

# Buford City Commission

**January 5, 2026**

The regular monthly meeting was held on January 5, 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. Burge, seconded by Mr. Weeks to approve the agenda for the January 5, 2026 Commission meeting as presented by staff.

Ayes 3

Nays 0

Chairman Beard stated at this time Mr. Jay would administer oath of office to Brad Weeks and Chris Burge for Buford City Commission and Bruce Fricks and Kathleen Perkins for Buford City Schools Board of Education.

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the December 1, 2025 regular meeting as presented by staff.

Ayes 3

Nays 0

Chairman Beard stated that he would step down as Chairman.

Motion by Mr. Burge, seconded by Mr. Weeks to nominate Phillip Beard as Commission Chairman for the year 2026. Commissioner Beard abstained.

Ayes 2

Nays 0

Abstained 1

Motion by Mr. Beard, seconded by Mr. Weeks to nominate Chris Burge as Commission Vice-Chairman for the year 2026. Commissioner Burge abstained.

Ayes 2

Nays 0

Abstained 1

Motion by Mr. Weeks, seconded by Mr. Burge to appoint Department Heads for the year 2026 as presented. Mr. Burge abstained from voting on the appointments of Recreation Director and Water Plant Superintendent.

Ayes 2

Nays 0

Abstained 1 (Burge as noted)



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

**Rezoning:**

**#Z-25-26/#SUP-25-17:** Vermeer SE requested rezoning for the property located at 4924 Golden Parkway from M-1 to C-2 with a special use permit to allow an equipment sales and service facility with outdoor storage. Mitch Peevy spoke on behalf of the applicant. He stated this would be for an equipment sales and service facility and would also have outdoor storage of equipment. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Rezoning case #Z-25-26 and filing application does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.
2. Tilt-up concrete construction is allowed for the main building.
3. Retaining walls shall be located outside the 75-ft impervious setback. Retaining walls shall be constructed with architectural engineered block. Any retaining walls in the front yard shall be reviewed and approved by the Planning Director.
4. Wash facility must be tied to sanitary sewer system. No wash water to enter the stormwater management system.
5. All maintenance activities shall be in the building; no outdoor maintenance activity is allowed.
6. No accumulation of junk equipment or parts shall be on the property at any time.
7. Building elevations and fence details shall be submitted to the Planning Director for approval.
8. Shall allow a black vinyl coated chain link fence and gate around the perimeter of the building with a black guardrail installed behind the fence.
9. 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.
10. The final site plan shall comply with City of Buford Zoning Ordinance and Development Regulations, and it shall be approved by the Planning Director.

Ayes 3

Nays 0

**#Z-25-27:** Ryan Reed requested rezoning for the property located at 107 Holiday 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. The following lot variances are approved concurrent to the rezoning case as follows:
  - a. Lot #1: to reduce the lot size from 20,000 sq. ft. to 19,038 sq. ft., lot width from 100-ft. to 99.66 ft., east side setback from 10-ft. to 7.5 ft., west side setback from 10-ft. to 5 ft., rear setback from 40-ft. to 30-ft.
  - b. Lot #2: to reduce the lot width from 100-ft. to 99.85 ft., west side setback from 10-ft. to 7.5-ft., rear setback from 40-ft. to 30-ft.



2. Lot #2 east side setback shall be remained as 10-ft. considering potential conflict with existing neighboring building on the property line.
3. The applicant shall provide a house location plan with the building permit to be approved by the Planning Director.
4. Homes shall be 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 40% 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.
6. The driveways shall be a minimum width of 18 feet.
7. The front, side and rear yards shall be sodded.
8. Shall plant two (2) ornamental trees in the front yards.

Ayes 3

Nays 0

### **Special Use Permits:**

**#SUP-25-18:** Steven Martinello requested a special use permit for the property located at 4840 Newton Terrace, Suite 1. The special use permit requested is to allow a general automotive repair and maintenance facility. The applicant was present. 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 Nahun Garcia 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 outdoor storage shall be allowed and no accumulation of junk vehicles.
4. Mechanical repairs shall be done inside.
5. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.

Ayes 3

Nays 0

**#SUP-25-19:** Bubble Bath Car Wash requested a special use permit for the property located on Distribution Parkway, parcels 08-156-002192 and 08-156-002195. The special use permit requested is to allow a car wash with a tunnel and vacuums. Michael Burke spoke on behalf of the applicant. He stated this is a car wash development owned by QuikTrip. He stated there would be no flashing lights or neon lights inside the car wash tunnel or outside on the property. Jordan Copeland spoke in favor of the request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Approval of this special use permit is for current owner Bubble Bath Car Wash 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. On site stormwater control measures shall be provided and approved by the Planning Director.
6. All building identification signage shall adhere to Section 1112 sign standards in the ordinance.
7. A double row of evergreen shrubs, 18" ht. at time of planting, that achieves a ht. of 42" at maturity and full horizontal screening, shall be provided along the curb-line of Distribution Parkway to block the direct headlights from cars existing car wash tunnel and vacuum lot.
8. 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.
9. There shall be no flashing lights or neon lights inside the car wash tunnel or outside on the property. Final lighting plan to be approved by the Planning Director.

Ayes 3  
Nays 0

#### **Annexations:**

**Plat #721:** Silvia Palacios request annexation and zoning for the property located at 2872 North Bogan Road from R-100 to R-100. The applicant was not present. Gwinnett County did not object to this annexation request. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to deny the request.

Ayes 3  
Nays 0

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

Motion by Mr. Burge, seconded by Mr. Weeks to declare surplus 3.2 acres +/- as portion of parcel 08-151-002008 and authorize City Manager to take bids for sale.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to transfer parcel 7-302-001, 0.57 acres, to Buford Downtown Development Authority.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to abandon rights-of-way of Joy Drive and Mishell Lane and authorize Chairman to sign Quitclaim Deeds to incorporate with the proposed light industrial project.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize Chairman to enter into an agreement with Georgia Department of Transportation authorizing the city to acquire rights-of-way for a federal or state aid project. (Garnett St. trail and bridge extension project)

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve annual membership fees for Georgia Municipal Association in the amount of \$7,626.41.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve 2026-2027 theater season at Buford Community Center.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve annual contract for sanitary sewer maintenance and improvements and water maintenance and improvements to low bidder JDS, Inc.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #6 in the amount of \$149,168.03 and payment #7 in the amount of \$26,805.65 to Backbone Infrastructure, LLC for New Street Roundabout project.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #10 in the amount of \$132,299.60 to Backbone Infrastructure, LLC for Moreno Street LCI project.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #4 in the amount of \$70,713.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.



5 



Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #3 in the amount of \$10,433.56 to Charles Black Construction Co., Inc. for Buford City cemetery project.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #1 in the amount of \$94,237.34 to Charles Black Construction Co., Inc. for Buford High School soccer/lacrosse field scoreboard.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$16,980.00 to Charles Black Construction Co., Inc. for Buford High School band director platform.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #BUF-022-0 in the amount of \$26,535.00 to Charles Black Construction Co., Inc. for New Street relocation final paving at stadium project.

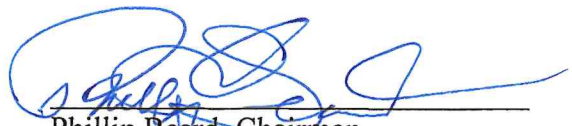
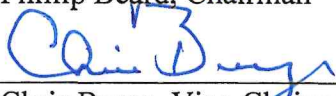
Ayes 3  
Nays 0

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

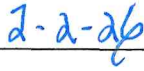
  
Phillip Beard, Chairman  
  
Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk



Date