

BUFORD CITY COMMISSION MEETING

October 12, 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 September 8, 2026 regular meeting and the special called meeting September 8, 2026 at 10:00 a.m.

PUBLIC HEARINGS

4. Rezoning:

I. Z-26-26:

Southern Heritage Homes
4180 Gainesville Highway
Parcel: 08-151-003008
Acres: 10.76

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

P & Z Recommendation:

#Z-26-26: Southern Heritage Homes requested rezoning for the property at 4180 Gainesville Highway from RA-200 to R-100. Bill Fricks spoke on behalf of his family and stated there was an automotive repair shop on the property previously but the best use for the property is residential given the surrounding area is all residential use. Michael Phelps also spoke on behalf of the applicant and stated they are proposing 23 residential lots. The lots are proposed at 70 feet wide with lot size of a minimum of 8000 sq. ft. He requested the house size to be 2400 sq. ft. for single story and 2800 sq. ft. for two-story homes. The Chairman stated the standard R-100 requirements are 100' wide lots with 20,000 sq. ft., but the downtown district requirements were 75' wide lots that could be considered for this development and that would be a minimum width. There were no objections

from the audience. After a brief discussion, motion by Jason Mosley and seconded by Amy Reed to recommend approval of the rezoning to R-100 with the following conditions:

1. The applicant shall provide a 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 of 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 3,400 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 ornament trees planted in the front yard.
6. The subdivision shall consist of a maximum of 23 lots. The minimum lot size shall be 8000 square feet. The minimum lot width shall be 75 feet.
7. The front setback shall be 25 feet, side setbacks shall be 10 feet and the rear setback shall be 40 feet.

Ayes - 4

Nays - 0

II. Z-26-27:

Oakley Real Estate Partners
3932 Sudderth Road
Parcel: 7-229-063
Acres: 8.22

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

P & Z Recommendation:

#Z-26-27: Oakley Real Estate Partners requested rezoning for the property at 3932 Sudderth Road from C-2 to M-1. Hayes Brewer spoke on behalf of Oakley Real Estate Partners and stated they are proposing a 101,250 square foot warehouse building on two (2) parcels of land containing approximately 10 acres. The entrance/exit will be on Sudderth Road and they would be improving Sudderth Road to commercial/industrial construction standards from Satellite Boulevard

through the road frontage of the development. Bob Bagwell, resident across the street on Sudderth Road objected to the truck court being in the front yard directly across from this property. He asked that the truck court be located in the rear of the building. Mr. Brewer stated with the topography issues it would not be feasible to relocate the truck court in the rear of the building. After a brief discussion, motion by Wayne Johnson 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 Planning Director.
2. To allow the construction of a retaining wall more than 8-ft in the rear yard. The location of the proposed retaining wall shall be in the general area highlighted on the site plan provided with the variance Application.
3. 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 Sudderth Road. The landscape plan is to be submitted and approved by the Planning Director.
4. No off-site disturbances are allowed without written agreement from the neighboring properties, and all disturbances shall meet the Zoning Ordinance.
5. The installation of retaining walls should have no negative drainage impacts on downstream neighbors or on the adjacent roads.
6. The construction of 4-ft + retaining walls require a Georgia registered Professional Engineer design and seal a set of retaining wall plans. The applicant shall provide the City a Georgia registered Professional Engineer sealed set of retaining wall elevations, plans and structural drawings.
7. All outdoor parking of vehicles shall be on asphalt or concrete in designated parking areas.
8. The applicant shall provide required stormwater management on-site, meeting minimal standards of the Buford City Development Regulations prior to the issuance of a land disturbance permit.
9. 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.
10. The final site plan shall be approved by the Planning Director.
11. The developer shall be responsible for road improvements to Sudderth Road to comply with commercial/industrial road standards to include providing two (2) 12' lanes from Satellite Boulevard through the road frontage of the development.

12. The developer shall locate the truck court and dock doors in the rear of the building.
13. The developer shall explore any avenues to provide the entrance and exit off of Mason Mill Drive.

Ayes - 4

Nays - 0

III. Z-26-28:

Oakley Real Estate Partners
3922 Sudderth Road
Parcel: 7-229-096
Acres: 1.77

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

P & Z Recommendation:

#Z-26-28: Oakley Real Estate Partners requested rezoning for the property at 3922 Sudderth Road from C-2 to M-1. Hayes Brewer spoke on behalf of Oakley Real Estate Partners and stated they are proposing a 101,250 square foot warehouse building on two (2) parcels of land containing approximately 10 acres. The entrance/exit will be on Sudderth Road and they would be improving Sudderth Road to commercial/industrial construction standards from Satellite Boulevard through the road frontage of the development. Bob Bagwell, resident across the street on Sudderth Road objected to the truck court being in the front yard directly across from this property. He asked that the truck court be located in the rear of the building. Mr. Brewer stated with the topography issues it would not be feasible to relocate the truck court in the rear of the building. After a brief discussion, motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to M-1 with the following conditions:

1. To allow tilt-up construction, a complete set of building elevations need to be reviewed and approved by the Planning Director.
2. To allow the construction of a retaining wall more than 8-ft in the rear yard. The location of the proposed retaining wall shall be in the general area highlighted on the site plan provided with the variance application.
3. 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 Sudderth Road. The landscape plan is to be submitted and approved by the Planning Director.

4. No off-site disturbances are allowed without written agreement from the neighboring properties, and all disturbances shall meet the Zoning Ordinance.
5. The installation of retaining walls should have no negative drainage impacts on downstream neighbors or on the adjacent roads.
6. The construction of 4-ft + retaining walls require a Georgia registered Professional Engineer design and seal a set of retaining wall plans. The applicant shall provide the City a Georgia registered Professional Engineer sealed set of retaining wall elevations, plans and structural drawings.
7. All outdoor parking of vehicles shall be on asphalt or concrete in designated parking areas.
8. The applicant shall provide required stormwater management on-site, meeting minimal standards of the Buford City Development Regulations prior to the issuance of a land disturbance permit.
9. 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.
10. The final site plan shall be approved by the Planning Director.
11. The developer shall be responsible for road improvement to Sudderth Road to comply with commercial/industrial road standards to include providing two (2) 12' lanes from Satellite Boulevard through the road frontage of the development.
12. The developer shall locate the truck court and dock doors in the rear of the building.
13. The developer shall explore any avenues to provide the entrance and exit off of Mason Mill Drive.

Ayes – 4

Nays – 0

5. Special Use Permits:

I. #SUP-26-14:

100 HP Auto Parts, LLC
5083 Poplar Street, Unit B2
Parcel: 7-293-133

Requesting to allow indoor vehicle dismantling, storage processing and online sale of automotive parts.

P & Z Recommendation:

#SUP-26-14: 100 HP Auto Parts, LLC requested a special use permit for the property at 5083 Poplar Street, Unit B2. The special use permit is to allow indoor vehicle dismantling, storage, processing and online sale of automotive parts. Vladyslav Melnikov spoke through an interpreter and explained the request to the Board. The Board reiterated to the applicant that all work shall be performed inside the building and that no accumulation of junk vehicles or parts shall be outside. There were no objections from the audience. After a brief discussion, motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the Special Use Permit with the following conditions:

1. Approval of this special use permit is for current owner CCI Construction Management, 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. The details of the shop 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 dismantling, storage, and processing 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 - 4

Nays – 0

6. **Zoning Modifications:**

- I. #ZM-26-06: W. Bryan Mathews/AEG Abernathy Eng. Group, LLC**
2633 Gravel Springs Road
2647 Gravel Springs Road
2657 Gravel Springs Road

Applicant is requesting to modify condition #3 from #SUP-25-05 approved May 12, 2025.

Condition #3: The approval of the special use permit does not approve variances or waivers to City of Buford Development Regulations or Zoning Ordinances.

Modification: To allow for front yard site retaining walls & safety fence.

- II. #ZM-26-07: W. Bryan Mathews/AEG Abernathy Eng. Group, LLC**
2640 Camp Branch Road

Applicant has requested to modify condition #2 approved June 3, 2024.

Condition #2: The rezoning case #Z-24-19 approval shall not include concurrent variances to Buford City Code where the provided site plan is not in conformity to Development Regulations or Zoning Code unless specifically addressed in the application.

Modification: To allow for front yard site retaining walls & safety fence.

END OF PUBLIC HEARINGS

7. Authorize City Manager to move forward with employee pay raises and to make market adjustments as necessary.
8. Authorize City Manager to enter into an agreement with Contech Engineered Solutions for the sole source purchase of prefabricated pedestrian bridge in the amount of \$2,981,250.00.
9. Authorize City Manager to purchase properties as presented.
10. Authorize City Manager to accept and sign permanent easement located on New Street with Olde Town Estates HOA, Inc. for fence project.

11. Authorize City Manager to enter into a Memorandum of Agreement with Georgia Department of Transportation for roadway lighting located on SR 347/Friendship Road.
12. Authorize City Manager to enter into a municipal service agreement with Create Gwinnett, Inc. in the annual amount of \$5,000.00 and participate in the implementation of the Gwinnett County Creative Economy Master Plan.
13. Approve Ordinance of the City Commission of the City of Buford, Georgia, to establish regulations governing the operation of paid parking lots and parking facilities within the corporate limits of the City; and other purposes.
14. Approve low bid with P.F. Moon & Company in the amount of \$3,326,000.00 for Southside WPCP secondary clarifier.
15. Approve low bid with Southern Pipeline, LLC in the amount of \$1,917,797.77 for PHMSA Grant for natural gas installation on Buford Highway.
16. Authorize payment of Invoice #23125-07 in the amount of \$31,659.93 to Breaux & Associates for Buford High School CTE addition project.
17. Authorize payment #4 in the amount of \$123,171.71 to Michael Baker International for Buford High School pedestrian bridge project and utilize SPLOST/general funds.
18. Authorize payment of Invoice #2614-001 in the amount of \$90,808.56 to Charles Black Construction Co., Inc. for Buford High School pedestrian bridge project and utilize SPLOST/general funds.
19. Authorize payment #2 in the amount of \$251,595.23 to Georgia Paving, LLC for 2025 LMIG paving project.
20. Authorize payment #19 in the amount of \$224,579.24 to Backbone Infrastructure, LLC for Moreno Street LCI project and utilize SPLOST/general funds.
21. Authorize payment #2 in the amount of \$370,061.00 to Charles Black Construction Co., Inc. for City of Buford Ozone project.
22. Authorize payment of Invoice #2529-3 in the amount of \$157,158.47 to Charles Black Construction Co., Inc. for Shadburn Ferry Road improvements project.

23. Authorize payment of Invoice #2606-008-2 to Charles Black Construction Co., Inc. in the amount of \$1,744.09 for additional stormwater work on New Street and utilize SPLOST/general funds.
24. Authorize payment of Invoice #2524-008 in the amount of \$663,586.79 to Charles Black Construction Co., Inc. for Buford High School softball field house project.
25. Authorize payment of Invoice #2620-001 in the amount of \$11,685.60 to Charles Black Construction Co., Inc. for Buford High School CTAE project.
26. City Manager's Report.
27. 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.