

Buford City Commission

August 3, 2026

The regular monthly meeting was held on August 3, 2026 at Buford City Hall and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and a member of the Boy Scouts led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the August 3, 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 July 20, 2026 regular meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to change the September regular meeting to September 8, 2026.

Ayes 3
Nays 0

Rezoning

#Z-26-19: SDP Acquisitions, LLC requested rezoning for the property located at 4470 Bennett Road from RA-200 to M-1. John Young spoke on behalf of the applicant. He stated this would be an industrial development consisting of two (2) warehouse buildings totaling 378,125 square feet. The office area will be facing Bennett Road, trucks courts will be internal and will also be facing the adjacent industrial development on Friendship Road. There will be no truck traffic on Bennett Road. Bennett Road entrance will be for vehicles only. Trucks will enter and exit from Friendship Road. There will be no docks door facing Bennett Road or Friendship Road. He stated the Corn Maze will still be allowed to operate their business until December 2027. The industrial development will start with plan submittal by April 2028. An employee of the corn maze spoke in opposition of the request. The corn maze owner spoke. He is not opposed to the request and reiterated that his business could still operate through 2027. Motion by Mr. Burge, seconded by Mr. Beard to approve the request with the following conditions. Mr. Weeks abstained.

1. To allow tilt-up concrete construction, a complete set of building elevations need to be reviewed and approved by the City and Planning Director.
2. 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 Bennett Road. The landscape plan is to be submitted and approved by the City and Planning Director.

3. No permanent or temporary encroachment is allowed in the right-of-way. No off-site disturbances are allowed without a written agreement from the neighboring properties, and all disturbances shall meet the Zoning Ordinance.
4. To allow disturbance into the 50-ft undisturbed stream buffer and 25-ft impervious setback pending receipt of the Corp of Engineers and State EPD permit approvals.
5. 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.
6. The final site plan shall be approved by the Planning Director.
7. The height of the buildings is approved to be up to 47 feet.

Ayes 2
Nays 0
Abstained 1

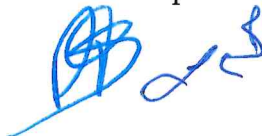
#Z-26-20/#SUP-26-12: Vallant Bank requested rezoning for the property located at 2680 Buford Highway from M-1 to C-2 with a special use permit to allow drive-thru services. A representative with Mahaffey, Pickens, Tucker, LLP spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Beard to approve the request with the following conditions. Mr. Weeks abstained.

1. The special use permit to allow two (2) drive-thru ITMS applies to the Vallant Bank and at such time in the future Vallant Bank 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 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.
4. To allow more than 20% of the parking located in the front yard.
5. 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.

Ayes 2
Nays 0
Abstained 1

Special Use Permits

#SUP-26-11: Ron Surani requested a special use permit for the property located at 1875 Peachtree Industrial Boulevard. The special use permit requested is to allow a C-Store with gas pumps. Mitch Peevy spoke on behalf of the applicant. He stated the development will comply with all codes. There will be no access on Little Mill Road. The Commission discussed the floodplain on the property and asked Mr. Peevy to



investigate and report during the next hearing. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to table the request.

Ayes 3
Nays 0

#SUP-26-13: Vault4, LLC requested a special use permit for the property located at 325 Poplar Street. The special use permit requested is to allow an indoor recreation facility. Marilyn Castillo spoke on behalf of the applicant. She stated this would be an indoor padel sports club consisting of three (3) courts with a maximum of four (4) courts designed for up to 16 players at one time. They would also provide training and classes for the sport. Playing times would be mostly in the evenings after work hours. Mr. Burge stated there are only 6 to 8 existing parking spaces and this would not be enough parking spaces for this type of use. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request.

Ayes 3
Nays 0

Annexations

Plat #734: David Cohee requested annexation and zoning for the property located at 2670 Buford Dam Road from RL to RL. The applicant was present and stated he would like to be within the city limits. The City received a letter from adjacent property owner at 2680 Buford Dam Road in opposition to the request. Gwinnett County did not object to this annexation and zoning request. No one in the audience spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request and if the existing home is removed and a new home constructed the following conditions shall apply:

1. Home shall have a minimum gross heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum two-car garage.
2. Home shall be constructed with four (4) sides brick or stone with 20% accents on the front, side and rear elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The driveway shall be a minimum width of 18 feet.
4. The front, side and rear yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes 3
Nays 0

Plat #735: Ewerton Glauco da Silva Moreira and Paula Barsaglini Silva requested annexation and zoning for the property located at 1890 Jimmy Dodd Road from R-100 to R-100. The applicant was present and stated he would like to be within the city limits for the school system. Gwinnett County did not object to this annexation and zoning request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request and if the existing home is removed and a new home constructed the following conditions shall apply:



1. Home shall have a minimum gross heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum two-car garage.
2. Home shall be constructed with four (4) sides brick or stone with 20% accents on the front, side and rear elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The driveway shall be a minimum width of 18 feet.
4. The front, side and rear yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes 3

Nays 0

Zoning Modification

#ZM-26-04: BBC Investment Group, LLC, 79 East Moreno Street, is requested to modify conditions #1 and #7 from SUP-24-34 and SUP-24-35 approved January 6, 2026.

Condition #1: The development shall consist of six (6) retail units on the first floor and up to 12 two-bedroom residential units. Occupancy of residential units shall be limited to fifty-five (55) and older as provided by O.C.G.A.

Modification: Only 50% of rentals to be fifty-five (55) and older.

Condition #7: Homeowner's Association protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Rentals shall be no more than 50% of the recorded development.

Modification: That the rental units be increased to the entire development.
(100% of the units)

Two residents spoke about the request. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request. Chairman Beard abstained.

Ayes 2

Nays 0

Abstained 1

ZM-26-05: Buford Burrito, LLC, 1520 Buford Highway, requested to modify condition #7 from SUP-26-03 approved April 6, 2026.

Condition #7: The design shall include the required 10-foot-wide landscape strips per code. The landscape strips shall not contain parking, signs or other boards. All landscaping requirements shall be met per Buford Zoning Code.

Modification: To allow the required 10-foot landscape strip fronting Buford Highway right-of-way side of the property be reduced to 5 feet due



to the location of the existing parking lot and curb line that will remain as part of the site design.

Motion by Mr. Burge, seconded by Mr. Weeks to approve the request.

Ayes 3
Nays 0

Chairman Beard stated at this time there would be a public hearing on the Fiscal Year 2027 Operating Budget and 2026 millage rate rollback for Gwinnett and Hall County property taxes. Chairman Beard opened the hearings with comments on the FY 2027 budget, the proposed tax increases for 2026 and gave an overview of the law and the City's proposed millage rate. The Commission is proposing a net millage rate of 14.50 for 2026 for both Gwinnett and Hall Counties, Hall County at 15.544 mills and after the LOST rollback, the millage is 14.50 mills. The property tax increase for Gwinnett County is proposed at 5.89% over the rollback millage rate of 13.694 and the property tax increase for Hall County is proposed at 3.79% over the rollback millage rate of 13.971. The public was given an opportunity to provide comments on the budget and millage rate rollback. Chairman Beard explained the additional homestead exemption beginning with the 2025 tax year and the value offset exemption are already in place.

The audience was given an opportunity to comment on the FY 2027 operating budget. The audience did not have questions or comments regarding the proposed Fiscal Year 2027 Operating Budget.

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

Motion by Mr. Weeks, seconded by Mr. Burge to approve renewal of 2026-2027 health insurance policy with Anthem/Blue Cross Blue Shield.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to sign documents with the Georgia Department of Transportation agreeing to participate in the Local Administered Projects (LAP) re-certification process in order to receive federal funding of City projects.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve amendments to the Utility Ordinance, subject to review and approval by the City Attorney.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #23125-05 in the amount of \$5,824.35 to Breaux & Associates for Buford High School CTAE addition project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #12 in the amount of \$245,433.57 to Backbone Infrastructure, LLC for New Street Roundabout project and utilize SPLOST/general funds.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #17 in the amount of \$238,656.90 to Backbone Infrastructure, LLC for Moreno Street LCI project and utilize SPLOST/general funds.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #2524-006 in the amount of \$717,832.74 to Charles Black Construction Co., Inc. for Buford High School softball fieldhouse project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #2619-001 in the amount of \$199,470.60 to Charles Black Construction Co., Inc. for East Park Street asbestos abatement demolition project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #2529-2 in the amount of \$112,320.00 to Charles Black Construction Co., Inc. for Shadburn Ferry Road improvements project and utilize SPLOST/general funds.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #2605-004-1 in the amount of \$73,256.40 to Charles Black Construction Co., Inc. for Buford Elementary School pavement, patching, seal coat and striping project.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 in the amount of \$92,378.77 to Michael Baker International for Buford High School pedestrian bridge project and utilize SPLOST/general funds.

Ayes 3
Nays 0

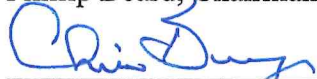
Mr. Kerlin gave the City Manager's Report.

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


City Clerk

9-8-26
Date

