

Buford City Commission

April 6, 2026

The regular monthly meeting was held on April 6, 2026 at Buford City Hall and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and Mr. Burge led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the April 6, 2026 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the March 2, 2026 regular meeting as presented by staff.

Ayes 3
Nays 0

Chairman Beard recognized Jermaine Styles for his twenty (20) years of service with the City.

Chairman Beard stated that this portion of the meeting would be set aside for public hearings.

Rezoning:

#Z-26-09: Thomas S. Thornton requested rezoning for the property located at 2754 South Waterworks Road, parcels 7-328-010 and 7-328-029, 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. The applicant shall provide 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 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 3400 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 ornamental trees planted in the front yard.

Ayes 3
Nays 0



Special Use Permits:

#SUP-26-02: Vintage Modern, Inc. requested a special use permit for the property located at 4415 Thompson Mill Road. The special use permit requested is to allow an expansion of their auto assembly line to this location and now include the addition of prefabricated self-enclosed paint booths. Mitch Peevy spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request 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 3

Nays 0

#SUP-26-03: Buford Burrrito, LLC requested a special use permit for the property located at 1520 Buford Highway. The special use permit requested is to allow a drive-thru window for a quick service restaurant. Jason Brown spoke on behalf of the applicant. He stated they are tearing down the existing building and building a new restaurant with a drive-thru service. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The special use permit applies to Chipotle and at such time in the future Chipotle 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. To permit more than 20% of the parking to be located within the front yard, the final site layout must substantially conform to the site plan provided with the application.
4. Metal sided or portable buildings shall be prohibited.
5. The cornice shall comply with the Mall of Georgia Overlay District requirements.
6. The approval of allowing for the use of a flat roof building design instead of a pitched roof. The final architectural plans shall be submitted for review and approval by the Planning Director.
7. The design shall include the required 10-ft wide landscape strips per code. The landscape strips shall not contain parking, signs or order boards. All landscaping requirements shall be met per Buford Zoning Code.







8. The front yards shall be sodded.
9. The drive-thru lane shall be reviewed and approved by the City Engineer for a larger radius to accommodate larger vehicles.

Ayes 3
Nays 0

#SUP-26-04: Thomas Lin requested a special use permit for the property located at 942 Gainesville Highway. The special use permit requested is to allow a used car lot and automotive repair. The applicant was present and stated they would be selling used vehicles and provide auto body and mechanical repairs. Monica, owner of Five Spot Café, spoke against the request. Chairman Beard stated the proposed business was not suited for this area. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request.

Ayes 3
Nays 0

Annexations:

Plat #727: Hooshang Aaron Towfigh requested annexation and zoning for the property located at 1691 Plunkett Road from R-100 to R-100. The applicant was present and stated they would like to be part of the City for the school system. Gwinnett County did not object to the annexation and zoning request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request.

Ayes 3
Nays 0

Chairman Beard stated at this time there would be a public hearing in accordance with O.C.G.A. §12-8-24(D) and Rule 391-3-.03(4) on the Design and Operational Plan Review for Major Modification to Solid Waste Handling Permit Expansion, Permit No. 067-032D(SL), as approved by the Environmental Protection Division. Gregory Jay, City Attorney, provided an introduction of the project to the public. Ryan Holder with Hodges, Harbin, Newberry & Tribble, Inc., Engineers, gave a summary of the proposed expansion. Mr. Holder opened the hearing up for any public questions or comments. No one from the audience had any questions or comments regarding the project.

Chairman Beard stated that this concludes the public hearing portion of the meeting.

Motion by Mr. Burge, seconded by Mr. Weeks to certify estimated rollback rate of 13.241 mills for Buford City Schools to be provided to Gwinnett County Board of Assessors for use on Tax year 2026 Notice of Assessments as required by O.C.G.A. §48-5-2(2.1) and O.C.G.A. §45-5-306.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve voting delegates for 2026 Municipal Gas Authority of Georgia annual election.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman and City Manager to sign 2025 Year-End Settlement with MEAG Power. The City Manager will investigate the decrease in refund amount from calendar year 2024.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve Resolution to authorize the release of funds pledged or otherwise held by Peoples Bank & Trust on behalf of the City of Buford; and for other lawful purposes.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #8 in the amount of \$9,687.64 to Backbone Infrastructure, LLC for New Street Roundabout project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #13 in the amount of \$170,469.80 to Backbone Infrastructure, LLC for Moreno Street LCI project.

Ayes 3
Nays 0

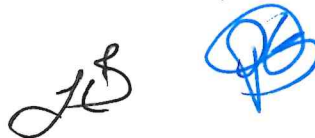
Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$211,691.51 to Sunland Asphalt & Construction, LLC for 2025 LMIG paving project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #25106-02 in the amount of \$1,393.65 to Breaux & Associates for Buford High School Softball field house project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #23125-01 in the amount of \$17,595.57 to Breaux & Associates for Buford High School CTAE addition project, subject to approval of Buford City Schools Board of Education.



Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #2506-006-3 in the amount of \$142,808.76 to Charles Black Construction Co., Inc. for New Street wall installation project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #2524-002 in the amount of \$33,547.12 to Charles Black Construction Co., Inc. for Buford High School softball field house project and Buford Middle School track project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #2606-001-1 in the amount of \$131,153.04 to Charles Black Construction Co., Inc. for the following:

1. Buford Legion Field Brick Patch Work
2. New Street Pipe Extension
3. Catch Basins and Tops Repair in City of Buford
4. Clearing and Grubbing behind Baseball/Softball Fields

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Jay gave the City Attorney's Report.

After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0


Phillip Beard, Chairman


Chris Burge, Vice-Chairman


Bradley W. Weeks, Commissioner

Kurt C. Wolfe
City Clerk

5-4-26
Date