

Buford City Commission

June 1, 2026

The regular monthly meeting was held on June 1, 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 June 1, 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 May 4, 2026 regular meeting as presented by staff.

Ayes 3
Nays 0

Chairman Beard recognized Autumn Cole and LeeAnn Patton for their 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/Annexations:

#Z-26-12: H & M Lanier Property, LLC requested rezoning for the property located at 3040 Buford Highway and 827 Thunder Road, parcels 7-298-093, 7-298-094, 7-298-091 and 7-298-092, from R-100 to C-2. Mitch Peevy spoke on behalf of the Applicant. Gwinnett County did not object to this annexation and rezoning request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The approval of the annexation and rezoning application does not equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. The site plan shall be similar to the site plan submitted with these applications. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
3. To reduce the 135.8' zoning buffer at the northeast property line, adjacent to the R-100 residential district, from 75' undisturbed, to a 10' disturbed replanted buffer with a 6' high wooden privacy fence and one row of evergreen trees, 10' ht. – 10' O.C as approved by the Planning Director. In addition, a continuous evergreen hedge a minimum of 2' ht. at time of planting, for the entire length of



- the reduced buffer. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
4. 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.
 5. There shall be no outside activity, and outdoor speakers shall be prohibited.

Ayes 3
Nays 0

Plat #730/#Z-26-13: Hany Ibrahim requested annexation and rezoning for the property located at 3040 Buford Highway, parcel 7-298-005A, from R-100 to C-2. Mitch Peevy spoke on behalf of the Applicant. Gwinnett County did not object to this annexation and rezoning request. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The approval of the annexation and rezoning application does not equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. The site plan shall be similar to the site plan submitted with these applications. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
3. To reduce the 135.8' zoning buffer at the northeast property line, adjacent to the R-100 residential district, from 75' undisturbed, to a 10' disturbed replanted buffer with a 6' high wooden privacy fence and one row of evergreen trees, 10' ht. – 10' O.C as approved by the Planning Director. In addition, a continuous evergreen hedge a minimum of 2' ht. at time of planting, for the entire length of the reduced buffer. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
4. 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.
5. There shall be no outside activity, and outdoor speakers shall be prohibited.

Ayes 3
Nays 0

Plat #731/#Z-26-14: Hany Ibrahim requested annexation and rezoning for the property located at 827 Thunder Road, parcel 7-298-033, from R-100 to C-2. Mitch Peevy spoke on behalf of the Applicant. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The approval of the annexation and rezoning application does not equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. The site plan shall be similar to the site plan submitted with these applications. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
3. To reduce the 135.8' zoning buffer at the northeast property line, adjacent to the R-100 residential district, from 75' undisturbed, to a 10' disturbed replanted



buffer with a 6' high wooden privacy fence and one row of evergreen trees, 10' ht. – 10' O.C as approved by the Planning Director. In addition, a continuous evergreen hedge a minimum of 2' ht. at time of planting, for the entire length of the reduced buffer. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.

4. 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.
5. There shall be no outside activity and outdoor speakers shall be prohibited.

Ayes 3

Nays 0

Plat #729: Casey Nelson requested annexation and zoning for the property located at 4300 Thompson Mill Road from R-100 to R-100. The applicant was present and stated he would like for his property to be in the City as the surrounding properties are already in the City. 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 with the following 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

Special Use Permits:

#SUP-26-08: Noah McClue requested a special use permit for the property located at 2116 Buford Dam Road, Suite E. The special use permit requested is to allow a golf cart showroom with accessory installation and customization and outdoor display for golf carts. 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. Approval of this special use permit is for 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. To allow Suite E to be used as a golf cart retail showroom with accessory installation and customization.
4. No outdoor accumulation of junk vehicles.

5. All repair and customization activities shall be performed inside, with proper ventilation, noise control and waste management.
6. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
7. To allow two (2) golf carts to be displayed outside during the day in designated parking spaces.

Ayes 3

Nays 0

#SUP-26-09: Henry Rohde, One Seventy Main requested a special use permit for the property located at 170 West Main Street. The special use permit requested is to allow outdoor special events and weddings. Kyle with One Seventy Main was present. He stated the venue would be used for outdoor weddings only. Adjacent property owner, Roger Kurth at 155 West Moreno Street spoke about concerns with the request and the reduction in the buffer to allow the outdoor events. He stated the outdoor events would be in close proximity to his backyard. The Board stated this request would have an impact on the residential neighbors in the area. On the recommendation by the Planning and Zoning Board, motion by Mr. Burge, seconded by Mr. Weeks to deny the request.

Ayes 3

Nays 0

#SUP-26-10: Natividad Cabrera-Cruz requested a special use permit for the property located at 4949 Lanier Islands Parkway, Suite 100. The special use permit requested is to allow a drive-thru window. 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 Four Star Friendship, LLC 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. To allow the drive-thru window on the existing building for a drive-thru restaurant.

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 adopt Resolution to submit application to the Georgia Department of Natural Resources Environmental Protection Department in order to receive funds from the Hazardous Waste Trust Fund. (McEver Road landfill closure)

Ayes 3

Nays 0



Motion by Mr. Weeks, seconded by Mr. Burge to approve Stacy Rolin and Bryan Kerlin as 2026 MEAG Power annual election voting delegates.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to enter into an agreement for professional services and purchase commitment with Contech Engineered Solutions for stadium bridge project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt Resolution providing for an amended schedule of natural gas base rates for residential/commercial/industrial customers; and other lawful purposes.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve renewal of contract for audit services by Wilcox & Bivings, P.C.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #23125-03 in the amount of \$5,664.66 to Breaux & Associates for Buford High School CTAE addition project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #25106-04 in the amount of \$323.19 to Breaux & Associates for Buford High School softball field house project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize change order no.2 and payment #15 in the amount of \$155,036.84 to Backbone Infrastructure, LLC for Moreno Street LCI project.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #3 in the amount of \$78,577.30 to W. L. Griffin Company, LLC for N. Bogan Road at Thompson Mill Road gas relocation project. (Force account agreement)

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #2524-004 in the amount of \$96,264.33 to Charles Black Construction Co., Inc. 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 #2608-001 in the amount of \$118,662.26 to Charles Black Construction Co., Inc. for City of Buford Public Works parking lot addition project.

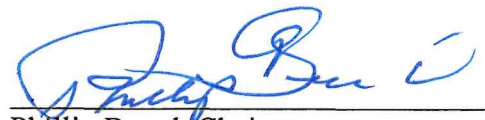
Ayes 3
Nays 0

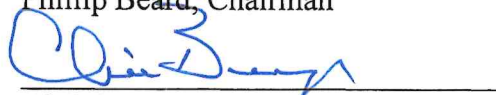
Mr. Kerlin gave the City Manager's Report.

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