

Buford City Commission

October 6, 2025

The regular monthly meeting was held on October 6, 2025 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 October 6, 2025 meeting as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the September 8, 2025 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-25-23: Robert D. Cheeley requested rezoning for the property located on Peachtree Industrial Boulevard, parcel 7-301-006/007A/174/007, containing 19.435 acres, from M-1/C-2 to R-100. The applicant was present. He stated the development would consist of 27 single-family homes. There will be approximately 4 to 6 homes on slab with the remainder being basement lots. All homes will have a two-car garage. Mr. Weeks stated he would like to see three-car garages and the homes to be 3400 square feet. Mr. Cheeley stated they will provide three-car garages on the lots that will work given the footprint of the lot is narrow. These will be historic style homes and the average lot size will be 17,350 square feet. No one spoke against the request. After a brief discussion, motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The applicant shall submit subdivision development plans in conformance to Development Regulations Article 10, Section 10.2 and follow plan and plat specification in Development Regulations Section 10.3 for final plat approval when appropriate in the development process.
2. Lots with stream buffers and impervious setbacks shall be required to provide a residential drainage plan (RDP) prior to the issuance of building permits in conformance to Development Regulation Sections 10.5.1 and 10.5.2.
3. The approval of the zoning application provides no variances to the City of Buford Zoning Ordinance and Development Regulations with concern to code, construction specifications or procedures. Any variance request shall proceed as



- required per Buford City Code filing the proper variance application, demonstrating hardships and approved under a separate public hearing.
4. The variance application is denied because it does not comply with the City of Buford Zoning Ordinance. The front/side/rear setbacks, with a variance excluding the front porch (20' setback) shall be 25'/10'/30'.
 5. All homes shall be a minimum of 3400 square feet exclusive of garages or basements. All homes shall have a minimum of two (2) car garages. Homes shall be 80% basement lots and 20% slabs. Thirty-five (35%) of the homes shall have three (3) car garages.
 6. All homes shall be constructed with four (4) sides of brick or stone with accents not to exceed 40% on the front, side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, board and batten and concrete siding as approved by the Planning Director.
 7. The driveway shall be a minimum of 18 feet in width.
 8. Each lot shall have a minimum of sodded front and side yards.
 9. Each lot shall have two (2) ornamental trees planted in the front yard. The trees shall be a species approved by the City of Buford and shall be a minimum of 3" caliper.
 10. In conformance with this ordinance, substandard street improvement plans shall be approved and installation of the curb and gutter and binder course prior to the issuance of building permits.
 11. Lots encroaching on the 25' impervious setback shall be identified and incorporated into and approved as part of this action. No other exceptions to the code shall be noted.
 12. Mandatory Homeowner's Association is required and shall include lawn maintenance for homes.
 13. Maximum ten percent (10%) rental of homes at any one time shall be enforce by the Homeowner's Association.

Ayes 3
Nays 0

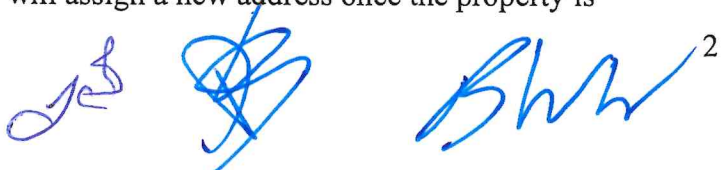
Special Use Permits:

#SUP-25-04: 498 Tuggle Greer Partners, LLC requested a special use permit for the property located at 498 Tuggle Greer Road. The special use permit requested is to allow an auto body repair shop. Chuck Palmer spoke on behalf of the applicant. Linda Murray spoke in opposition to the request. She had concerns regarding traffic and noise in a residential area. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request:

Ayes 3
Nays 0

Annexations:

Plat #717: Phil Plunkett and Patricia Plunkett request annexation and zoning for the property located on Plunkett Road, parcel 7-218-056, from R-100 to R-100. The applicant was present and stated this is vacant land and wanted to be in the City for potential sale of the property. He also stated the address of the property is incorrect on the application. Gwinnett County will assign a new address once the property is

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developed. 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 minimum gross heated floor area of 3400 square feet exclusive of garage of 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 Modifications:

#ZM-25-07: FPC Buford (First Pentecostal Church, 15 E. Moreno Street, requested to modify conditions #1 and 4 from zoning conditions #Z-25-01 approved by Commission on February 3, 2025 to allow parking to be reduced from 30 spaces to 7 spaces and to allow three (3) parking spaces along Moreno Street. Jack Garibaldi, 175 Scott Street, spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request.

Ayes 3

Nays 0

#ZM-25-08: Jacob Hand, 112 Holiday Road, requested to modify condition #9 from zoning conditions #Z-23-07 approved by Commission on March 6, 2023 to eliminate the requirement for curb and gutter and sidewalk. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to deny the request to eliminate the required curb and gutter and sidewalk installation. The homeowner agreed to pay into a City escrow for the cost of curb/gutter and sidewalk installation. The City will provide the cost of installation.

Ayes 3

Nays 0

Chairman Beard stated at this time there would be a public hearing on the Fiscal Year 2026 Operating Budget and 2025 millage rate rollback for Gwinnett and Hall County property taxes. Chairman Beard opened the hearings with comments on the FY 2026 budget, the proposed tax increases for 2025 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 2025 for both Gwinnett and Hall Counties, Hall County at 15.689 mills and after the LOST rollback, the millage is 14.50 mills. The property tax increase for Gwinnett County is proposed at 20.79% over the rollback millage rate of 12.004 and the property tax increase for Hall County is proposed at 19.84% over the rollback millage rate of 12.099. The public was given an opportunity to provide comments on the budget and millage rate rollback. One gentleman asked about the increase in millage rate. Chairman Beard

explained the additional homestead exemption beginning with the 2025 year and the value offset exemption already in place.

The audience was given an opportunity to comment on the FY 2026 operating budget. The audience did not have questions or comments regarding the proposed Fiscal Year 2026 Operating Budget.

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

Motion by Mr. Burge, seconded by Mr. Weeks to approve the 2025 property tax millage rate for Buford City Schools in Gwinnett County of 14.50 mills and 15.689 mills in Hall County. The 2025 net millage rate for property taxes in both Gwinnett and Hall Counties is 14.50 mills. Property tax bills are due December 30, 2025.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt Fiscal Year 2026 operating budget and budget resolution.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve a resolution to provide for the issuance of Urban Redevelopment Agency of the City of Buford Redevelopment Bonds, Series 2025, in the aggregate principal amount not to exceed \$20,455,000 and a Resolution authorizing execution of an Intergovernmental Contract relating to issuance of Urban Redevelopment Agency Revenue Bonds in an amount not to exceed \$20,455,000 with the City of Buford and other purposes.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize transfer of 7-293-102 and 7-295B-128 to Downtown Development Authority.

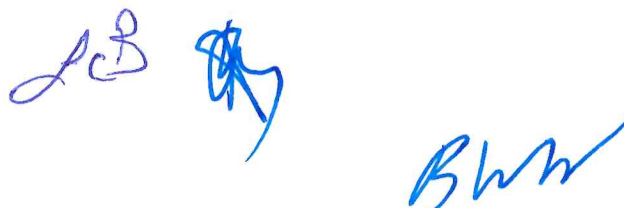
Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve low bid for 2025 annual contract for construction and renewal of City of Buford natural gas services.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to sign a quitclaim abandoning rights-of-way and dedicate equally to each adjoining property owner.

Ayes 3
Nays 0



Motion by Mr. Weeks, seconded by Mr. Burge to authorize release of pledged funds with Peoples Bank & Trust. Chairman Beard abstained.

Ayes 2
Nays 0
Abstained 1

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment of Invoice #18137-43 in the amount of \$36,609.67 to Breaux & Associates for new Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #34 in the amount of \$5,025,895.00 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 change order #3 and payment #4 in the amount of \$173,566.35 to Backbone Infrastructure, LLC for New Street Roundabout project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #4 in the amount of \$45,150.00 to JDS, Inc. for Southside Sewer, Phase III project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$441,011.31 to JDS, Inc. for S. Waterworks Road at Buford Dam sewer project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #7 in the amount of \$361,389.29 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 \$125,768.96 to Charles Black Construction Co., Inc. for Buford City Cemetery project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$17,592.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

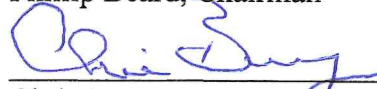
Mr. Jay gave the City Attorney's Report.

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

Ayes 3
Nays 0



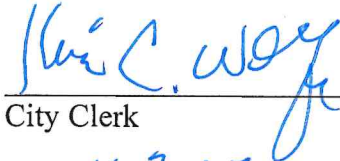
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

11-3-25

Date