

Buford City Commission

March 3, 2025

The regular monthly meeting was held on March 3, 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 March 3, 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 February 3, 2025 regular meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to change the May 5, 2025 meeting to May 12, 2025.

Ayes 3
Nays 0

Chairman Beard recognized Omar Lopez and Jeff Dobbs 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:

#Z-24-28: Tipton Builders Group, LLC requested rezoning for the property located at 448 Thunder Road from M-1 to R-100. Matt Cape spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Prior to the issuance of building permits a minor plat shall be submitted for review and approval meeting all requirements of City of Buford Development Regulations Code Section 3.4.3(a-e).
2. The following lot variances are approved concurrent to the rezoning cases as follows:
 - a. Lot #1: reduction of lot size from 20,000 sq. ft. to 13,234 sq. ft.; lot width reduction from 100' to 96.23'.



- b. Lot #2: reduction of lot size from 20,000 sq. ft. to 12, 881 sq. ft.; lot width reduction from 100' to 78.52'.
 - c. Lot #3: reduction of lot size from 20,000 sq. ft. to 12, 859 sq. ft.; lot width reduction from 100' to 86.85'.
 - d. Lot #4: reduction of lot size from 20,000 sq. ft. to 8.927 sq. ft.; lot width reduction from 100' to 81.58'.
 - e. Lot #5: reduction of lot size from 20,000 sq. ft. to 10,943 sq. ft.; lot width reduction from 100' to 88.48'.
 - f. All lots: reduction of side setbacks from 10' to 5'.
3. The applicant/builder shall provide a house location plan (HLP) with the building permits to be approved by the Planning Director.
 4. Homes shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
 5. Homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements and shall have a minimum two (2) car garages.
 6. Driveways shall be a minimum width of 18 feet.
 7. Front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees in the front yard.
 8. Road improvements including curb & gutter and 5-foot sidewalks are required along Thunder Road. Road improvements shall meet the standards of City of Buford codes and ordinances. Right-of-way dedication shall be required to include all existing and proposed improvements within the right-of-way.
 9. Rentals shall only be allowed for 1 home.
 10. Protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Development shall be recorded on the deed for the five (5) residential lots.

Ayes 3

Nays 0

#Z-24-29: Tipton Builders Group, LLC requested rezoning for the property located at 450 Thunder Road from M-1 to R-100. Matt Cape spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Prior to the issuance of building permits a minor plat shall be submitted for review and approval meeting all requirements of City of Buford Development Regulations Code Section 3.4.3(a-e).
2. The following lot variances are approved concurrent to the rezoning cases as follows:
 - a. Lot #1: reduction of lot size from 20,000 sq. ft. to 13,234 sq. ft.; lot width reduction from 100' to 96.23'.
 - b. Lot #2: reduction of lot size from 20,000 sq. ft. to 12, 881 sq. ft.; lot width reduction from 100' to 78.52'.
 - c. Lot #3: reduction of lot size from 20,000 sq. ft. to 12, 859 sq. ft.; lot width reduction from 100' to 86.85'.
 - d. Lot #4: reduction of lot size from 20,000 sq. ft. to 8.927 sq. ft.; lot width reduction from 100' to 81.58'.

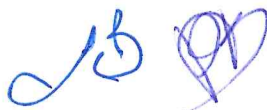
- e. Lot #5: reduction of lot size from 20,000 sq. ft. to 10,943 sq. ft.; lot width reduction from 100' to 88.48'.
- f. All lots: reduction of side setbacks from 10' to 5'.
3. The applicant/builder shall provide a house location plan (HLP) with the building permits to be approved by the Planning Director.
4. Homes shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
5. Homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements and shall have a minimum two (2) car garages.
6. Driveways shall be a minimum width of 18 feet.
7. Front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees in the front yard.
8. Road improvements including curb & gutter and 5-foot sidewalks are required along Thunder Road. Road improvements shall meet the standards of City of Buford codes and ordinances. Right-of-way dedication shall be required to include all existing and proposed improvements within the right-of-way.
9. Rentals shall only be allowed for 1 home.
10. Protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Development shall be recorded on the deed for the five (5) residential lots.

Ayes 3

Nays 0

#Z-24-30: Tipton Builders Group, LLC requested rezoning for the property located at 456 Thunder Road from M-1 to R-100. Matt Cape spoke on behalf of the applicant. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. Prior to the issuance of building permits a minor plat shall be submitted for review and approval meeting all requirements of City of Buford Development Regulations Code Section 3.4.3(a-e).
2. The following lot variances are approved concurrent to the rezoning cases as follows:
 - a. Lot #1: reduction of lot size from 20,000 sq. ft. to 13,234 sq. ft.; lot width reduction from 100' to 96.23'.
 - b. Lot #2: reduction of lot size from 20,000 sq. ft. to 12,881 sq. ft.; lot width reduction from 100' to 78.52'.
 - c. Lot #3: reduction of lot size from 20,000 sq. ft. to 12,859 sq. ft.; lot width reduction from 100' to 86.85'.
 - d. Lot #4: reduction of lot size from 20,000 sq. ft. to 8,927 sq. ft.; lot width reduction from 100' to 81.58'.
 - e. Lot #5: reduction of lot size from 20,000 sq. ft. to 10,943 sq. ft.; lot width reduction from 100' to 88.48'.
 - f. All lots: reduction of side setbacks from 10' to 5'.
3. The applicant/builder shall provide a house location plan (HLP) with the building permits to be approved by the Planning Director.



4. Homes shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
5. Homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garages or basements and shall have a minimum two (2) car garages.
6. Driveways shall be a minimum width of 18 feet.
7. Front, side and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees in the front yard.
8. Road improvements including curb & gutter and 5-foot sidewalks are required along Thunder Road. Road improvements shall meet the standards of City of Buford codes and ordinances. Right-of-way dedication shall be required to include all existing and proposed improvements within the right-of-way.
9. Rentals shall only be allowed for 1 home.
10. Protective covenants, conditions and restrictions required, subject to the approval of the Planning Director. Development shall be recorded on the deed for the five (5) residential lots.

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 approve special event application at Buford Youth Sports complex for Buford Rise Flag Football.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve waiver to allow Trammel Crow to provide sanitary sewer service on the west side of Big Creek Road through planned pump station that will serve both sides of the road. Total capacity shall be limited to the pump station capacity as approved by the City.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve developer-assisted condemnation to acquire easement in furtherance of extension of sanitary sewer on behalf of the Krause Automotive Group consisting of 1600 sq. ft. of permanent easement and 1,660 sq. ft. of temporary easement at 3177 Gravel Springs Road, Buford, Georgia from Mainstay Healthcare.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize renewal of 2025-2026 general liability and property insurance policy package with Sterling, Seacrest & Pritchard / Pritchard Insurance Agency.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve low bid for N. Bogan Road at Thompson Mill Road natural gas relocation project. (Gwinnett DOT roundabout project; Force Account Agreement with Gwinnett County)

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #18137-36 in the amount of \$7,939.82 to Breaux & Associates for Buford City Stadium.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #27 in the amount of \$1,336,267.00 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 #2403-023-3 in the amount of \$4,392.87 to Charles Black Construction Co., Inc. for Bona Road Gym improvements 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

Kim C. Woyke
City Clerk

4-7-25
Date

