

BUFORD CITY COMMISSION MEETING

September 8, 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 August 4, 2025 regular meeting.
4. Recognize Erasmo Hernandez for his twenty (20) years of service.

PUBLIC HEARINGS

5. Annexations/Rezoning:

I. Plat #715/#Z-25-20/#SUP-25-12:

**Applicant: H & M Lanier Property, LLC
c/o Mitch Peevy
4525 South Lee Street
Buford, GA 30518**

**Owner: Hany Ibrahim
Property: 827 Buford Highway
Parcel: 7-298-033
Acres: 0.524
Zoned From: R-75
Zoned To: C-2 w/SUP**

P & Z Recommendation:

Plat #715/#Z-25-20/#SUP-25-12: H & M Lanier Property, LLC requested annexation and rezoning for the property located at 827 Thunder Road, parcel 7-298-033, from R-75 to C-2 with a special use permit to allow a used car sales and service business. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of this request with the following conditions:

The approval of the annexation and rezoning application doesn't equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.

1. Approval of this special use permit is for current owner H & M Lanier Property, LLC and will expire should the current use vacate the site.
2. No accumulation of junk vehicles and mechanical repairs shall be done inside.
3. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
4. Storage shall be inside the screened property areas only as currently exists and shall be maintained by the applicant.
5. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
6. The required zoning buffers along the 135.8' rear yard at 391 Thunder Road abutting R-100 zoning district shall be reduced to a 10' replanted buffer including 3 rows of Leyland cypress and a 6' high privacy fence at the property line on the developer's side, while providing the full 75' buffer along the other 157.46' of the rear yard. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
7. The variance request to reduce the number of landscape islands shall be denied, as the proper amount of landscape islands is critical for traffic and pedestrian safety, stormwater management, and heat reduction.
8. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.

Ayes – 4

Nays – 0

II. Plat #716/#Z-25-21/#SUP-25-13:

**Applicant: H & M Lanier Property, LLC
c/o Mitch Peevy
4525 South Lee Street
Buford, GA 30518**

**Owner: Hany Ibrahim
Property: 3040 Buford Highway
Parcel: 7-298-005A
Acres: 0.432
Zoned From: R-75
Zoned To: C-2 w/SUP**

P & Z Recommendation:

Plat #716/#Z-25-21/#SUP-25-13: H & M Lanier Property, LLC requested annexation and rezoning for the property located at 3040 Buford Highway, parcel 7-298-005A, from R-75 to C-2 with a special use permit to allow a used car sales and service business. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of this request with the following conditions:

1. The approval of the annexation and rezoning application doesn't equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. Approval of this special use permit is for current owner H & M Lanier Property, LLC and will expire should the current use vacate the site.
3. No accumulation of junk vehicles and mechanical repairs shall be done inside.
4. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
5. Storage shall be inside the screened property areas only as currently exists and shall be maintained by the applicant.
6. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
7. The required zoning buffers along the 135.8' rear yard at 391 Thunder Road abutting R-100 zoning district shall be reduced to a 10' replanted buffer including 3 rows of Leyland cypress and a 6' high privacy fence at the property line on the developer's side, while providing the full 75' buffer along

the other 157.46' of the rear yard. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.

8. The variance request to reduce the number of landscape islands shall be denied, as the proper amount of landscape islands is critical for traffic and pedestrian safety, stormwater management, and heat reduction.
9. 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.

Ayes – 4

Nays – 0

III. #Z-25-19/#SUP-25-09:

H & M Lanier Property, LLC
3040 Buford Highway/827 Thunder Road
Parcel: 07-298-091, 092, 093, 094

Requesting rezoning from single family residential (R-100) to Commercial (C-2) with a special use permit to allow a used car sales and service business.

P & Z Recommendation:

#Z-25-19/#SUP-25-09: H & M Lanier Property, LLC requested rezoning for the property located at 3040 Buford Highway/827 Thunder Road, parcels 7-298-091, 7-298-092, 7-298-093 and 7-298-094, from R-100 to C-2 with a special use permit to allow a used car sales and service business. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of this request with the following conditions:

1. The approval of the annexation and rezoning application doesn't equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. Approval of this special use permit is for current owner H & M Lanier Property, LLC and will expire should the current use vacate the site.
3. No accumulation of junk vehicles and mechanical repairs shall be done inside.
4. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.

5. Storage shall be inside the screened property areas only as currently exists and shall be maintained by the applicant.
6. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
7. The required zoning buffers along the 135.8' rear yard at 391 Thunder Road abutting R-100 zoning district shall be reduced to a 10' replanted buffer including 3 rows of Leyland cypress and a 6' high privacy fence at the property line on the developer's side, while providing the full 75' buffer along the other 157.46' of the rear yard. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
8. The variance request to reduce the number of landscape islands shall be denied, as the proper amount of landscape islands is critical for traffic and pedestrian safety, stormwater management, and heat reduction.
9. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.

Ayes – 4

Nays – 0

IV. #Z-25-22:

Pruett Farms, LLC

6048 & 6102 New Bethany Road

Parcels: 07-328-002006 / 07-328-002017

Acres: 16.37

**Requesting rezoning from RA-200 (Agricultural-Residential) to
R-100 (ten (10) single family residential)**

P & Z Recommendation:

#Z-25-22: Pruet Farms, LLC requested rezoning for the property located on New Bethany Road out of parcels 07-328-002006 and 07-328-002017, containing 16.37 acres from RA-200 to R-100. William Reeves spoke on behalf of the applicant and stated the proposal is to subdivide this tract into 10 single-family residential lots. The lots would be 1-acre in size and the subdivision would be gated with a private road built to the same standard as a public road. He asked that the materials of the homes be 50% brick or stone with 50% accents. Christopher Fehn, who lives at 6196 New Bethany Road, was in favor of the request. He stated he was concerned about the speed limit on New Bethany Road and would like to see it lower for

safety reasons. He also had concerns with coyotes once the trees are cleared on the property. He asked for a line of trees be saved between the existing homes on New Bethany Road and the new lots for privacy. Mr. Kerlin stated he would contact Hall County Manager concerning the speed limit concerns because New Bethany Road is part Buford and part Hall County Road. Mr. Kerlin also stated the City would like to see 60% brick or stone with 40% accents. The developer stated he would leave a line of trees for screening and privacy and agreed to the 60%/40% elevation percentages. Motion by Jason Mosley and seconded by Harley Bennett 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 homes shall be constructed with four (4) sides brick or stone with accents not to exceed 40% on each elevation. 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 4000 square feet exclusive of garages or basements and shall have a minimum of three (3) 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 ornamental trees planted in the front yard.
6. The subdivision will be gated with a private road built to the same standards as a public road.

Ayes – 5

Nays – 0

6. Special Use Permits:

I. #SUP-25-14:

**Michael Costa – Contineo Group
5574 Lanier Islands Parkway
Parcel: 07-329-001012**

Request to allow a storage business condominium use.

P & Z Recommendation:

#SUP-25-14: Michael Costa, Contineo Group requested a special use permit for the property located at 5574 Lanier Islands Parkway, parcel 07-329-001012. The

special use permit requested is to allow storage business condominiums. The applicant was present and explained the request to the Board. He stated this would be office space and they would have two (2) entrances/exits off Lanier Islands Parkway. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit applies to Andrew Carmichael and at such time in the future Andrew Carmichael vacates the site this special use permit expires.
2. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.
3. The front setback shall be reduced from 50 feet to 10 feet.
4. The site shall include a 10-foot enhanced landscape strip adjacent to Lanier Islands Parkway. The landscape strip shall screen the site with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape strips shall not be encroached by walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The entrances can encroach the landscape strip as close to perpendicular as possible.
5. Outdoor storage shall be prohibited.
6. The development shall comply with Section 1316 (Overlay District) of the City of Buford Zoning Ordinance.
7. 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.
8. All drive isles shall be no less than 24 feet in width.
9. Proposed building elevations shall be submitted with material labeled and approved by the Planning Director prior to the issuance of a building permit.
10. The final site plan requires approval by the Planning Director.

Ayes – 5

Nays – 0

II. #SUP-25-15:

**Davis Engineering & Surveying
c/o Payton Anderson
1050 Sugar Hill Road
Parcel: 7-293-003**

Request to allow a condominium office/warehouse development.

P & Z Recommendation:

#SUP-25-15: Davis Engineering & Surveying, Payton Anderson requested a special use permit for the property located at 1050 Sugar Hill Road. The special use permit requested is to allow office-warehouse condominiums. The applicant was present and explained the request to the Board. He stated they are requesting to reduce the side and rear buffer to 25 feet. 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. The special use permit applies to Sreenath Thambi and at such time in the future Sreenath Thambi vacates the site this special use permit expires.
2. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.
3. The side and rear buffer shall be reduced to 25 feet abutting residential district. The enhanced 25-foot landscape buffer shall be planted with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape buffers shall not be encroached by walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The entrances can encroach the landscape strip as close to perpendicular as possible.
4. On-site septic system shall not encroach into the 25-foot rear landscape strip.
5. Outdoor storage shall be prohibited.
6. 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.
7. All drive isles shall be no less than 24 feet in width.
8. Proposed building elevations shall be submitted with material labeled and approved by the Planning Director prior to the issuance of a building permit.

9. No retaining/free standing walls in the front yard.
10. The final site plan requires approval by the Planning Director.
11. Any proposed site improvements shall be in compliance with the City's stormwater management regulations.

Ayes – 5

Nays – 0

7. Zoning Modifications:

**I. #ZM-25-03: CH Realty X-APT I Atlanta Blue Ridge, LLC
1672 Plunketts Road**

To modify condition #2 from zoning conditions Plat #680/#Z-23-21 approved by Commission on November 6, 2023:

2. The final architectural and site plans shall meet the requirements of Article XIII, Section 1315 Mall of Georgia Overlay District.

Request to eliminate cornice on warehouse.

**II. #ZM-25-04: Friendship Real Estate, LLC
4083 Hamilton Mill Rd.**

To modify condition #7 from zoning conditions #Z-21-13/#SUP-21-05 approved by Commission on May 3, 2021:

7. Outparcel use shall be approved by the City Commission.

Request to allow for a Zaxby's on Tract 2A.

**III. #ZM-25-05: Friendship Real Estate, LLC
4083 Hamilton Mill Rd.**

To modify condition #7 from zoning conditions #Z-21-13/#SUP-21-05 approved by Commission on May 3, 2021:

7. Outparcel use shall be approved by the City Commission.

Request to allow for a car wash on Tract 2B.

**IV. #ZM-25-06: Ryan Reed
4347 & 4353 Old Hamilton Mill Rd.**

To modify zoning conditions #Z-19-11 approved by Commission on August 5, 2019; minutes below:

#Z-19-11: Kenneth Adams requested rezoning for the property located at 4347 Old Hamilton Mill Road from RA-200 to R-100. The applicant was present. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Prior to the approval of a minor subdivision plat the applicant shall conform to Section 1401 Minimum Yard and Height Requirements, or apply for appropriate variances to reduce the setbacks as shown on the conceptual minor subdivision plat presented with the rezoning case.
2. Homes shall be constructed with three (3) sides brick, stucco or stone with accents not to exceed 20% per elevation. Accents shall include brick, stucco, stone, rock, hardiplank, shakes and cement siding. Elevations shall be provided with the building permit application and final approval by the Planning Director.
3. One-story homes shall have a minimum gross heated floor area of 2400 square feet that excludes the basement area, both finished and unfinished.
4. Two-story homes shall have a minimum gross heated floor area of 2600 square feet that excludes the basement area, both finished and unfinished.
5. Each lot shall require installed curb and gutter with a 5' sidewalk and 2' grass strip along the frontage of Old Hamilton Mill Road prior to the issuance of individual certificates of occupancy. Curb, gutter and sidewalk installation shall meet the minimal standards of the City of Buford's Development Regulations.

REQUESTED MODIFICATION

Applicant is proposing four (4) residential lots with some variances on lots size, road frontage and side setbacks.

Lot #1: lot size – 20,000’ to 16,044’

Lot #2: lot size – 20,000’ to 16,373’

Lot #3: lot size – 20,000’ to 16,872’

Lot #4: lot size – 20,000’ to 19,465’ and reduce road frontage from 100’ to 77.57’

Reduce side setbacks from 10 feet to 7.5 feet and 5 feet.

Recommendation:

Three (3) residential lots with the following conditions; modifying condition #3; delete condition #4.

1. Prior to the approval of a minor subdivision plat the applicant shall conform to Section 1401 Minimum Yard and Height Requirements, or apply for appropriate variances to reduce the setbacks as shown on the conceptual minor subdivision plat presented with the rezoning case.
 2. Homes shall be constructed with four (4) sides brick, stucco or stone with accents not to exceed 20% per elevation. Accents shall include brick, stucco, stone, rock, hardiplank, shakes and cement siding. Elevations shall be provided with the building permit application and final approval by the Planning Director.
 3. Homes shall have a minimum gross heated floor area of 3400 square feet that excludes the basement area, both finished and unfinished.
 4. ~~Two-story homes shall have a minimum gross heated floor area of 2800 square feet that excludes the basement area, both finished and unfinished.~~
 5. Each lot shall require installed curb and gutter with a 5’ sidewalk and 2’ grass strip along the frontage of Old Hamilton Mill Road prior to the issuance of individual certificates of occupancy. Curb, gutter and sidewalk installation shall meet the minimal standards of the City of Buford’s Development Regulations.
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8. Conduct public hearing for 2025 property tax millage rate rollback and proposed tax increase for Gwinnett and Hall Counties.
 9. Conduct public hearing for Fiscal Year 2026 operating budget.

END OF PUBLIC HEARINGS

10. Certify the unopposed candidates in the General Municipal Election scheduled for Tuesday, November 4, 2025 for the offices of Commission and Board of Education and to ratify the action of the election of the Superintendent.
11. Approve recommendation of Special Master for City of Buford Rezoning case Plat #712/#Z-25-15, Dale G. Brown, R-100 to C-2.
12. Approve transfer of parcels 7-295C-001, 7-295C-002, 7-295C-003, 7-295C-034, 7-295C-045, 7-295C-046 and 7-295C-047 to the Downtown Development Authority.
13. Adopt policy for rentals and use of Field House at Phillip Beard Stadium.
14. Adopt Gwinnett Environmental Health updates to allow for enforcement within the city limits of Buford, subject to the approval of the City Attorney.
15. Adopt amendment to City of Buford Mobile Food Vendor Ordinance to provide for a Base of Operation and Toilet Facility Requirements, subject to the approval of the City Attorney.
16. Adoption of Hotel/Motel Ordinance to Provide for Quality and Safe Transient Lodging and other Purposes.
17. Award low bid to Ashford Gardeners, Inc. in the amount of \$128,446.50 for I-985/SR20 interchange landscaping project.
18. Authorize payment of Invoice #18137-42 in the amount of \$52,000.60 to Breaux & Associates for Buford City Stadium project.
19. Authorize payment #33 in the amount of \$1,287,449.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.
20. Authorize payment in the amount of \$224,278.00 to Digital Scoreboards, LLC for Buford City Stadium project, subject to approval of the City Manager.
21. Authorize payment #3 in the amount of \$162,486.23 to Backbone Infrastructure, LLC for New Street Roundabout project.

22. Authorize payment #6 in the amount of \$127,995.32 to Backbone Infrastructure, LLC for Moreno Street LCI project.
23. Authorize payment #3 in the amount of \$39,291.34 to JDS, Inc. for Southside Sewer, Phase III project (easement clearing).
24. City Manager's Report.
25. 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.