

BUFORD CITY COMMISSION MEETING

November 3, 2025
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.
2. Approve agenda as presented.
3. Approve the minutes from the October 6, 2025 regular meeting and the special called meeting October 6, 2025 at 10:00 a.m.

PUBLIC HEARINGS

4. Rezoning:

I. #Z-25-24:

Sudderth Road Industrial Owner, LLC
3667 & 3851 Sudderth Road
Parcel(s): 7-218-013 / 7-218-006
Acres: 7.340

Requesting rezoning from Single Family Residential (R-100) to
Light Industrial (M-1).

P & Z Recommendation:

#Z-25-24: Sudderth Road Industrial Owner, LLC requested rezoning for the property located at 3667 and 3851 Sudderth Road, parcels 7-218-013 and 7-218-006 from R-100 to M-1. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the rezoning request to M-1 with the following conditions:

1. The applicant shall submit civil site construction documents in pursuit of a land disturbance permit that is in conformance with the City of Buford's Zoning and Development Codes. Any non-conformities shown on the submitted rezoning concept plan are not authorized unless specifically requested through a variance request.

2. The following concurrent variances requested are approved:
 - a. To allow tilt-up concrete construction per the building elevations submitted in the application.
 - b. To allow the proposed building to be 50-ft at the maximum height.
 - c. To allow the disturbance into 50-ft undisturbed stream buffer and 25-ft impervious setback approved pending receipt of the Federal and State EPD permit approvals.
 - d. To reduce the deceleration lane length on Horizon Parkway.
 - e. To allow retaining wall in front yard along Satellite Boulevard.
 - f. To eliminate inter-parcel vehicle access to parcel 7-218-070.
3. The following concurrent variances requested are not approved as requested:
 - a. To eliminate deceleration lane on Sudderth Road.
 - b. To eliminate frontage improvements on Satellite Boulevard.
4. Per review of the site plan provided with the application and the GIS topography the proposed wall is going to be 50-ft in height, and more than half of the wetland is impacted. A smaller building and parking area are recommended to limit the impact of the wetland. Additional site disturbance into required buffers will not be permitted for wall construction.
5. The location of the proposed retaining walls shall be in the general area highlighted on the site plan provided with the application and generally located in the rear yard. All retaining walls shall be a textured block wall as approved by the Planning Director.
6. During construction there shall be no permanent or temporary encroachment into the adjacent property and right-of-way as approved by the Planning Director.
7. The retaining wall designs shall be a textured block wall and shall be illustrated in a plan and elevations for the approval of the location, materials and scope by the Planning Director. Any wall within the front yard along Satellite Boulevard shall be a material of decorative stone or rock.
8. The installation of retaining walls should have no negative drainage impacts on downstream neighbors or on the adjacent roads.
9. 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.
10. Traffic study shall be reviewed and approved by the City Engineer to determine the need for a deceleration lane or a left turn lane on Sudderth Road.
11. Road frontage improvements shall be provided to ensure consistency of the sidewalk system along Satellite Boulevard as approved by Gwinnett County

Department of Transportation along with Sudderth Road and Horizon Parkway per City of Buford Development Regulations.

12. All outdoor parking of vehicles shall be on asphalt or concrete in designated parking areas.
13. The applicant shall provide required stormwater management on-site, meeting minimal standards of the City of Buford Development Regulations prior to the issuance of a land disturbance permit.
14. Trucks shall use the entrance on Horizon Parkway. No trucks shall be on Sudderth Road from the driveway entrance to Satellite Boulevard.
15. Truck court with dock doors shall not face any residential properties.
16. Shall provide enhanced landscaping along Sudderth Road as approved by the Planning Director.
17. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed towards the property and to reflect into adjacent properties or rights-of-way.

Ayes – 5

Nays – 0

II. #Z-25-25:

Sudderth Road Industrial Owner, LLC
3837 & 3857 Sudderth Road
Parcel(s): 7-218-051 / 7-218-006A
Acres: 7.267

Requesting rezoning from Single Family Residential (R-100) to Light Industrial (M-1).

P & Z Recommendation:

#Z-25-25: Sudderth Road Industrial Owner, LLC requested rezoning for the property located at 3837 and 3857 Sudderth Road, parcels 7-218-051 and 7-218-006A from R-100 to M-1. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the rezoning request to M-1 with the following conditions:

1. The applicant shall submit civil site construction documents in pursuit of a land disturbance permit that is in conformance with the City of Buford's Zoning and Development Codes. Any non-conformities shown on the submitted rezoning concept plan are not authorized unless specifically requested through a variance request.

2. The following concurrent variances requested are approved:
 - a. To allow tilt-up concrete construction per the building elevations submitted in the application.
 - b. To allow the proposed building to be 50-ft at the maximum height.
 - c. To allow the disturbance into 50-ft undisturbed stream buffer and 25-ft impervious setback approved pending receipt of the Federal and State EPD permit approvals.
 - d. To reduce the deceleration lane length on Horizon Parkway.
 - e. To allow retaining wall in front yard along Satellite Boulevard.
 - f. To eliminate inter-parcel vehicle access to parcel 7-218-070.
3. The following concurrent variances requested are not approved as requested:
 - a. To eliminate deceleration lane on Sudderth Road.
 - b. To eliminate frontage improvements on Satellite Boulevard.
4. Per review of the site plan provided with the application and the GIS topography the proposed wall is going to be 50-ft in height, and more than half of the wetland is impacted. A smaller building and parking area are recommended to limit the impact of the wetland. Additional site disturbance into required buffers will not be permitted for wall construction.
5. The location of the proposed retaining walls shall be in the general area highlighted on the site plan provided with the application and generally located in the rear yard. All retaining walls shall be a textured block wall as approved by the Planning Director.
6. During construction there shall be no permanent or temporary encroachment into the adjacent property and right-of-way as approved by the Planning Director.
7. The retaining wall designs shall be a textured block wall and shall be illustrated in a plan and elevations for the approval of the location, materials and scope by the Planning Director. Any wall within the front yard along Satellite Boulevard shall be a material of decorative stone or rock.
8. The installation of retaining walls should have no negative drainage impacts on downstream neighbors or on the adjacent roads.
9. 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.
10. Traffic study shall be reviewed and approved by the City Engineer to determine the need for a deceleration lane or a left turn lane on Sudderth Road.
11. Road frontage improvements shall be provided to ensure consistency of the sidewalk system along Satellite Boulevard as approved by Gwinnett County

Department of Transportation along with Sudderth Road and Horizon Parkway per City of Buford Development Regulations.

12. All outdoor parking of vehicles shall be on asphalt or concrete in designated parking areas.
13. The applicant shall provide required stormwater management on-site, meeting minimal standards of the City of Buford Development Regulations prior to the issuance of a land disturbance permit.
14. Trucks shall use the entrance on Horizon Parkway. No trucks shall be on Sudderth Road from the driveway entrance to Satellite Boulevard.
15. Truck court with dock doors shall not face any residential properties.
16. Shall provide enhanced landscaping along Sudderth Road as approved by the Planning Director.
17. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed towards the property and to reflect into adjacent properties or rights-of-way.

Ayes – 5

Nays – 0

5. Special Use Permits:

I. #SUP-25-16:

Vintage Modern, Inc.
1810 Satellite Boulevard, Suite 300 and 500
Parcel: 7-229-142

Requesting special use permit to allow an expansion of their auto assembly line to now include the addition of prefabricated self-enclosed paint booths.

P & Z Recommendation:

#SUP-25-16: Vintage Modern, Inc. requested a special use permit for the property located at 1810 Satellite Boulevard, Suite 300 and 500. The special use permit requested is to allow an expansion of their auto assembly line to now include the addition of prefabricated self-enclosed paint booths. Mitch Peavy spoke on behalf of the applicant and explained the request to the Board. He stated they build about 250 Broncos per year and request to add a paint booth for painting panels for the Broncos. There were no objections from the audience. Motion by Jason Mosley 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 Vintage Modern, Inc. 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 prefabricated self-enclosed paint booth including but not limited to booth product details, booth 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 assembly and modification 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 – 5

Nays – 0

II. #SUP-25-17:

Vinyl Alchemy Pro, LLC
Scott Day
2956 South Waterworks Road, Suite A-100
Parcel: 7-328-004009

Requesting special use permit to allow automobile wrapping.

P & Z Recommendation:

#SUP-25-17: Vinyl Alchemy Pro, LLC requested a special use permit for the property located at 2956 South Waterworks Road, Suite A-100. The special use permit requested is to allow automobile wrapping. The business owner was present and explained the request to the Board. He stated he does automobile wrapping for commercial vehicles and recreational vehicles. All the work is performed inside the building. There were no objections from the audience. Motion by Amy Reed 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 Vinyl Alchemy Pro, 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 accumulation of junk vehicles.
4. Vehicle modifications shall be performed inside.
5. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
6. No outdoor storage shall be allowed.

Ayes – 5

Nays – 0

6. **Annexations:**

I. **Plat #718:**

Applicant: Warren Thomas
1806 Jimmy Dodd Road
Buford, GA 30518

Owner: Warren Thomas
Property: 1806 Jimmy Dodd Road, Gwinnett County
Parcel: 7-334-124
Acres: 2.67 +/-
Zoned From: R-100
Zoned To: R-100

P & Z Recommendation:

Plat #718: Warren Thomas request annexation and zoning for the property located at 1806 Jimmy Dodd Road from R-100 to R-100. The applicant was not present. Gwinnett County did not object to this annexation request and there were no objections from the audience. The Board stated this annexation would create service delivery issues. Motion by Jason Mosley and seconded by Harley Bennett to deny the request.

Ayes – 5

Nays – 0

END OF PUBLIC HEARINGS

7. Authorize Chairman to sign the Supplemental Bond Resolution of the City of Buford.
8. Adopt amendment to City of Buford Special Events Policy.

9. Consider extension of #SUP-15-14 at 4560 Atwater Court, Suites 101-102 to Allow church operations to continue for an additional one (1) year.
10. Authorize City Manager to submit the 2026 Community Development Block Grant (CDBG) application to Gwinnett County.
11. Consider low bid for annual water and sewer contracts.
12. Consider approval of amendments to the sewer tap fee rate schedule.
13. Authorize payment #5 in the amount of \$244,617.68 to Backbone Infrastructure, LLC for New Street Roundabout project.
14. Authorize payment #8 in the amount of \$134,773.06 to Backbone Infrastructure, LLC for Moreno Street LCI project.
15. Authorize change order #1 adjusting Charles Black Construction final contract sum and payment #35 in the amount of \$1,495,301.00 (not final) to Charles Black Construction Co., Inc. for Buford City Stadium project.
16. Authorize General Fund reimbursement for the Buford Highway/Robert Bell Parkway construction costs in the amount of \$1,978,783.00 and utilize SPLOST funds for Buford City Stadium project.
17. Authorize payment #2 in the amount of \$783,686.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.
18. Authorize payment #2 in the amount of \$20,410.14 to Charles Black Construction Co., Inc. for Buford City cemetery project.
19. City Manager's Report.
20. 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.