

BUFORD CITY COMMISSION MEETING

January 5, 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 December 1, 2025 regular meeting.
4. Administer oath of office to Bruce Fricks and Kathleen Welch for Buford City Schools Board of Education and Brad Weeks and Chris Burge for Buford City Commission.
5. Elect Commission Chairman for 2026.
6. Elect Vice Chairman for 2026.
7. Appoint Department Heads for 2026.

PUBLIC HEARINGS

8. Rezoning:

I. #Z-25-26:

Vermeer SE
4924 Golden Parkway
Acres: 11.854
Parcel: 08-157-000041

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

P & Z Recommendation:

#Z-25-26/#SUP-25-17: Vermeer SE requested rezoning for the property located at 4924 Golden Parkway from M-1 to C-2 with a special use permit to allow an equipment sales and service facility with outdoor storage. Mitch Peevy spoke on

behalf of the applicant and explained the request to the Board. He stated this would be for an equipment sales and service facility and would also have outdoor storage of equipment. They are asking for the building material to be tilt-up concrete construction and the retaining walls to be an engineered block wall. They are also asking for black vinyl chain link fence around the perimeter of the building with a gate. The fence would be at least 1000 feet from Golden Parkway and would not be seen from the road. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the rezoning request to C-2 with the special use permit as requested with the following conditions:

1. Rezoning case #Z-25-26 and filing application does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.
2. Tilt-up concrete construction is allowed for the main building.
3. Retaining walls shall be located outside the 75-ft impervious setback. Retaining walls shall be constructed with architectural engineered block. Any retaining walls in the front yard shall be reviewed and approved by the Planning Director.
4. Wash facility must be tied to sanitary sewer system. No wash water to enter the stormwater management system.
5. All maintenance activities shall be in the building; no outdoor maintenance activity is allowed.
6. No accumulation of junk equipment or parts shall be on the property at any time.
7. Building elevations and fence details shall be submitted to the Planning Director for approval.
8. Shall allow a black vinyl coated chain link fence and gate around the perimeter of the building with a black guardrail installed behind the fence.
9. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.
10. The final site plan shall comply with City of Buford Zoning Ordinance and Development Regulations, and it shall be approved by the Planning Director.

Ayes – 5

Nays – 0

II. #Z-25-27:

Ryan Reed
107 Holiday Road
Acres: 1.14
Parcel: 08-169-003006

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

P & Z Recommendation:

#Z-25-27: Ryan Reed requested rezoning for the property located at 107 Holiday Road from RA-200 to R-100. The applicant was present and explained the request to the Board. He stated they are proposing to demolish the existing house and subdivide the parcel into two (2) single-family residential tracts. He stated they needed a reduction in lot width and setbacks on both lots. He asked for the homes to be constructed with 60% brick or stone and 40% accents. There were no objections from the audience. Motion by Jason Mosley and seconded by Harley Bennett to recommend approval of the rezoning request to R-100 with the following conditions. Amy Reed abstained.

1. The following lot variances are approved concurrent to the rezoning case as follows:
 - a. Lot #1: to reduce the lot size from 20,000 sq. ft. to 19,038 sq. ft., lot width from 100-ft. to 99.66 ft., east side setback from 10-ft. to 7.5 ft., west side setback from 10-ft. to 5 ft., rear setback from 40-ft. to 30-ft.
 - b. Lot #2: to reduce the lot width from 100-ft. to 99.85 ft., west side setback from 10-ft. to 7.5-ft., rear setback from 40-ft. to 30-ft.
2. Lot #2 east side setback shall be remained as 10-ft. considering potential conflict with existing neighboring building on the property line.
3. The applicant shall provide a house location plan with the building permit to be approved by the Planning Director.
4. Homes shall be a minimum gross-heated floor area of 3400 square feet exclusive of garage or basements. Shall have a minimum 2-car garage.
5. Homes shall be constructed with four (4) sides brick or stone with accents not to exceed 40% 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.
6. The driveways shall be a minimum width of 18 feet.
7. The front, side and rear yards shall be sodded.

8. Shall plant two (2) ornamental trees in the front yards.

Ayes – 4

Nays – 0

Abstain – 1

9. **Special Use Permits:**

I. **#SUP-25-18:**

**Steven Martinello
4840 Newton Terrace, Suite 1
Parcel: 7-298-076**

**Requesting to allow a general automotive repair and
maintenance facility.**

P & Z Recommendation:

#SUP-25-18: Steven Martinello requested a special use permit for the property located at 4840 Newton Terrace, Suite 1. The special use permit requested is to allow a general automotive repair and maintenance facility. The applicant was present and explained the request to the Board. He stated his business was general maintenance and repairs. He does not do auto body repairs. The Board asked about parking. He stated there are 15 parking spaces in the rear and that all work would be performed in the building. The applicant's brother was in the audience and spoke in favor of the request. 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 Nahun Garcia 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 outdoor storage shall be allowed and no accumulation of junk vehicles.
4. Mechanical repairs shall be done inside.
5. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.

Ayes – 5

Nays – 0

II. #SUP-25-19:

**Bubble Bath Car Wash
Michael S. Burk
Distribution Parkway
Parcels: 08-156-002192 / 08-156-002195**

Requesting special use permit to allow a car wash with a tunnel and vacuums.

P & Z Recommendation:

#SUP-25-19: Bubble Bath Car Wash requested a special use permit for the property located on Distribution Parkway, parcels 08-156-002192 and 08-156-002195. The special use permit requested is to allow a car wash with a tunnel and vacuums. Michael Burke spoke on behalf of the applicant and explained the request to the Board. He stated this is a car wash development owned by QuikTrip. He stated there would be no flashing lights or neon lights inside the car wash tunnel or outside on the property. Jordan Copeland spoke in favor of the request. There were no objections from the audience. Motion by Wayne Johnson 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 Bubble Bath Car Wash 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. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
4. The parcel shall follow the City of Buford Zoning Ordinance Section 1316, the final building architectural plans and elevations with materials shall be provided and approved by the Planning Director before issuance of building permit.
5. On site stormwater control measures shall be provided and approved by the Planning Director.
6. All building identification signage shall adhere to Section 1112 sign standards in the ordinance.
7. A double row of evergreen shrubs, 18" ht. at time of planting, that achieves a ht. of 42" at maturity and full horizontal screening, shall be provided along the curb-line of Distribution Parkway to block the direct headlights from cars existing car wash tunnel and vacuum lot.

8. The site shall include a 15' enhanced landscape strip adjacent to Friendship Road. The landscape strip shall include, at a minimum, 25% evergreen trees and 50% evergreen shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape strips shall not be encroached with walls, easements, parking, curb and gutter, retaining walls or any other site improvements.
9. There shall be no flashing lights or neon lights inside the car wash tunnel or outside on the property. Final lighting plan to be approved by the Planning Director.

Ayes – 5

Nays – 0

10. **Annexations:**

I. Plat #721:

**Applicant/Owner: Silvia Palacios
2248 Buford Dam Road
Buford, GA 30518**

**Property: 2872 North Bogan Road, Gwinnett County
Parcel: 7-263-006
Acres: 0.5
Zoned From: R-100
Zoned To: R-100**

P & Z Recommendation:

Plat #721: Silvia Palacios request annexation and zoning for the property located at 2872 North Bogan Road from R-100 to R-100. The applicant was not present. The Board stated there is an existing house on the property. Gwinnett County did not object to this annexation request and 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 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 – 5

Nays – 0

END OF PUBLIC HEARINGS

11. Declare surplus 3.2 acres +/- as portion of parcel 08-151-002008 and authorize City Manager to take bids for sale.
12. Transfer parcel 7-302-001, 0.57 acres, to Buford Downtown Development Authority.
13. Abandon rights-of-way of Joy Drive and Mishell Lane and authorize Chairman to sign Quitclaim Deeds to incorporate with the proposed light industrial project.
14. Authorize Chairman to enter into an agreement with Georgia Department of Transportation authorizing the City to acquire rights-of-way for a federal or state aid project. (Garnett St. trail and bridge extension project)
15. Approve annual membership fees for Georgia Municipal Association in the amount of \$7,626.41.
16. Approve 2026-2027 theater season at Buford Community Center.
17. Approve annual contract for sanitary sewer maintenance and improvements and water maintenance and improvements to low bidder JDS, Inc.
18. Authorize payment #6 in the amount of \$149,168.03 and payment #7 in the amount of \$26,805.65 to Backbone Infrastructure, LLC for New Street Roundabout project.
19. Authorize payment #10 in the amount of \$132,299.60 to Backbone Infrastructure, LLC for Moreno Street LCI project.

20. Authorize payment #4 in the amount of \$70,713.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.
21. Authorize payment #3 in the amount of \$10,433.56 to Charles Black Construction Co., Inc. for Buford City cemetery project.
22. Authorize payment #1 in the amount of \$94,237.34 to Charles Black Construction Co., Inc. for Buford High School soccer/lacrosse field scoreboard.
23. Authorize payment #1 in the amount of \$16,980.00 to Charles Black Construction Co., Inc. for Buford High School band director platform.
24. Authorize payment of Invoice #BUF-022-0 in the amount of \$26,535.00 to Charles Black Construction Co., Inc. for New Street relocation final paving at stadium 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.