

Buford City Commission

July 21, 2025

The regular monthly meeting was held on July 21, 2025 at Buford City Hall and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and a member of the Boy Scouts led the Pledge of Allegiance.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the agenda for the July 21, 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 June 2, 2025 regular meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to change the September meeting to September 8, 2025 at 7:00 p.m.

Ayes 3
Nays 0

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

Rezoning:

#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. Mitch Peevy spoke on behalf of the applicant and asked that the request be tabled. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to table the request until the September 2025 meeting.

Ayes 3
Nays 0



Special Use Permits:

#SUP-25-07: Dutch Bros Coffee requested a special use permit for the property located at 4996 Lanier Islands Parkway, parcel 08-157-000001F. The special use permit requested is to allow a drive-thru service for a coffee shop. Johanna Patrick spoke on behalf of the applicant. She stated the development is for a coffee shop with drive-thru and walk-up window services only. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

1. The special use permit applies to Dutch Bros Coffee and at such time in the future Dutch Bros Coffee 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 final site plan shall be provided showing road connection to access Lanier Islands Parkway. Final plan shall be reviewed and approved by GDOT.
4. The following concurrent variance requests are approved as follows:
 - a. To allow for the use of a flat roof building design instead of a pitched roof. The final architectural plans shall be submitted for review and approval by the Planning Director.
 - b. To allow parking spaces only to be located to the front and side of the proposed building.

Ayes 3

Nays 0

#SUP-25-08: The Dam Investment, LLC/Rinabahen Bantikumar Thakkar requested a special use permit for the property located at 1250 Buford Dam Road. The special use permit requested is to allow a convenience store with fuel pumps and canopy. Josh Osterhout spoke on behalf of the applicant. He stated this would be a convenience store with fuel pumps. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request subject to the following conditions and the required permits from the Corps of Engineers:

1. The special use permit applies to The Dam Investment, LLC and at such time in the future The Dam Investment, LLC vacates the building, 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. 17 parking spaces are required to meet the requirement in Section 1002 minimum number of off-street parking spaces. Updated site plan shall be resubmitted to be reviewed and approved by the Planning Director.
4. The following concurrent variance requests are approved as follows:
 - a. To allow the reduction of front setbacks along Buford Dam Road and E. Bank Park Road from 50 feet to 25 feet.
 - b. To allow the reduction of rear setback from 40 feet to 10 feet. The applicant shall provide 10' evergreen screening with fencing adjacent to the rear of the property line. The landscape plan shall be designed and sealed by a Georgia registered landscape architect and approved by the Planning Director.
 - c. To allow the reduction of side setback from 20 feet to 10 feet. The applicant shall provide 10' evergreen screening with fencing adjacent to the side of the



property line. The landscape plan shall be designed and sealed by a Georgia registered landscape architect and approved by the Planning Director.

d. To allow the reduction of parking space length from 19 feet to 18 feet.

5. The final architectural plans shall be submitted for review and approval by the Planning Director and subject to the approval by the Corp of Engineers approving use by of the East Bank curb cut entrance by the convenience store.

Ayes 3

Nays 0

#SUP-25-10: Al-Hassan Aliyu requested a special use permit for the property located at 3001 McEver Road. The special use permit requested is to allow outside storage of ambulance vehicles. 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 William Anthony Branson and will expire should the current owner vacate the site.
2. The approval of a special use permit does not provide approval of variances or alterations to any local, state, or federal regulations.
3. The approval for a special use permit does not allow additional ambulance vehicles parking on the site other than the four (4) requested spaces.
4. Four (4) rear parking spaces shall be used for parking the ambulance vehicles in the area provided in this application. No junk vehicles shall be parked on the site.

Ayes 3

Nays 0

#SUP-25-11: Prestige Motors Atlanta, LLC requested a special use permit for the property located at 904 Gainesville Highway. The special use permit requested is to allow automotive sales. Jason Black, attorney, spoke on behalf of the applicant. He stated his client is leasing 2000 sq. ft. of the building for an automotive sales business. Most of the sales will be online with limited on site sales. He stated they would have approximately 15 to 20 cars parked on site. 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. Site plan shall be resubmitted with layout showing meeting required minimum number of off-street parking spaces.
4. No accumulation of junk vehicles.
5. All outdoor sale lots shall be on asphalt or concrete in designated parking areas.
6. No parking on rights-of-way.

Ayes 3

Nays 0

Annexations:

Plat #714/#Z-25-18: C4 FAM, LLC requested annexation and rezoning for the property located on South Richland Creek Road, parcel 7-324-007, from R-100 to M-1. Susan Cheeley spoke on behalf of the applicant. She stated the proposed use is for NW Cascade, Inc. The company's business is leasing portable toilets, fencing and jobsite storage containers to construction sites. They deliver to jobsite and also maintain and wash the portable toilets on site once returned. Gwinnett County did not object to the 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 applications does not provide approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. The following concurrent variances shall be approved as follows:
 - a. Encroachment into the 75-foot impervious setback shall be approved substantially similar to the site plan provided within this staff report. Grading shall be minimal per the code requirements. The amount of encroachment into the pervious setback shall be mitigated with double the amount of undisturbed, preserved area outside of buffers and impervious setbacks. Final encroachment/preservation plan shall be reviewed and approved by the City Engineer for conditional conformance.
 - b. Gates at entrance are allowed. Gates shall be black metal decorative.
3. Wash facility must be tied to sanitary sewer system unless a septic system has been reviewed and approved to use by an engineer. No wash water to enter the stormwater management system.
4. No accumulation of junk equipment or parts shall be on the property at any time.
5. Building elevations shall be submitted to the Planning Director for approval.
6. Fence elevation with height and material shall be provided for review and approval by the Planning Director. Any fence within the front yard shall be black metal decorative with brick columns.
7. The development shall plant the 15-foot enhanced landscape strip with 2 rows of evergreen trees/shrubs adjacent to the fence as shown in the site plan as an alternative to buffer between roadway and outdoor storage to provide an effective year-round screen. The final landscape plan shall be sealed by a Georgia registered landscape architect and be approved by the Planning Director.
8. 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.
9. The final site plan shall comply with City of Buford Zoning Ordinance and Development Regulations.
10. The deceleration lane and sidewalk requirements in the City of Buford Development Regulations shall not be required.

Ayes 3

Nays 0



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. Mitch Peevy spoke on behalf of the applicant and asked that the request be tabled. Motion by Mr. Burge, seconded by Mr. Weeks to table the request until the September 2025 meeting.

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. Mitch Peevy spoke on behalf of the applicant and asked that the request be tabled. Motion by Mr. Burge, seconded by Mr. Weeks to table the request until the September 2025 meeting.

Ayes 3

Nays 0

Chairman Beard stated at this time there would be a public hearing on the City of Buford Urban Redevelopment Plan. Chairman Beard gave an overview of the plan, and the audience was given an opportunity to comment on the plan. The audience asked questions about the location of the property and the price of the property being purchased. The audience did not provide any objections to the purchase. After discussion, motion by Mr. Burge, seconded by Mr. Weeks to approve the resolution for City of Buford Urban Redevelopment Plan.

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 approve purchase and sale agreement between City of Buford and Gwinnett County Water & Sewerage Department and Gwinnett County.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City manager to enter into an agreement with Stephens Inc. for issuance of City of Buford, Urban Development Agency Revenue Bonds, Series 2025.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to amend the fiscal year 2025 budget to reflect actual expenditures through June 30, 2025.



Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to certify estimated rollback rate of 11.820 mills for Buford City Schools to be provided to Hall County Board of Assessors for use on Tax Year 2025 Notice of Assessments.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve recommendations of Special Master for City of Buford rezoning case #Z-25-10, Tipton Builders Group, LLC, M-1 to R-100.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize Chairman to enter into an agreement between City of Buford and Gwinnett County Board of Voter Registrations & Elections for the use of election equipment.

Ayes 3
Nays 0

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

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve 2025-2026 Gwinnett Municipal Association membership dues in the amount of \$15,596.12.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to re-appoint Randall Wansley to the Zoning Board of Appeals.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve special event on the lawn at Buford Community Center.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve low bid for 2025 LMIG paving project to Georgia Paving, Inc.



Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to acquire easements for New Street Pedestrian Streetscape project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks 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 Invoice #18137-40 in the amount of \$750.00 and Invoice #18137-41 in the amount of \$47,743.26 to Breaux & Associates for Buford City Stadium project, subject to final settlement of a credit for errors and omissions by the architect during the stadium project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #31 in the amount of \$2,938,918.00 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 #27 in the amount of \$35,762.00 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$43,224.19 to John D. Stephens, Inc. for Southside Sewer, Phase III project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize change order #1 and payment #1 in the amount of \$157,796.87 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 \$195,475.22 to Backbone Infrastructure, LLC for Moreno Street LCI project.

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

Mr. Jay gave the City Attorney's Report.

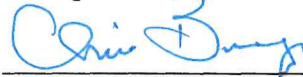
Elliott Brack presented a Gwinnett Forum 2025 Most Valuable Gwinnettian plaque to Chairman Beard.

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

Ayes 3
Nays 0



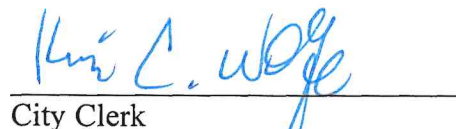
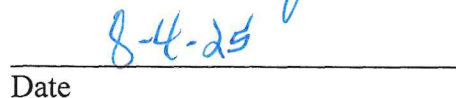
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner


City Clerk
Date