

Buford City Commission

September 8, 2025

The regular monthly meeting was held on September 8, 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 September 8, 2025 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the August 4, 2025 regular meeting as presented by staff.

Ayes 3
Nays 0

Chairman Beard recognized Erasmo Hernandez for his twenty (20) years of service with the City.

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

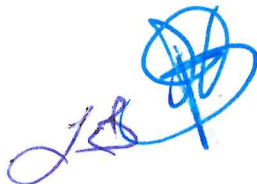
Annexations/Rezoning:

Plat #715/#Z-25-20/#SUP-25-12: H & M Lanier Property, LLC requested annexation and rezoning for the property located at 827 Thunder Road, parcel 7-298-033, from R-75 to C-2 with a special use permit to allow a used car sales and service business. Nick Waycaster and another person spoke against the request. Mitch Peevy spoke on behalf of the applicant and asked to withdraw the request. Motion by Mr. Burge, seconded by Mr. Weeks to withdraw the request.

Ayes 3
Nays 0

Plat #716/#Z-25-21/#SUP-25-13: H & M Lanier Property, LLC requested annexation and rezoning for the property located at 3040 Buford Highway, parcel 7-298-005A, from R-75 to C-2 with a special use permit to allow a used car sales and service business. Nick Waycaster and another person spoke against the request. Mitch Peevy spoke on behalf of the applicant and asked to withdraw the request. Motion by Mr. Burge, seconded by Mr. Weeks to withdraw the request.

Ayes 3
Nays 0



#Z-25-19/#SUP-25-09: H & M Lanier Property, LLC requested rezoning for the property located at 3040 Buford Highway/827 Thunder Road, parcels 7-298-091, 7-298-092, 7-298-093 and 7-298-094, from R-100 to C-2 with a special use permit to allow a used car sales and service business. Nick Waycaster and another person spoke against the request. Mitch Peevy spoke on behalf of the applicant and asked to withdraw the request. Motion by Mr. Burge, seconded by Mr. Weeks to withdraw the request.

Ayes 3

Nays 0

#Z-25-22: Pruett Farms, LLC requested rezoning for the property located on New Bethany Road out of parcels 07-328-002006 and 07-328-002017, containing 16.37 acres from RA-200 to R-100. William Reeves spoke on behalf of the applicant and stated the proposal is to subdivide this tract into 10 single-family residential lots. The lots would be 1-acre in size and the subdivision would be gated with a private road built to the same standard as a public road. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The applicant shall provide a house location plan (HLP) with the building permit to be approved by the Planning Director.
2. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 40% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
3. The proposed homes shall have a minimum gross-heated floor area of 4000 square feet exclusive of garages or basements and shall have a minimum of three (3) car garages.
4. The driveway shall be a minimum width of 18 feet.
5. All front and side yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
6. The subdivision will be gated with a private road built to the same standards as a public road.

Ayes 3

Nays 0

Special Use Permits:

#SUP-25-14: Michael Costa, Contineo Group requested a special use permit for the property located at 5574 Lanier Islands Parkway, parcel 07-329-001012. The special use permit requested is to allow storage business condominiums. The applicant was present. He stated this would be office space and they would have two (2) entrances/exits off Lanier Islands Parkway. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The special use permit applies to Andrew Carmichael and at such time in the future Andrew Carmichael 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.



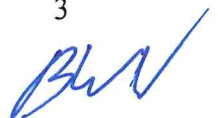
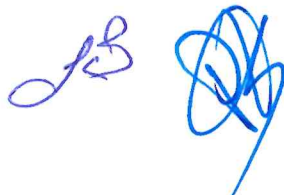
3. The front setback shall be reduced from 50 feet to 10 feet.
4. The site shall include a 10-foot enhanced landscape strip adjacent to Lanier Islands Parkway. The landscape strip shall screen the site with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape strips shall not be encroached by walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The entrances can encroach the landscape strip as close to perpendicular as possible.
5. Outdoor storage shall be prohibited.
6. The development shall comply with Section 1316 (Overlay District) of the City of Buford Zoning Ordinance.
7. 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.
8. All drive isles shall be no less than 24 feet in width.
9. Proposed building elevations shall be submitted with material labeled and approved by the Planning Director prior to the issuance of a building permit.
10. The final site plan requires approval by the Planning Director.

Ayes 3

Nays 0

#SUP-25-15: Davis Engineering & Surveying, Payton Anderson requested a special use permit for the property located at 1050 Sugar Hill Road. The special use permit requested is to allow office-warehouse condominiums. The applicant was present. He stated they are requesting to reduce the side and rear buffer to 25 feet. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The special use permit applies to Sreenath Thambi and at such time in the future Sreenath Thambi 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 side and rear buffer shall be reduced to 25 feet abutting residential district. The enhanced 25-foot landscape buffer shall be planted with various evergreen trees and shrubs. The Planning Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape buffers shall not be encroached by walls, easements, parking, curb and gutter, retaining walls or any other site improvements. The entrances can encroach the landscape strip as close to perpendicular as possible.
4. On-site septic system shall be allowed to encroach into the 25-foot rear landscape strip/buffer area.
5. Outdoor storage shall be prohibited.
6. 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.
7. All drive isles shall be no less than 24 feet in width.
8. Proposed building elevations shall be submitted with material labeled and approved by the Planning Director prior to the issuance of a building permit.
9. No retaining/free standing walls in the front yard.
10. The final site plan requires approval by the Planning Director.



11. Any proposed site improvements shall be in compliance with the City's stormwater management regulations.

Ayes 3

Nays 0

Zoning Modifications:

#ZM-25-03: CH Realty X-APT I Atlanta Blue Ridge, LLC, 1672 Plunketts Road, requested to modify condition #2 from zoning conditions Plat #680/#Z-23-21 approved by Commission on November 6, 2023 to eliminate cornice on warehouse. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request.

Ayes 3

Nays 0

#ZM-25-04: Friendship Real Estate, LLC, 4083 Hamilton Mill Rd., requested to modify condition #7 from zoning conditions #Z-21-13/#SUP-21-05 approved by Commission on May 3, 2021 to allow for a Zaxby's on Tract 2A. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. All outdoor parking for customer vehicles shall be on asphalt or concrete in designated parking areas.
2. 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 Director of Planning before issuance of Building Permit.
3. Provide non-ornamental shade trees spaced fifty (5) feet on-center or grouped at one hundred and twenty (120) feet on-center along the right-of-way of Hamilton Mill Rd as approved by Planning Director.
4. The site shall include a 15-ft enhanced landscape strip adjacent to Hamilton Mill Road. The landscape strip shall include, at a minimum, 25% evergreen trees and 50% evergreen shrubs. The 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.
5. A 3-ft evergreen or shrub hedge and/or berm shall be provided along the parking spaces along Hamilton Mill Rd to block headlight glare.
6. The concurrent variances are approved as follows:

1. Parking in the front yard is allowed to increase from 20% to 23% to be 12 spaces, the parking in the west side yard is allowed to increase from 20% to 23% to be 12 spaces.
2. To allow exterior accent colors to include red and blue in addition to the colors permitted in 1316 2A.2. Applicant shall provide the building elevations to be reviewed and approved by the Planning Director.
3. To allow metal awnings along the entry doors, windows, and sides of the building.
4. To allow flat roof utilizing white membrane.



5. To allow drive-thru orders taking canopy to be flat metal roof.
7. The approval of this Zoning Modification does not authorize the approval of any nonconformities to Buford Zoning or Development codes existing on site or if shown on the site plan. The final site plan shall comply with City of Buford Zoning Ordinance and Development Regulations.

Ayes 3

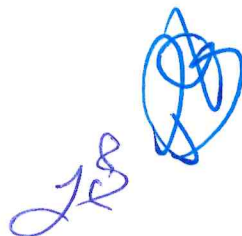
Nays 0

#ZM-25-05: Friendship Real Estate, LLC, 4083 Hamilton Mill Rd., requested to modify condition #7 from zoning conditions #Z-21-13/#SUP-21-05 approved by Commission on May 3, 2021 to allow for a car wash on Tract B. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. All outdoor parking for customer vehicles shall be on asphalt or concrete in designated parking areas.
2. 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 Director of Planning before issuance of Building Permit.
3. Provide non-ornamental shade trees spaced fifty (50) feet on-center or grouped at one hundred and twenty (120) feet on-center along the right-of-way of Hamilton Mill Rd as approved by the Planning Director.
4. The site shall include a 15-ft enhanced landscape strip adjacent to Hamilton Mill Road. The landscape strip shall include, at a minimum, 25% evergreen trees and 50% evergreen shrubs. The Director shall approve the enhanced landscape plan sealed by a Georgia Registered Landscape Architect. Landscape strips shall not be encroached by walls, easements, parking, curb and gutter, retaining walls or any other site improvements.
5. A 3-ft Evergreen hedge and/or berm shall be provided along the driveway along Hamilton Mill Rd to block headlight glare.
6. The concurrent variances are approved as follows:
 1. Parking in the side yard is allowed to increase from 20% to 81% to be 14 spaces.
 2. To allow exterior accent colors to include red and blue in addition to the colors permitted in 1316 2A.2.
 3. To allow metal awnings along the entry doors, windows, and sides of the building.
7. The approval of this Zoning Modification does not authorize the approval of any non-conformities to Buford Zoning or Development codes existing on site or if shown on the site plan. The final site plan shall comply with City of Buford Zoning Ordinance and Development Regulations.

Ayes 3

Nays 0



#ZM-25-06: Ryan Reed, 4347 & 4353 Old Hamilton Mill Rd., requested to modify zoning conditions #Z-19-11 approved by Commission on August 5, 2019 to allow four (4) residential lots with some variances on lot size, road frontage and side setbacks. Kenneth Pass did not oppose the request but had concerns regarding drainage issues and the position of the lots. Keith Adams had the same concern. Motion by Mr. Weeks, seconded by Mr. Burge to deny the applicant's request and approve three (3) residential lots with the following conditions:

1. Prior to the approval of a minor subdivision plat the applicant shall conform to Section 1401 Minimum Yard and Height Requirements, or apply for appropriate variances to reduce the setbacks as shown on the conceptual minor subdivision plat presented with the rezoning case.
2. Homes shall be constructed with four (4) sides brick, stucco or stone with accents not to exceed 20% per elevation. Accents shall include brick, stucco, stone, rock, hardiplank, shakes and cement siding. Elevations shall be provided with the building permit application and final approval by the Planning Director.
3. Homes shall have a minimum gross heated floor area of 3400 square feet that excludes the basement area, both finished and unfinished.
4. Each lot shall require installed curb and gutter with a 5' sidewalk and 2' grass strip along the frontage of Old Hamilton Mill Road prior to the issuance of individual certificates of occupancy. Curb, gutter and sidewalk installation shall meet the minimal standards of the City of Buford's Development Regulations.

Ayes 3

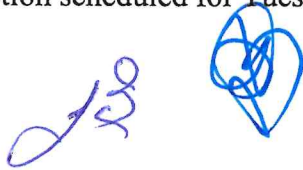
Nays 0

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 millage rate of 14.50 mills for 2025 for both Gwinnett and Hall Counties, Hall County at 14.50 mills after the LOST rollback. The property tax increase for Gwinnett County is proposed at 20.79% over the rollback millage rate of 12.004 mills and the property tax increase for Hall County is proposed at 19.84% over the rollback millage rate of 12.099 mills. The audience was given an opportunity to provide comments on the budget and millage rate rollback. The audience did not have questions or comments regarding the proposed tax increases for 2025.

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 certify the unopposed candidates in the General Municipal Election scheduled for Tuesday, November 4, 2025 for the offices of



Commission and Board of Education and to ratify the action of the election Superintendent.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve recommendation of Special Master for City of Buford Rezoning case Plat #712/#Z-25-15, Dale G. Brown, R-100 to C-2.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve transfer of parcels 7-295C-001, 7-295C-002, 7-295C-003, 7-295C-034, 7-295C-045, 7-295C-046 and 7-295C-047 to the Downtown Development Authority.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to adopt policy for rentals and use of Field House at Phillip Beard Stadium.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt Gwinnett Environmental Health updates to allow for enforcement within the city limits of Buford, subject to the approval of the City Attorney.

Ayes 3
Nays 0

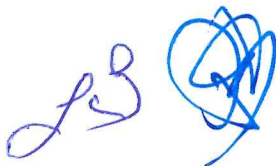
Motion by Mr. Burge, seconded by Mr. Weeks to adopt amendment of City of Buford Mobile Food Vendor Ordinance to provide for a Base of Operation and Toilet Facility Requirements, subject to the approval of the City Attorney.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to adopt Hotel/Motel Ordinance to Provide for Quality and Safe Transient Lodging and other purposes.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to award low bid to Ashford Gardeners, Inc. in the amount of \$128,446.50 for I-985/SR20 interchange landscaping project.



Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #18137-42 in the amount of \$52,600.00 to Breaux & Associates for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #33 in the amount of \$1,287,449.00 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 in the amount of \$224,278.00 to Digital Scoreboards, LLC for Buford City Stadium project, subject to approval of the City Manager.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #3 in the amount of \$162,486.23 to Backbone Infrastructure, LLC for New Street Roundabout project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #6 in the amount of \$127,995.32 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 \$39,291.34 to JDS, Inc. for Southside Sewer, Phase II project (easement clearing).

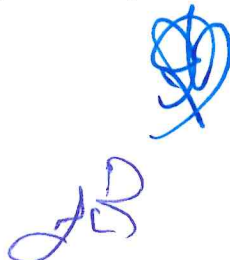
Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Britt gave the City Attorney's Report.

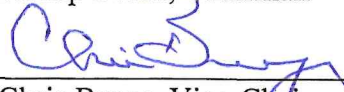
After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0





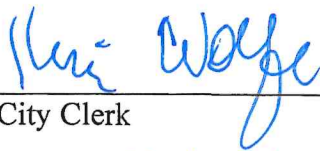
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

10-6-25

Date