

# Buford City Commission

May 4, 2026

The regular monthly meeting was held on May 4, 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 May 4, 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 April 6, 2026 regular meeting as presented by staff.

Ayes 3  
Nays 0

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

## Rezoning:

**#Z-26-10:** Jordan Copeland requested rezoning for the property located at 15 E. Moreno Street from Public to O-I. He stated the church proposing to use the first floor for church services and the second floor for classrooms and the third floor will be sub-leased to Toast and Jam for office use. 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 rezoning case does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.
2. Outdoor lighting shall be provided for safety, and light 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.
3. To allow First Pentecostal Church of Buford to operate on the first and second floors only for 24 months.

Ayes 3  
Nays 0

**#Z-26-11:** Nathan Harbison requested rezoning for the property located at 4702 Friendship Road, parcels 08-156-002191, 08-156-002008A and 08-156-002022 from C-2 to Public. He stated they are proposing to build a 45,000 square foot church. The primary entrance will be through an easement behind the QuikTrip store. 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 rezoning case does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.
2. To allow a decorative architectural steeple to exceed the maximum building height limit, as illustrated in the submitted exterior elevations, to allow for steeple to be constructed of materials as submitted, to allow for various cornice sizes and other minimal code exceptions to achieve the architectural goals for design of a church, with final design subject to the approval of the Planning Director. All other portions of the structure shall comply with the height limitations set forth in Section 1401.
3. The final site plan shall comply with Buford Zoning Ordinance and Development Regulations, and it shall be approved by the Planning Director.

Ayes 3  
Nays 0

**Special Use Permits:**

**#SUP-26-05:** Rodney Richardson requested a special use permit for the property located at 5022 B.U. Bowman Drive, Suite 500. The special use permit requested is to allow automotive repair. 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 the current owner Unlimited Tire and Service, 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. No outdoor storage shall be allowed and no accumulation of junk vehicles.
4. All repair activities shall be performed inside, with proper ventilation, noise control and waste management.
5. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
6. Shall provide disposal of tires via removal or contract with a company to remove.

Ayes 3  
Nays 0

**#SUP-26-06:** Sang Hun Lee requested a special use permit for the property located at 5106 Bristol Industrial Way, Building B. The special use permit requested is to allow a church. The applicant was present. He stated they have approximately 150 members. They have two (2) services on Sunday at 9:00 a.m. and 11:00 a.m., Friday night service from 7:30 p.m. – 10:00 p.m. and Tuesday – Friday mornings from 6:00 a.m. – 7:00 a.m. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:



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1. The special use permit applies to the proposed church from Sang Hun Lee and at such time in the future the church leaves the building, the special use permit expires.
2. The special use permit is for the operation of a church only. Weekly daycare is not approved under this application.
3. The applicant shall submit the total seating capacity of the main auditorium to verify that existing parking complies with the Zoning Ordinance. If the current parking is found to be deficient, the applicant must provide a mitigation plan or a shared parking agreement for City approval. All accessible parking spaces must be provided in the quantity and design required by the ADA and local building codes.
4. The applicant shall obtain a certificate of occupancy for Assembly (A-3) use prior to the commencement of services. This includes, but is not limited to, the installation of required fire suppression systems, emergency lighting, and egress hardware as determined by the Fire Marshal.
5. The maximum occupancy for the place of worship shall be specified and limited to the maximum allowed by the Fire Code.
6. The facility must meet all ADA requirements for a place of public assembly, including a barrier-free path of travel from the parking area and a plumbing fixture count (restrooms) sufficient for the proposed maximum occupancy.
7. For weekday activities and evening services, the applicant must demonstrate that activities do not conflict with existing warehouse operations.
8. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.
9. Written permission shall be provided by the landlord stating the church for Sang Hun Lee shall use the adjoining parking lot for all services.

Ayes 3

Nays 0

**#SUP-26-07:** Total Wheel Repair requested a special use permit for the property located at 906 Gainesville Highway. The special use permit requested is to allow an automotive customization shop including window tints and wraps. The applicant was not 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 Braxton & Mack Holdings, 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 undisturbed buffer to be reduced from 75-ft. to 37.5-ft. and 20-ft. as shown in the plan submitted with the application. The length of each buffer reduction shall be provided and approved by the Planning Director.
4. No outdoor storage shall be allowed and no accumulation of junk vehicles.
5. All repair 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 designed parking areas.
7. Building elevations shall be provided and approved by the Planning Director.
8. No portion of the retaining walls shall encroach into the neighboring parcel.



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9. Shall meet the requirements of the City of Buford Development Regulations and the Manual for Erosion and Sediment Control in Georgia.

Ayes 3

Nays 0

**Annexations:**

**Plat #728:** C4 FAM, LLC requested annexation and zoning for the property located at 5742 Shadburn Ferry Road, parcel 7-333-117, from R-100 to R-100. Susan Cheeley spoke on behalf of the applicant. She stated she wanted to annex the property into the City to build a residential home. Gwinnett County did not object to the annexation. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Home shall have a gross heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum of 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 Modifications:**

**#ZM-26-01:** Michael Costa, Contineo Group, 5574 Lanier Island Parkway, 7-329-001012, Zoned C-2, is requesting to modify two (2) conditions from a special use permit that was approved on September 8, 2025 to allow storage business condominiums. The applicant stated that the rear retaining wall would be approximately twenty (20) feet tall. The Pastor of the Bethlehem Baptist Church located on an adjacent property spoke against the request. After discussion of the topography and remaining stream buffers, motion by Mr. Burge, seconded by Mr. Weeks to approve the request as follows:

Condition #2 states:

The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.

Modification request:

To allow for retaining walls to exceed maximum height of eight (8) feet within the side and rear yards as established in Section 700.2(a) of the Zoning Ordinance.

Condition #7 states:

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.



Modification request:

To exclude the curb and gutter requirement specifically along the sidewalk at the building face. This adjustment is a functional necessity for the proposed use, as the design requires a flush concrete transition to allow vehicles to safely pass through roll-up doors into the building.

Ayes 3

Nays 0

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

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to enter into an agreement with Michael Baker International, Inc. for design of Buford High School Pedestrian Bridge project.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to acquire easements for Southside Trunk Sewer Phase IV and an easement for electric service for lots located on Smokey Road.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City manager to sign expedited enforcement compliance with Georgia Department of Natural Resources, Environmental Protection Division. (Review period January 1, 2019 – December 31, 2025)

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve Buford Community Center 2026 outdoor concert schedule.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve amendment to Fiscal Year 2026 budget for athletic programs for summer camps.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve low bid for SR 211 GDOT improvement project in the amount of \$410,740.20.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #9 in the amount of \$211,385.39 to Backbone Infrastructure, LLC for New Street Roundabout project and Invoice #1 in the amount of \$7,317.00 to Charles Black Construction Co., Inc. for New Street sidewalk project and to utilize SPLOST and general funds.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #14 in the amount of \$44,205.65 to Backbone Infrastructure, LLC for Moreno Street LCI project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #25106-03 in the amount of \$8,584.05 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 payment of Invoice #23125-02 in the amount of \$11,079.78 to Breaux & Associates for Buford High School CTAE addition project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize final payment in the amount of \$152,676.45 to Breaux & Associates for Buford City Stadium project.

Ayes 3  
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize final payment in the amount of \$100,000.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.

Ayes 3  
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #2524-003 in the amount of \$326,106.89 to Charles Black Construction Co., Inc. for Buford High School softball field house project.

Ayes 3  
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Jay gave the City Attorney's Report.

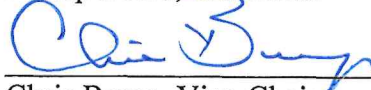
After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3

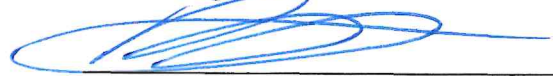
Nays 0



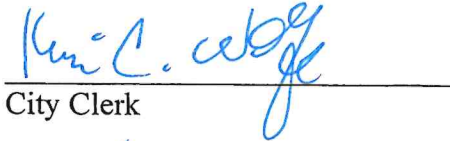
Phillip Beard, Chairman



Chris Burge, Vice-Chairman

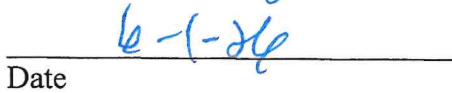


Bradley W. Weeks, Commissioner



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City Clerk



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Date