

BUFORD CITY COMMISSION MEETING

May 4, 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 April 6, 2026 regular meeting.

PUBLIC HEARINGS

4. **Rezoning:**

I. **#Z-26-10:**

Jordan Copeland
15 East Moreno Street
Parcel: 7-295A-045

Requesting rezoning from Public (P) to Office Institutional (O & I).

P & Z Recommendation:

#Z-26-10: Jordan Copeland requested rezoning for the property located at 15 E. Moreno Street from Public to O-I. A representative from the Pentecostal Church spoke on behalf of the applicant. He stated the church proposing to use the first floor for church services and the second floor for classrooms and the third floor will be sub-leased to Toast and Jam for office use. The Board asked about parking. He stated there are 40 existing parking spaces on site and would also use the off-site parking areas. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to O-I with the following conditions:

1. The approval of the rezoning case does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.

2. Outdoor lighting shall be provided for safety, and light 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.
3. To allow First Pentecostal Church of Buford to operate on the first and second floors only for 24 months.

Ayes – 5

Nays – 0

II. #Z-26-11:

Nathan Harbison

4702 Friendship Road

Parcels: 08-156-00219, 08-156-002008A and 08-156-002022

Requesting rezoning from Commercial (C-2) to Public (P).

P & Z Recommendation:

#Z-26-11: Nathan Harbison requested rezoning for the property located at 4702 Friendship Road, parcels 08-156-002191, 08-156-002008A and 08-156-002022 from C-2 to Public. The applicant was present and explained the request to the Board. He stated they are proposing to build a 45,000 square foot church. The primary entrance will be through an easement behind the QuikTrip store. There were no objections from the audience. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the rezoning to Public with the following conditions:

1. The approval of the rezoning case does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.
2. To allow a decorative architectural steeple to exceed the maximum building height limit, as illustrated in the submitted exterior elevations. All other portions of the structure shall comply with the height limitations set forth in Section 1401.
3. The final site plan shall comply with Buford Zoning Ordinance and Development Regulations, and it shall be approved by the Planning Director.

Ayes – 5

Nays – 0

5. **Special Use Permit:**

I. **#SUP-26-05:**

Rodney Richardson
5022 B U Bowman Drive
Parcel: 08-157A-000049

Requesting a special use permit to allow automotive repair.

P & Z Recommendation:

#SUP-26-05: Rodney Richardson requested a special use permit for the property located at 5022 B.U. Bowman Drive, Suite 500. The special use permit requested is to allow automotive repair. The applicant was present and explained the request to the Board. He stated his business is small automotive repair and tire service. The Board asked about the disposal of the tires. He stated the tires are removed and taken off site. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the special use permit as requested with the following conditions:

1. Approval of this special use permit is for the current owner Unlimited Tire and Service, 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 outdoor storage shall be allowed and no accumulation of junk vehicles.
4. All repair activities shall be performed inside, with proper ventilation, noise control and waste management.
5. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
6. Shall provide disposal of tires via removal or contract with a company to remove.

Ayes – 5

Nays – 0

II. #SUP-26-06:

Sang Hun Lee
5106 Bristol Industrial Way
Parcel: 08-170-002015

Requesting a special use permit to allow a church.

P & Z Recommendation:

#SUP-26-06: Sang Hun Lee requested a special use permit for the property located at 5106 Bristol Industrial Way, Building B. The special use permit requested is to allow a church. The applicant was present and explained the request to the Board. He stated they have approximately 150 members. They have two (2) services on Sunday at 9:00 a.m. and 11:00 a.m., Friday night service from 7:30 p.m. – 10:00 p.m. and Tuesday – Friday mornings from 6:00 a.m. – 7:00 a.m. The Board asked about parking. He stated the property is giving permission for shared parking with the adjacent building. There are a total of 46 parking spaces. 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 the proposed church from Sang Hun Lee and at such time in the future the church leaves the building, the special use permit expires.
2. The special use permit is for the operation of a church only. Weekly daycare is not approved under this application.
3. The applicant shall submit the total seating capacity of the main auditorium to verify that existing parking complies with the Zoning Ordinance. If the current parking is found to be deficient, the applicant must provide a mitigation plan or a shared parking agreement for City approval. All accessible parking spaces must be provided in the quantity and design required by the ADA and local building codes.
4. The applicant shall obtain a certificate of occupancy for Assembly (A-3) use prior to the commencement of services. This includes, but is not limited to, the installation of required fire suppression systems, emergency lighting, and egress hardware as determined by the Fire Marshal.
5. The maximum occupancy for the place of worship shall be specified and limited to the maximum allowed by the Fire Code.
6. The facility must meet all ADA requirements for a place of public assembly, including a barrier-free path of travel from the parking area and a plumbing fixture count (restrooms) sufficient for the proposed maximum occupancy.

7. For weekday activities and evening services, the applicant must demonstrate that activities do not conflict with existing warehouse operations.
8. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.
9. Written permission shall be provided by the landlord stating the church for Sang Hun Lee shall use the adjoining parking lot for all services.

Ayes – 5
Nays – 0

III. #SUP-26-07:

Total Wheel Repair
906 Gainesville Highway
Parcel: 08-169-001065

Requesting a special use permit to allow an automotive customization shop including window tints and wraps.

P & Z Recommendation:

#SUP-26-07: Total Wheel Repair requested a special use permit for the property located at 906 Gainesville Highway. The special use permit requested is to allow an automotive customization shop including window tints and wraps. Ronnie Corbello spoke on behalf of the applicant. He stated the business will offer window tinting and automobile wraps. He stated the bay doors will be located at the rear of the building. There were no objections from the audience. Motion by Wayne Johnson and seconded by Harley Bennett 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 Braxton & Mack Holdings, 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 undisturbed buffer to be reduced from 75-ft. to 37.5-ft. and 20-ft. as shown in the plan submitted with the application. The length of each buffer reduction shall be provided and approved by the Planning Director.
4. No outdoor storage shall be allowed and no accumulation of junk vehicles.
5. All repair 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 designed parking areas.

7. Building elevations shall be provided and approved by the Planning Director.
8. No portion of the retaining walls shall encroach into the neighboring parcel.
9. Shall meet the requirements of the City of Buford Development Regulations and the Manual for Erosion and Sediment Control in Georgia.

Ayes – 5

Nays – 0

6. **Annexations:**

I. **Plat #728:**

Applicant/Owner: C4Fam, LLC

Property: 5742 Shadburn Ferry Road, Gwinnett County

Parcel: 7-333-117

Acres: 0.720

Zoned From: R-100

Zoned To: R-100

P & Z Recommendation:

Plat #728: C4 FAM, LLC requested annexation and zoning for the property located at 5742 Shadburn Ferry Road, parcel 7-333-117, from R-100 to R-100. Susan Cheeley spoke on behalf of the applicant. She stated she wanted to annex the property into the City to build a residential home. 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 Jason Mosley to recommend approval of the annexation and zoning to R-100 with the following conditions:

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

7. Zoning Modification:

#ZM-26-01: Michael Costa, Contineo Group
5574 Lanier Island Parkway
7-329-001012
Zoned: C-2

Special use permit was approved September 8, 2025 to allow storage business condominiums.

Applicant is requesting to modify two (2) conditions.

Condition #2 states:

The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.

Modification request:

To allow for retaining walls to exceed maximum height of eight (8) feet within the side and rear yards as established in Section 700.2(a) of the Zoning Ordinance.

Condition #7 states:

All parking and driveway surfaces to be asphalt or concrete with curb and gutter meeting the minimal standards of the City of Buford Development Regulations.

Modification request:

To exclude the curb and gutter requirement specifically along the sidewalk at the building face. This adjustment is a functional necessity for the proposed use, as the design requires a flush concrete transition to allow vehicles to safely pass through roll-up doors into the building.

END OF PUBLIC HEARINGS

8. Authorize City Manager to enter into an agreement with Michael Baker International, Inc. for design of Buford High School Pedestrian Bridge project.
9. Authorize City Manager to acquire easements for Southside Trunk Sewer Phase IV and an easement for electric service for lots located on Smokey Road.

10. Authorize City Manager to sign expedited enforcement compliance with Georgia Department of Natural Resources, Environmental Protection Division. (Review period January 1, 2019 – December 31, 2025)
11. Approve Buford Community Center 2026 outdoor concert schedule.
12. Approve amendment to Fiscal Year 2026 budget for athletic programs for summer camps.
13. Consider bids for SR 211 GDOT improvement project in the amount of \$410,740.20.
14. Authorize payment #9 in the amount of \$211,385.39 to Backbone Infrastructure, LLC for New Street Roundabout project and Invoice #1 in the amount of \$7,317.00 to Charles Black Construction Co., Inc. for New Street sidewalk project and to utilize SPLOST and general funds.
15. Authorize payment #14 in the amount of \$44,205.65 to Backbone Infrastructure, LLC for Moreno Street LCI project.
16. Authorize payment #1 in the amount of \$139,279.30 to John D. Stephens, Inc. for Cole Road Water Main project.
17. Authorize payment of Invoice #25106-03 in the amount of \$8,584.05 to Breaux & Associates for Buford High School Softball field house project.
18. Authorize payment of Invoice #23125-02 in the amount of \$11,079.78 to Breaux & Associates for Buford High School CTAE addition project.
19. Authorize final payment in the amount of \$152,676.45 to Breaux & Associates for Buford City Stadium project.
20. Authorize final payment in the amount of \$100,000.00 to Charles Black Construction Co., Inc. for Buford City stadium project.
21. Authorize payment of Invoice #2524-003 in the amount of \$326,106.89 to Charles Black Construction Co., Inc. for Buford High School softball field house project.

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.