

BUFORD CITY COMMISSION MEETING

July 21, 2025
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the June 2, 2025 regular meeting.
4. Recognize Anthony Pace and Lee Williams for their twenty (20) years of service.
5. Change the September meeting to September 8, 2025.

PUBLIC HEARINGS

6. Rezoning:

I. #Z-25-19/#SUP-25-09:

H & M Lanier Property, LLC
3040 Buford Highway/827 Thunder Road
Parcel: 07-298-091, 092, 093, 094

Requesting rezoning from single family residential (R-100) to Commercial (C-2) with a special use permit to allow a used car sales and service business.

P & Z Recommendation:

#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. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of this request with the following conditions:

1. The approval of the annexation and rezoning application doesn't equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. Approval of this special use permit is for current owner H & M Lanier Property, LLC and will expire should the current use vacate the site.
3. No accumulation of junk vehicles and mechanical repairs shall be done inside.
4. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
5. Storage shall be inside the screened property areas only as currently exists and shall be maintained by the applicant.
6. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
7. The required zoning buffers along the 135.8' rear yard at 391 Thunder Road abutting R-100 zoning district shall be reduced to a 10' replanted buffer including 3 rows of Leyland cypress and a 6' high privacy fence at the property line on the developer's side, while providing the full 75' buffer along the other 157.46' of the rear yard. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
8. The variance request to reduce the number of landscape islands shall be denied, as the proper amount of landscape islands is critical for traffic and pedestrian safety, stormwater management, and heat reduction.
9. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.

Ayes – 4

Nays – 0

7. Special Use Permits:

I. #SUP-25-07:

Dutch Bros Coffee
4996 Lanier Islands Parkway
Parcel: 08-157-000001F

Request to allow a drive-thru service for restaurant.

P & Z Recommendation:

#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. There will be no seating inside the building. She stated they have requested the building have a flat roof and the parking spaces to be located at the front and side of the proposed building. There were no objections from the audience. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the special use permit as requested 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 – 4

Nays – 0

II. #SUP-25-08:

The Dam Investments, LLC/Rinabahen Bantikumar Thakkar
1250 Buford Dam Road
Parcel: 7-363-002

Request to allow a convenience store with fuel pumps and canopy.

P & Z Recommendation:

#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 and explained the request to the Board. He stated this would be a convenience store with fuel pumps. The Board asked if they would be selling fish bait. He stated they would be selling fish bait and supplies and would be stored inside the building. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the special use permit as requested with the following conditions:

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.

Ayes – 4

Nays – 0

III. #SUP-25-10:

Al-Hassan Aliyu
3001 McEver Road, Building C
Parcel: 07-299-001009C

Request to allow outside storage of ambulance vehicles.

P & Z Recommendation:

#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 and explained the request to the Board. He stated they have four (4) vehicles and they can park them in the front parking spots or in the rear parking area behind the fence. The Board stated they would prefer the vehicles be parked in the rear parking area. There were no objections from the audience. Motion by Jason Mosley and seconded by Wayne Johnson to recommend approval of the special use permit as requested 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 – 4

Nays – 0

IV. #SUP-25-11:

Prestige Motors Atlanta, LLC
904 Gainesville Highway
Parcel: 08-169-001003

Request to allow automotive sales.

P & Z Recommendation:

#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. There were no objections from the audience. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the special use permit as requested 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 designate parking areas.

Ayes – 4

Nays – 0

8. **Annexations:**

I. **Plat #714/#Z-25-18:**

Applicant: C4FAM, LLC
5936 Shadburn Ferry Road
Buford, GA 30518

Owner: C4FAM, LLC
Property: South Richland Creek Road, Gwinnett County
Parcel: 7-324-007
Acres: 8.08
Zoned From: R-100
Zoned To: M-1

P & Z Recommendation:

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 and there were no objections from the audience. Motion by Jason Mosley and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 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.

Ayes – 4

Nays – 0

II. Plat #715/#Z-25-20/#SUP-25-12:

**Applicant: H & M Lanier Property, LLC
c/o Mitch Peevy
4525 South Lee Street
Buford, GA 30518**

**Owner: Hany Ibrahim
Property: 827 Buford Highway
Parcel: 7-298-033
Acres: 0.524
Zoned From: R-75
Zoned To: C-2 w/SUP**

P & Z Recommendation:

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. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of this request with the following conditions:

1. The approval of the annexation and rezoning application doesn't equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. Approval of this special use permit is for current owner H & M Lanier Property, LLC and will expire should the current use vacate the site.
3. No accumulation of junk vehicles and mechanical repairs shall be done inside.
4. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
5. Storage shall be inside the screened property areas only as currently exists and shall be maintained by the applicant.
6. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
7. The required zoning buffers along the 135.8' rear yard at 391 Thunder Road abutting R-100 zoning district shall be reduced to a 10' replanted buffer including 3 rows of Leyland cypress and a 6' high privacy fence at the property line on the developer's side, while providing the full 75' buffer along the other 157.46' of the rear yard. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.
8. The variance request to reduce the number of landscape islands shall be denied, as the proper amount of landscape islands is critical for traffic and pedestrian safety, stormwater management, and heat reduction.
9. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.

Ayes – 4

Nays – 0

III. Plat #716/#Z-25-21/#SUP-25-13:

**Applicant: H & M Lanier Property, LLC
c/o Mitch Peevy
4525 South Lee Street
Buford, GA 30518**

**Owner: Hany Ibrahim
Property: 3040 Buford Highway
Parcel: 7-298-005A
Acres: 0.432
Zoned From: R-75
Zoned To: C-2 w/SUP**

P & Z Recommendation:

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. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of this request with the following conditions:

1. The approval of the annexation and rezoning application doesn't equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. Approval of this special use permit is for current owner H & M Lanier Property, LLC and will expire should the current use vacate the site.
3. No accumulation of junk vehicles and mechanical repairs shall be done inside.
4. All outdoor parking of customer vehicles shall be on asphalt or concrete in designated parking areas.
5. Storage shall be inside the screened property areas only as currently exists and shall be maintained by the applicant.
6. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
7. The required zoning buffers along the 135.8' rear yard at 391 Thunder Road abutting R-100 zoning district shall be reduced to a 10' replanted buffer including 3 rows of Leyland cypress and a 6' high privacy fence at the property line on the developer's side, while providing the full 75' buffer along the other 157.46' of the rear yard. The final landscape plan shall be sealed by a Georgia registered Landscape Architect and be approved by the Planning Director.

8. The variance request to reduce the number of landscape islands shall be denied, as the proper amount of landscape islands is critical for traffic and pedestrian safety, stormwater management, and heat reduction.
9. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed toward the interior property so as not to reflect into adjacent properties or rights-of-way.

Ayes – 4

Nays – 0

PUBLIC HEARINGS

9. Approve resolution for City of Buford Urban Redevelopment Plan.

END OF PUBLIC HEARINGS

10. Approve purchase and sale agreement between City of Buford and Gwinnett County Water & Sewerage Department and Gwinnett County.
11. Authorize City Manager to enter into an agreement with Stephens Inc. for issuance of City of Buford, Urban Development Agency Revenue Bonds, Series 2025.
12. Amend the fiscal year 2025 budget to reflect actual expenditures through June 30, 2025.
13. 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.
14. Approve recommendation of Special Master for City of Buford Rezoning case #Z-25-10, Tipton Builders Group, LLC, M-1 to R-100.
15. 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.

16. Approve renewal of audit services with Wilcox & Bivings, P.C.
17. Approve 2025-2026 Georgia Municipal Association membership dues in the amount of \$15,596.12.
18. Re-appoint Randall Wansley to the Zoning Board of Appeals.
19. Consider approval of special event on lawn at Buford Community Center.
20. Approve low bid for 2025 LMIG paving project.
21. Authorize City Manager to acquire easements for New Street Pedestrian Streetscape project.
22. Authorize release of pledged funds with Peoples Bank & Trust.
23. 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.
24. Authorize payment #31 in the amount of \$2,938,918.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.
25. 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.
26. Authorize payment #1 in the amount of \$43,224.19 to John D. Stephens, Inc. for Southside Sewer, Phase III project.
27. Authorize change order #1 and payment #1 in the amount of \$157,796.87 to Backbone Infrastructure, LLC for New Street Roundabout project.
28. Authorize payment #4 in the amount of \$195,475.22 to Backbone Infrastructure, LLC for Moreno Street LCI project.

29. City Manager's Report.

30. City Attorney's Report.

NOTE: The City of Buford does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities per the Americans with Disabilities Act of 1992. Bryan Kerlin, City Manager, 770-945-6761, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator. The City of Buford will assist citizens with special needs given proper advance notice. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the city should be directed to the ADA Coordinator, Bryan Kerlin, 2300 Buford Highway, Buford, Georgia, 770-945-6761.