

BUFORD CITY COMMISSION MEETING

June 2, 2025
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 12, 2025 regular meeting.
4. Recognize Olga Olquin for her twenty (20) years of service.

PUBLIC HEARINGS

5. **Rezoning:**

I. **#Z-25-11:**

Peach State Realty
585 East Main Street
Parcel: 7-301-009
Acres: 0.480

Requesting rezoning from C-2 to R-100.

P & Z Recommendation:

#Z-25-11: Peach State Realty requested rezoning for the property located at 585 East Main Street from C-2 to R-100. Jeff Pruitt spoke on behalf of the applicant and explained the request to the Board. He stated they are proposing to subdivide the parcel into two (2) residential lots. They are requesting to reduce the road frontage lot width, front setbacks and side setbacks. There were no objections from the audience. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the rezoning to R-100 with the following conditions:

1. The following lot variances are approved concurrent to the rezoning cases as follows:

- a. Lot #1: reduce road frontage lot width from 75 feet to 67.25 feet, reduce front setback from 25 feet to 20 feet, reduce front setback along Shadburn Street from 25 feet to 5 feet, reduce side setback from 10 feet to 5 feet.
 - b. Lot #2: reduce road frontage lot width from 75 feet to 67.25 feet, reduce front setback from 25 feet to 20 feet, reduce side setbacks from 10 feet to 5 feet.
2. No rear setback shall be less than 30 feet.
 3. The applicant shall provide a house location plan with the building permit to be approved by the Planning Director.
 4. Homes shall have 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 20% on the front, side and rear elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank, board and batten 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. In conformance with Buford City Code, substandard street improvement plans shall be submitted, reviewed and approved. The street improvement installation of the curb and gutter and binder course shall be inspected and accepted compliant prior to the issuance of building permits.
 9. Shall plant two (2) ornamental trees in the front yards.

Ayes – 5

Nays – 0

II. **#Z-25-16:**

CRM Commercial Assets, LLC
55 Scott Street
Parcel: 7-294-023
Acres: 0.249

Requesting rezoning from P to C-2

P & Z Recommendation:

#Z-25-16: CRM Commercial Assets, LLC requested rezoning for the property located at 55 Scott Street from Public to C-2. Michael Phelps spoke on behalf of the applicant and explained the request to the Board. He stated there would be office space on the second floor and event space on the first floor. Chairman

Perkins stated there is not enough required parking on-site and they would have to manage the parking off-site for big events. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the rezoning to C-2 with the following conditions:

1. The applicant is required to clearly identify the on-site and off-site parking locations.

Ayes – 5

Nays – 0

6. Special Use Permits:

I. #SUP-25-03:

Oppomax Events & Rental d/b/a Stonehedge Wedding and Events
406 East Shadburn Avenue
Parcel: 7-295F-019A

Request to allow outdoor wedding and events.

P & Z Recommendation:

#SUP-25-03: Oppomax Events & Rental, LLC d/b/a Stonehedge Wedding and Events requested a special use permit for the property located at 406 East Shadburn Avenue. The special use permit requested is to allow outdoor weddings and events. The owners were present and submitted a site plan showing existing parking spaces and proposed parking spaces. They stated there are currently 37 parking spaces on site and propose 29 additional parking spaces on the adjacent property they have under contract. They stated they would have smaller events consisting of 75 to 80 people. Chairman Perkins stated they would have to manage the parking on-site and off-site for their events. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the special use permit with the following conditions:

1. This special use permit is approved for the Oppomax Stonehedge, LLC only and shall expire should the applicant vacate the property.
2. The approval of the special use permit does not provide approval of variances to the City of Buford's Zoning Ordinance or Development Regulations.
3. The applicant is required to clearly identify the on-site and alternative off-site parking locations.

4. Noise and lighting control measures need to be approved by the Planning Director.
5. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.

Ayes – 5

Nays – 0

II. #SUP-25-06:

Bubble Bath Car Wash
Friendship Road
Parcel: 08-156-002191

Request to allow a car wash with a tunnel and vacuums.

P & Z Recommendation:

#SUP-25-06: Bubble Bath Car Wash requested a special use permit for the property located on Friendship Road, parcel 08-156-002191. The special use permit requested is to allow a car wash with a tunnel and vacuums. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated that this car wash is a subsidiary with the QuikTrip Corporation and would be located next to the QuikTrip store. He also stated there would be no flashing lights within the tunnel. There were no objections from the audience. Motion by Harley Bennett 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 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. Flashing lights within the tunnel or on the site shall be prohibited.
6. 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.

Ayes – 5

Nays – 0

7. Annexations:

Plat #713 / #Z-25-17:

**Applicant: Ivy Creek Baptist Church, Inc.
2781 Gravel Springs Road
Buford, GA 30518**

**Owner: Ivy Creek Baptist Church, Inc.
Property: 2781 Gravel Springs Road, Gwinnett County
Parcel: 7-142-005
Acres: 1.231
Zoned From: R-200
Zoned To: Public**

P & Z Recommendation:

Plat #713/#Z-25-17: Ivy Creek Baptist Church, Inc. requested annexation and rezoning for the property located at 2781 Gravel Springs Road, parcel 7-142-005, containing 1.231 acres, from RA-200 to Public. Jeff Bowie spoke on behalf of the applicant and stated they propose to use this property to expand their parking lot for the church. Gwinnett County did not object to this annexation and rezoning request and there were no objections from the audience. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of this annexation and rezoning to Public with the following conditions:

1. Parcel 7-142-005, 1.231 acres, shall be annexed into the City of Buford.
2. The rezoning case Z-25-17 approval does not provide approval of variances to the City of Buford's Zoning Ordinance or Development Regulations.
3. The development shall include street trees along Gravel Springs Road and Ivy Creek Road. The Planning Director shall review and approve the landscape plan.
4. The 1.231 acres shall be used for parking and shall be substantially similar to the site plan provided with the application.

5. 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.

Ayes – 5

Nays – 0

8. **Zoning Modifications:**

**#ZM-25-02: BBC Investment Group, LLC
Bethany Estates Subdivision
New Bethay Road**

To amend condition #3 from zoning conditions Plat #664/#Z-22-33 approved by Commission February 6, 2023.

To amend to allow for a courtyard garage with front entry.

END OF PUBLIC HEARINGS

9. Authorize City Manager to continue operating under the fiscal year 2025 operating budget until adoption of the fiscal year 2026 operating budget.
10. Approve Intergovernmental Agreement providing for a ground lease by and between the City of Buford and Buford City School District for Phillip Beard Stadium and premises.
11. Approve election committee delegates for the 2025 Municipal Electric Authority of Georgia (MEAG Power) annual election.
12. Approve purchase of property located at 607 Forest Street in the amount of \$375,000.00.
13. Set qualifying dates for the November 2025 General Municipal Election. (August 18, 2025 – August 20, 2025)
14. Authorize Chairman to enter into an Intergovernmental Agreement with the City Council of the City of Rest Haven to provide for the transfer of certain Special Purpose Local Optional Sales Tax (SPLOST) monies to the City of Rest Haven in furtherance of stormwater improvements and other capital projects; and other purposes.

15. Authorize City Manager to instruct the Municipal Gas Authority of Georgia to negotiate on behalf of the City to acquire gas storage service, Mississippi Hub Storage, and firm capacity, Transco FT Zone 4 Receipt Station 85.
16. Authorize release of pledged funds with Peoples Bank & Trust.
17. Authorize Invoice #18137-39 in the amount of \$46,356.80 to Breaux & Associates for Buford City Stadium project.
18. Authorize payment #30 in the amount of \$4,022,376.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.
19. Authorize payment #3 in the amount of \$619,642.00 to Digital Scoreboards, LLC for Buford City Stadium project.
20. Authorize payment #4 in the amount of \$78,265.63 to dB Integrations for audio/visual installation at Buford City Stadium.
21. Authorize payment #26 in the amount of \$31,060.00 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.
22. Authorize payment #3 in the amount of \$123,513.23 to Backbone Infrastructure, LLC for Moreno Street LCI project.
23. City Manager's Report.
24. 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.