated they would be selling used vehicles and provide auto body and mechanical repairs. There would be no painting provided. Shane Clark, property manager for the adjacent church shopping center property, stated he did not oppose the request, but had a few questions and concerns. He asked about signage, buffers, hours of operation, and access to the property. The applicant stated the hours of operation are Monday – Friday, 9:00 a.m. – 5:00 p.m. and Saturday, 9:00 a.m. – 3:00 p.m. Chairman Perkins stated there would not be a buffer between commercial properties and the proposed business was not suited for this area and had concerns with the detention facility on the property, access to the property, and display of cars. Motion by Jason Mosley and seconded by Wayne Johnson to deny the request.

Ayes – 5

Nays – 0

7. Annexations:

I. Plat #727:

Applicant/Owner: Hooshang Aaron Towfigh
Property: 1691 Plunketts Road, Gwinnett County
Parcel: 7-218-038
Acres: 0.71
Zoned From: R-100
Zoned To: R-100

P & Z Recommendation:

Plat #727: Hooshang Aaron Towfigh requested annexation and zoning for the property located at 1691 Plunkett Road from R-100 to R-100. The applicant was present and stated they would like to be part of the City for the school system. Gwinnett County did not object to the annexation and zoning request and there were no objections from the audience. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the annexation and zoning to R-100 and if the existing home is removed and a new home constructed the following conditions shall apply:

1. Home shall have a gross heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum of 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 – 5

Nays – 0

Public Hearing in Accordance with O.C.G.A 12-8-24(D) and Rule 391-3-.03(4).

8. Consider approval of the Design and Operational Plan Review for Major Modification to Solid Waste Handling Permit Expansion, Permit No. 067-032D(SL), as approved by the Environmental Protection Division.

END OF PUBLIC HEARINGS

9. Certify estimated rollback rate of 13.241 mills for Buford City Schools to be provided to Gwinnett County Board of Assessors for use on Tax Year 2026 Notice of Assessments as required by O.C.G.A §48-5-2 (2.1) and O.C.G.A §45-5-306.
10. Approve voting delegates for 2026 Municipal Gas Authority of Georgia annual election.
11. Authorize Chairman and City Manager to sign Year-End Settlement documents with MEAG Power.
12. A Resolution to authorize the release of funds pledged or otherwise held by Peoples Bank & Trust on behalf of the City of Buford; and for other lawful purposes.
13. Authorize payment #8 in the amount of \$9,687.64 to Backbone Infrastructure, LLC for New Street Roundabout project.
14. Authorize payment #13 in the amount of \$170,469.80 to Backbone Infrastructure, LLC for Moreno Street LCI project.
15. Authorize payment #1 in the amount of \$211,691.51 to Sunland Asphalt & Construction, LLC for 2025 LMIG paving project.
16. Authorize payment of Invoice #25106-02 in the amount of \$1,393.65 to Breaux & Associates for Buford High School Softball field house project.
17. Authorize payment of Invoice #23125-01 in the amount of \$17,595.57 to Breaux & Associates for Buford High School CTAE addition project.
18. Authorize payment of Invoice #2506-006-3 in the amount of \$142,808.76 to Charles Black Construction Co., Inc. for New Street wall installation project.
19. Authorize payment of Invoice #2524-002 in the amount of \$33,547.12 to

Charles Black Construction Co., Inc. for Buford High School softball field house project and Buford Middle School track project.

20. Authorize payment of Invoice #2606-001-1 in the amount of \$131,153.04 to Charles Black Construction Co., Inc. for the following:

1. Buford Legion Field Brick Patch Work
2. New Street Pipe Extension
3. Catch Basins and Tops Repair in City of Buford
4. Clearing and Grubbing behind Baseball/Softball Fields

21. City Manager's Report.

22. 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.