

BUFORD CITY COMMISSION MEETING

June 1, 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 May 4, 2026 regular meeting.
4. Recognize Autumn Cole and LeeAnn Patton for their twenty (20) years of service.

PUBLIC HEARINGS

5. Rezoning/Annexations:

Chairman Perkins stated there are two (2) annexation applications (Plat #730/#Z-26-13 and Plat #731/#Z-26-14) and one (1) rezoning application (#Z-26-12) that will be discussed at one time concerning a retail commercial development on Buford Highway. Each application will be voted on individually. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing a 11,970 square foot retail commercial building. There will be no outside activity. They are proposing a 75' undisturbed buffer along 157.46 feet adjacent to the residential property and requesting a buffer reduction from 75 feet to 0 along 135.80 feet adjacent to the residential property along the rear. The home is closer to the Bryant Road side of the property and the buffer reduction would be along the rear of the residential property. They are proposing to install a 6' high solid privacy fence along the property line and a 10' landscape strip on the developer's side of the fence. They have reduced the parking in the rear of the building from 10 spaces to 4 parallel spaces for employee parking. The owner at 391 Thunder Road, Debnath Bhattacharya, spoke concerning the buffer reduction. She stated she has no objection to the rezoning, but objects to the buffer reduction. She has small children and their back yard is the play area for their children. She stated there would be safety concerns with her children if the buffer is reduced to 0. She would like for the undisturbed buffer to remain at 75'. The Board stated they could reduce the buffer to a 10-foot replanted buffer and the developer would

install a privacy fence with evergreen trees to screen the development from the residential property.

I. #Z-26-12:

H & M Lanier Property, LLC
3040 & 827 Buford Highway & Thunder Road
Parcel: 7-298-093/7-298-094/7-298-091/7-298-092

Requesting rezoning from Single Family Residential (R-100) to Commercial (C-2).

P & Z Recommendation:

#Z-26-12: H & M Lanier Property, LLC requested rezoning for the property located at 3040 Buford Highway and 827 Thunder Road, parcels 7-298-093, 7-298-094, 7-298-091 and 7-298-092, from R-100 to C-2. Gwinnett County did not object to this annexation and rezoning request. Motion by Jason Mosley and seconded by Harley Bennett to recommend approval of the rezoning to C-2 with the following conditions:

1. The approval of the annexation and rezoning application does not equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. The site plan shall be similar to the site plan submitted with these applications. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
3. To reduce the 135.8' zoning buffer at the northeast property line, adjacent to the R-100 residential district, from 75' undisturbed, to a 10' disturbed replanted buffer with a 6' high wooden privacy fence and two continuous rows of evergreen trees, 10' ht. – 10' O.C. In addition, a continuous evergreen hedge a minimum of 2' ht. at time of planting, for the entire length of the reduced buffer. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.
5. There shall be no outside activity, and outdoor speakers shall be prohibited.

Ayes – 4
Nays – 0

II. Plat #730/#Z-26-13:

Applicant/Owner: Hany Ibrahim, 280 Buford Highway, Buford, GA

Property: 3040 Buford Highway, Gwinnett County

Parcel: 7-298-005A

Acres: 0.432

Zoned From: R-100

Zoned To: C-2

P & Z Recommendation:

Plat #730/#Z-26-13: Hany Ibrahim requested annexation and rezoning for the property located at 3040 Buford Highway, parcel 7-298-005A, from R-100 to C-2. Gwinnett County did not object to this annexation and rezoning request. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of the annexation and rezoning to C-2 with the following conditions:

1. The approval of the annexation and rezoning application does not equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. The site plan shall be similar to the site plan submitted with these applications. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
3. To reduce the 135.8' zoning buffer at the northeast property line, adjacent to the R-100 residential district, from 75' undisturbed, to a 10' disturbed replanted buffer with a 6' high wooden privacy fence and two continuous rows of evergreen trees, 10' ht. – 10' O.C. In addition, a continuous evergreen hedge a minimum of 2' ht. at time of planting, for the entire length of the reduced buffer. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.
5. There shall be no outside activity, and outdoor speakers shall be prohibited.

Ayes – 4

Nays – 0

III. Plat #731/#Z-26-14

Applicant/Owner: Hany Ibrahim, 280 Buford Highway, Buford, GA

Property: 827 Buford Highway, Gwinnett County

Parcel: 7-298-033

Acres: 0.524

Zoned From: R-100

Zoned To: C-2

P & Z Recommendation:

Plat #731/#Z-26-14: Hany Ibrahim requested annexation and rezoning for the property located at 827 Thunder Road, parcel 7-298-033, from R-100 to C-2.

Motion by Amy Reed and seconded by Jason Mosley to recommend approval of the annexation and rezoning to C-2 with the following conditions:

1. The approval of the annexation and rezoning application does not equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. The site plan shall be similar to the site plan submitted with these applications. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
3. To reduce the 135.8' zoning buffer at the northeast property line, adjacent to the R-100 residential district, from 75' undisturbed, to a 10' disturbed replanted buffer with a 6' high wooden privacy fence and two continuous rows of evergreen trees, 10' ht. – 10' O.C. In addition, a continuous evergreen hedge a minimum of 2' ht. at time of planting, for the entire length of the reduced buffer. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
4. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.
5. There shall be no outside activity and outdoor speakers shall be prohibited.

Ayes – 4

Nays – 0

IV. Plat #729

Applicant/Owner: Casey Nelson
Property: 4300 Thompson Mill Road, Gwinnett County
Parcel: 7-264-062
Acres: 1.06
Zoned From: R-100
Zoned To: R-100

P & Z Recommendation:

Plat #729: Casey Nelson requested annexation and zoning for the property located at 4300 Thompson Mill Road from R-100 to R-100. The applicant was present and stated he would like for his property to be in the City as the surrounding properties are already in the City. Gwinnett County did not object to this annexation and zoning request and there were no objections from the audience. Motion by Jason Mosley and seconded by Amy Reed 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 – 4

Nays – 0

6. Special Use Permit:

I. #SUP-26-08:

Noah McClure
2116 Buford Dam Road, Suite E
Parcel: 7-333-364

Requesting a special use permit to allow a golfcart showroom with accessory installation and customization and outdoor display for golf carts.

P & Z Recommendation:

#SUP-26-08: Noah McClure requested a special use permit for the property located at 2116 Buford Dam Road, Suite E. The special use permit requested is to allow a golf cart showroom with accessory installation and customization and outdoor display for golf carts. The applicant was present and stated they would offer golf cart accessory installation and customization now and would include golf cart sales in the future. The hours of operation are Tuesday – Saturday, 10:00 a.m. to 6:00 p.m. He stated he would like to have two (2) golf carts on display outside the store. There were no objections from the audience. Motin 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 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. To allow Suite E to be used as a golf cart retail showroom with accessory installation and customization.
4. No outdoor accumulation of junk vehicles.
5. All repair and customization activities shall be performed inside, with proper ventilation, noise control and waste management.
6. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
7. To allow two (2) golf carts to be displayed outside during the day in designated parking spaces.

Ayes – 4

Nays – 0

II. #SUP-26-09:

Henry Rohde/One Seventy Main
170 West Main Street
Parcel: 7-294-005/7-294-028

Requesting a special use permit to allow outdoor special events and weddings.

P & Z Recommendation:

#SUP-26-09: Henry Rohde, One Seventy Main requested a special use permit for the property located at 170 West Main Street. The special use permit requested is to allow outdoor special events and weddings. The applicant was present and explained the request to the Board. He stated the venue would be used for outdoor weddings only or sport events watch parties. There would be no outdoor receptions that would include loud music or noise. They would provide an enclosed structure on the site, and each event would have security. Adjacent property owner, Roger Kurth at 155 West Moreno Street provided an email stating concerns with this request and the reduction in the buffer to allow the outdoor events. He stated the outdoor events would be in close proximity to his backyard. The Board stated this request would have an impact on the residential neighbors in the area. Motion by Amy Reed and seconded by Jason Mosley to recommend denial.

Ayes – 4
Nays – 0

III. #SUP-26-10:

Natividad Cabrera-Cruz
4949 Lanier Islands Parkway, Suite 100
Parcel: 08-157-000038

Requesting a special use permit to allow a drive-thru window.

P & Z Recommendation:

#SUP-26-10: Natividad Cabrera-Cruz requested a special use permit for the property located at 4949 Lanier Islands Parkway, Suite 100. The special use permit requested is to allow a drive-thru window. The applicant was not present. The Board stated this location has had a drive-thru window in the past for another restaurant. 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 Four Star Friendship, 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. To allow the drive-thru window on the existing building for a drive-thru restaurant.

Ayes – 4

Nays – 0

END OF PUBLIC HEARINGS

7. Adopt Resolution to submit application to the Georgia Department of Natural Resources Environmental Protection Department in order to receive funds from the Hazardous Waste Trust Fund. (McEver Road landfill closure)
8. Approve Stacy Rolin and Bryan Kerlin as 2026 MEAG Power annual election voting delegates.
9. Authorize City Manager to enter into an agreement for professional services and purchase commitment with Contech Engineered Solutions for stadium bridge project.
10. Adopt Resolution providing for an amended schedule of natural gas base rates for residential/commercial/industrial customers; and other lawful purposes.
11. Consider renewal of contract for audit services by Wilcox & Bivings, PC.
12. Authorize payment of Invoice #23125-03 in the amount of \$5,664.66 to Breaux & Associates for Buford High School CTAE addition project.
13. Authorize payment of Invoice #25106-04 in the amount of \$323.19 to Breaux & Associates for Buford High School softball field house project.
14. Authorize change order no. 2 and payment #15 in the amount of \$155,036.84 to Backbone Infrastructure, LLC for Moreno Street LCI project.

15. Authorize payment #3 in the amount of \$78,577.30 to W. L. Griffin Company, LLC for N. Bogan Road at Thompson Mill Road gas relocation project.
(Force account agreement)
16. Authorize payment of Invoice #2524-004 in the amount of \$96,264.33 to Charles Black Construction Co., Inc. for Buford High School softball field house project.
17. Authorize payment of Invoice #2608-001 in the amount of \$118,662.26 to Charles Black Construction Co., Inc. for City of Buford Public Works parking lot addition project.
18. City Manager's Report.
19. 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.