

BUFORD CITY COMMISSION MEETING

August 3, 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 July 20, 2026 regular meeting.
4. Change September meeting to September 8, 2026.

PUBLIC HEARINGS

5. Rezoning:

I. #Z-26-19:

SDP Acquisitions, LLC
4470 Bennett Road
Parcel: 08-153-000001
Acres: 30.98

Requesting rezoning from Agricultural Residential (RA-200) to Light Industrial (M-1).

P & Z Recommendation:

#Z-26-19: SDP Acquisitions, LLC requested rezoning for the property located at 4470 Bennett Road from RA-200 to M-1. John Young spoke on behalf of the applicant and explained the request to the Board. He stated this would be an industrial development consisting of two (2) warehouse buildings totaling 378,125 square feet. The office area will be facing Bennett Road, trucks courts will be internal and will also be facing the adjacent industrial development on Friendship Road. There will be no truck traffic on Bennett Road. Bennett Road entrance will be for vehicles only. Trucks will enter and exit from Friendship Road. There will be no docks door facing Bennett Road or Friendship Road. Mr. Young asked that condition #4 be revised to allow stream buffer disturbance with Corp of Engineers

and EPD approval. He stated the Corn Maze will still be allowed to operate their business until December 2027. The industrial development will start with plan submittal by April 2028. Brian Loving, who lives on Bennett Road, had concerns with increased traffic and cars parking along Bennett Road. Mr. Young stated the parking will be on their property and there would be no parking along the road. The corn maze owner reiterated that his business could still operate through 2027. Motion by Jason Mosley and seconded by Amy Reed to recommend approval of the rezoning to M-1 with the following conditions:

1. To allow tilt-up concrete construction, a complete set of building elevations need to be reviewed and approved by the City and Planning Director.
2. The development shall include a 20' enhanced landscape strip, adjacent to the right-of-way, planted with a mixture of 12-foot minimum height evergreen trees and 3-foot minimum height shrubs to provide an effective screen from Bennett Road. The landscape plan is to be submitted and approved by the City and Planning Director.
3. No permanent or temporary encroachment is allowed in the right-of-way. No off-site disturbances are allowed without a written agreement from the neighboring properties, and all disturbances shall meet the Zoning Ordinance.
4. To allow disturbance into the 50-ft undisturbed stream buffer and 25-ft impervious setback pending receipt of the Corp of Engineers and State EPD permit approvals.
5. Outdoor lighting shall be full cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.
6. The final site plan shall be approved by the Planning Director.

Ayes – 3

Nays – 0

II. #Z-26-20/#SUP-26-12:

Vallant Bank c/o Mahaffey Pickens Tucker, LLP
2680 Buford Highway
Parcel: 7-297-007A
Acres: 2.96 +/-

Requesting rezoning from Light Industrial (M-1) to Commercial (C-2).

P & Z Recommendation

#Z-26-20/#SUP-26-12: Vallant Bank requested rezoning for the property located at 2680 Buford Highway from M-1 to C-2 with a special use permit to allow drive-thru services. Gabrielle Schaller spoke on behalf of the applicant and explained the request to the Board. She stated a bank is compatible with the land use plan for this area. There will be two (2) drive-thru lanes for ITM services only and will be located in the rear of the building. They are asking for more than 20% of the parking be located in the front yard and to allow a flat roof. There were no objections from the audience. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of the rezoning to C-2 and the special use permit with the following conditions:

1. The special use permit to allow two (2) drive-thru ITMS applies to the Vallant Bank and at such time in the future Vallant Bank 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. 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.
4. To allow more than 20% of the parking located in the front yard.
5. 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.

Ayes – 3

Nays – 0

6. Special Use Permit:

I. #SUP-26-11:

Ron Surani
1875 Peachtree Industrial Blvd.
Parcel: 7-303-033

Requesting a special use permit to allow a C-Store with gas pumps.

P & Z Recommendation:

#SUP-26-11: Ron Surani requested a special use permit for the property located at 1875 Peachtree Industrial Boulevard. The special use permit requested is to allow a C-Store with gas pumps. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated the development will comply with all codes. There will be no access on Little Mill Road. There were no objections from the audience. Motion by Jason Mosley and seconded by Amy Reed to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit applies to the 1875 PIB, LLC and at such time in the future 1875 PIB, LLC 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. The final architectural plans shall be submitted for review and approved by the City and Planning Director.

Ayes – 3

Nays – 0

II. #SUP-26-13:

Vault 4, LLC
325 Poplar Street
Parcel: 7-293-0945

Requesting a special use permit to allow an indoor recreation facility.

P & Z Recommendation:

#SUP-26-13: Vault4, LLC requested a special use permit for the property located at 325 Poplar Street. The special use permit requested is to allow an indoor recreation facility. Marilyn Castillo spoke on behalf of the applicant and explained the request to the Board. She stated this would be an indoor paddle sports club consisting of three (3) courts with a maximum of four (4) courts designed for up to 16 players at one time. They would also provide training and classes for the sport. Playing times would be mostly in the evenings after work hours. The Board stated there are only 6 to 8 existing parking spaces and this would not be enough parking spaces for this type of use. There were no objections from the audience. Motion by Jason Mosley and seconded by Amy Reed to recommend denial.

Ayes – 3

Nays – 0

7. Annexations

I. Plat #734:

**Applicant/Owner: David Cohee
2670 Buford Dam Road
Buford, GA 30518**

Property: 2670 Buford Dam Road

Parcel: 7-327-083

Acres: 0.47

Zoned From: RL

Zoned To: RL

P & Z Recommendation:

Plat #734: David Cohee requested annexation and zoning for the property located at 2670 Buford Dam Road from RL to RL. The applicant was present and stated he would like to be within the city limits. The City received a letter from adjacent property owner at 2680 Buford Dam Road in opposition to the request. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of the annexation and zoning to RL and if the existing home is removed and a new home constructed the following conditions shall apply:

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 – 3

Nays – 0

II. Plat #735:

**Applicant: Ivone Daffre
3510 Vaughan Drive
Cumming, GA 30041**

**Owner: Ewerton Glauco da Silva Moreira
Paula Barsaglini Silva
Property: 1890 Jimmy Dodd Road
Parcel: 7-334-122
Acres: 1
Zoned From: R-100
Zoned To: R-100**

P & Z Recommendation:

Plat #735: Ewerton Glauco da Silva Moreira and Paula Barsaglini Silva requested annexation and zoning for the property located at 1890 Jimmy Dodd Road from R-100 to R-100. The applicant was present and stated he would like to be within the city limits for the school system. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Amy Reed and seconded by Jason Mosley 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 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 – 3

Nays – 0

8. **Zoning Modifications**

I. #ZM-26-04: BBC Investment Group, LLC 79 East Moreno Street

Applicant is requesting to modify conditions #1 and #7 from SUP-24-34 and SUP-24-35 approved January 6, 2026.

Condition #1: The development shall consist of six (6) retail units on the first floor and up to 12 two-bedroom residential units. Occupancy of residential units shall be limited to fifty-five (55) and older as provided by O.C.G.A.

Modification: Only 50% of rentals to be fifty-five (55) and older.

Condition #7: Homeowner's Association protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Rentals shall be no more than 50% of the recorded development.

Modification: That the rental units be increased to the entire development. (100% of the units)

II. #ZM-26-04: Buford Burrito, LLC 1520 Buford Highway

Applicant has requested to modify condition #7 from SUP-26-03 approved April 6, 2026.

Condition #7: The design shall include the required 10-foot-wide landscape strips per code. The landscape strips shall not contain parking, signs or other boards. All landscaping requirements shall be met per Buford Zoning Code.

Modification: To allow the required 10-foot landscape strip fronting Buford Highway right-of-way side of the property be reduced to 5 feet due to the location of the existing parking lot and curb line that will remain as part of the site design.

9. Conduct public hearing for 2026 property tax millage rate rollback and proposed tax increase for Gwinnett and Hall Counties. The tentative proposed millage rate is 14.50 mills.
10. Conduct public hearing for Fiscal Year 2027 operating budget.

END OF PUBLIC HEARINGS

11. Consider renewal of 2026-2027 health insurance policy with Anthem/Blue Cross Blue Shield.
12. Authorize Chairman to sign documents with the Georgia Department of Transportation agreeing to participate in the Local Administered Projects (LAP) re-certification process in order to receive federal funding of City projects.
13. Consider amendments to the Utility Ordinance, subject to review and approval by the City Attorney.
14. Authorize payment of Invoice #23125-05 in the amount of \$5,824.35 to Breaux & Associates for Buford High School CTAE addition project.
15. Authorize payment #12 in the amount of \$245,433.57 to Backbone Infrastructure, LLC for New Street Roundabout project and utilize SPLOST/general funds.
16. Authorize payment #17 in the amount of \$238,656.90 to Backbone Infrastructure, LLC for Moreno Street LCI project and utilize SPLOST/general funds.
17. Authorize payment of Invoice #2524-006 in the amount of \$717,832.74 to Charles Black Construction Co., Inc. for Buford High School softball field house project.
18. Authorize payment of Invoice #2619-001 in the amount of \$199,470.60 to Charles Black Construction Co., Inc. for East Park Street asbestos abatement demolition project.
19. Authorize payment of Invoice #2529-2 in the amount of \$112,320.00 to Charles Black Construction Co., Inc. for Shadburn Ferry Road improvements project and utilize SPLOST/general funds.

20. Authorize payment of Invoice #2605-004-1 in the amount of \$73,256.40 to Charles Black Construction Co., Inc. for Buford Elementary School pavement patching, seal coat and striping project.
21. Authorize payment #2 in the amount of \$97,378.77 to Michael Baker International for Buford High School pedestrian bridge project and utilize SPLOST/general funds.
22. City Manager's Report.
23. 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.