

BUFORD CITY COMMISSION MEETING

June 3, 2024
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.
2. Approve the agenda as presented.
3. Approve the minutes from the May 6, 2024 meeting.

PUBLIC HEARINGS

4. Rezoning:

I. #Z-24-11:

Garrard Group
946 Gainesville Highway
Acres: 3.661
Parcels: 08-158-002002, 002003 and 002003A

Requesting rezoning from C-2 to M-1

P & Z Recommendation:

#Z-24-11: Garrard Group requested rezoning for the property located at 946 Gainesville Highway from C-2 to M-1. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated this would be a small 46,800 square foot industrial building. He also stated they are asking for a variance to allow tilt-up construction but would like to have the option to use brick on the building. There were no objections from the audience. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the rezoning request to M-1 with the following conditions:

1. Rezoning case Z-24-11 and filing application does not include concurrent variances to Buford City Code where the provided site plan is not in conformity unless specifically addressed.

2. The proposed building shall be allowed to be built with tilt-up wall type construction, brick, stucco or stone options.
3. The final site plan shall be substantially similar to the site plan submitted with the rezoning case application.
4. Building elevations shall be submitted to the Planning Director for approval.
5. Outdoor lighting shall be contained in cut-off luminaries and shall be directed toward the property to not reflect into adjacent properties or rights-of-way.

Ayes – 4

Nays – 0

II. #Z-24-12:

**SBP Managed Investments 2022, LLC
5575 Lanier Islands Parkway
Acres: 16.072
Parcels: 07-329-001003C**

Requesting rezoning from C-2 to M-1

P & Z Recommendation:

#Z-24-12: SBP Managed Investments 2022, LLC requested rezoning for the property located at 5575 Lanier Islands Parkway from C-2 to M-1. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning request to M-1 with the following conditions:

1. The development shall include tilt-up type of construction.
2. The applicant shall provide copies of USACOE approvals to allow the disturbance of the state water buffers prior to the approval of subsequent permits.
3. Final building elevations shall be similar to the elevations provided to the City and final approval shall be by the Planning Director.
4. The development shall include a 15' enhanced landscape strip adjacent to all road frontages with plantings to provide an effective year-round screen. The Planning Director shall review and approve the enhanced landscape plan.
5. 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.

6. There shall be a 50-foot undisturbed buffer with an additional 50-foot disturbed replanted buffer adjacent to the residential properties along Lee Drive. Where sparsely vegetated, the applicant shall plant the buffer to provide an effective year-round screen. Any required plantings shall be reviewed and approved by the Planning Director.

Ayes – 4

Nays – 0

III. Plat #689/#Z-24-13:

SBP Managed Investments 2022, LLC

Lee Drive

Acres: 33.799

Parcels: 08-168-000081B

Requesting rezoning from AR-III to M-1

P & Z Recommendation:

Plat #689/#Z-24-13: SBP Managed Investments 2022, LLC requested annexation and rezoning for the property located on Lee Drive, being parcel 08-168-000081B, containing 33.799 acres from AR-III to M-1. Motion by Amy Reed and seconded by Wayne Johnson to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development shall include tilt-up type of construction.
2. The applicant shall provide copies of USACOE approvals to allow the disturbance of the state water buffers prior to the approval of subsequent permits.
3. Final building elevations shall be similar to the elevations provided to the City and final approval shall be by the Planning Director.
4. The development shall include a 15' enhanced landscape strip adjacent to all road frontages with plantings to provide an effective year-round screen. The Planning Director shall review and approve the enhanced landscape plan.
5. 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.
6. There shall be a 50-foot undisturbed buffer with and 50-foot disturbed replanted buffer adjacent to the residential properties along Lee Drive. Where sparsely vegetated, the applicant shall plant the buffer to provide an

effective year-round screen. Any required plantings shall be reviewed and approved by the Planning Director.

Ayes – 4

Nays – 0

IV. Plat #690/#Z-24-14:

SBP Managed Investments 2022, LLC

3484 Mishell Lane

Acres: 0.416

Parcels: 08-168-000098

Requesting rezoning from AR-III to M-1

P & Z Recommendation:

Plat #690/#Z-24-14: SBP Managed Investment 2022, LLC requested annexation and rezoning for the property located at 3484 Mishell Lane from AR-III to M-1. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development shall include tilt-up type of construction.
2. The applicant shall provide copies of USACOE approvals to allow the disturbance of the state water buffers prior to the approval of subsequent permits.
3. Final building elevations shall be similar to the elevations provided to the City and final approval shall be by the Planning Director.
4. The development shall include a 15' enhanced landscape strip adjacent to all road frontages with plantings to provide an effective year-round screen. The Planning Director shall review and approve the enhanced landscape plan.
5. 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.
6. There shall be a 50-foot undisturbed buffer with and 50-foot disturbed replanted buffer adjacent to the residential properties along Lee Drive. Where sparsely vegetated, the applicant shall plant the buffer to provide an effective year-round screen. Any required plantings shall be reviewed and approved by the Planning Director.

Ayes – 4
Nays – 0

V. Plat #691/#Z-24-15:

**SBP Managed Investments 2022, LLC
3478 Mishell Lane
Acres: 0.347
Parcels: 08-168-000097**

Requesting rezoning from AR-III to M-1

P & Z Recommendation:

Plat #691/#Z-24-15: SBP Managed Investment 2022, LLC requested annexation and rezoning for the property located at 3478 Mishell Lane from AR-III to M-1. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development shall include tilt-up type of construction.
2. The applicant shall provide copies of USACOE approvals to allow the disturbance of the state water buffers prior to the approval of subsequent permits.
3. Final building elevations shall be similar to the elevations provided to the City and final approval shall be by the Planning Director.
4. The development shall include a 15' enhanced landscape strip adjacent to all road frontages with plantings to provide an effective year-round screen. The Planning Director shall review and approve the enhanced landscape plan.
5. 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.
6. There shall be a 50-foot undisturbed buffer with and 50-foot disturbed replanted buffer adjacent to the residential properties along Lee Drive. Where sparsely vegetated, the applicant shall plant the buffer to provide an effective year-round screen. Any required plantings shall be reviewed and approved by the Planning Director.

Ayes – 4
Nays – 0

VI. Plat #692/#Z-24-16:

SBP Managed Investments 2022, LLC

3468 Mishell Lane

Acres: 0.402

Parcels: 08-168-000096

Requesting rezoning from AR-III to M-1

P & Z Recommendation:

Plat #692/#Z-24-16: SBP Managed Investments 2022, LLC requested annexation and rezoning for the property located at 3468 Mishell Lane from AR-III to M-1. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development shall include tilt-up type of construction.
2. The applicant shall provide copies of USACOE approvals to allow the disturbance of the state water buffers prior to the approval of subsequent permits.
3. Final building elevations shall be similar to the elevations provided to the City and final approval shall be by the Planning Director.
4. The development shall include a 15' enhanced landscape strip adjacent to all road frontages with plantings to provide an effective year-round screen. The Planning Director shall review and approve the enhanced landscape plan.
5. 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.
6. There shall be a 50-foot undisturbed buffer with and 50-foot disturbed replanted buffer adjacent to the residential properties along Lee Drive. Where sparsely vegetated, the applicant shall plant the buffer to provide an effective year-round screen. Any required plantings shall be reviewed and approved by the Planning Director.

Ayes – 4

Nays – 0

VII. Plat #693/#Z-24-17:

**SBP Managed Investments 2022, LLC
3432 Mishell Lane
Acres: 0.482
Parcels: 08-168-000092**

Requesting rezoning from AR-III to M-1

P & Z Recommendation:

Plat #693/#Z-24-17: SBP Managed Investments 2022, LLC requested annexation and rezoning for the property located at 3432 Mishell Lane from AR-III to M-1. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The development shall include tilt-up type of construction.
2. The applicant shall provide copies of USACOE approvals to allow the disturbance of the state water buffers prior to the approval of subsequent permits.
3. Final building elevations shall be similar to the elevations provided to the City and final approval shall be by the Planning Director.
4. The development shall include a 15' enhanced landscape strip adjacent to all road frontages with plantings to provide an effective year-round screen. The Planning Director shall review and approve the enhanced landscape plan.
5. 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.
6. There shall be a 50-foot undisturbed buffer with and 50-foot disturbed replanted buffer adjacent to the residential properties along Lee Drive. Where sparsely vegetated, the applicant shall plant the buffer to provide an effective year-round screen. Any required plantings shall be reviewed and approved by the Planning Director.

Ayes – 4
Nays – 0

VIII. #Z-24-18:

**Lake Blue Ridge Land Company, LLC
2655 North Bogan Road
Acres: +/- 2.0
Parcel: 7-226-134**

Requesting rezoning from RA-200 to RM-8

P & Z Recommendation:

#Z-24-18/#SUP-24-08: Lake Blue Ridge Land Company, LLC requested rezoning for the property located at 2655 North Bogan from RA-200 to RM-8 with a special use permit to allow townhomes. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated the developer had to redesign the project due to unsuitable soil and needed to acquire additional property. This would increase the number of townhomes from 56 units to 71 units. The retaining wall and pump station would be eliminated. There were no objections from the audience. Motion by Harley Bennett and seconded by Wayne Johnson to recommend approval of the rezoning to RM-8 with the special use permit for townhomes with the following conditions:

1. The Property shall consist of a maximum of seventy-one (71) residential townhomes that are a minimum of twenty-four (24) wide. The residential townhomes could include a mixture of front entry garage units and rear entry garage units, and/or could be developed as all front entry units or as all rear entry units. The proposed units can be two-story, three-story, or a mixture of two-story and three-story units. The Property is not subject to any specific rezoning site plan and shall have the ability to be altered to best adapt to the existing site conditions as needed.
2. Prior to the issuance of subsequent building permits, the applicant shall file a minor subdivision plat subdividing the townhome parcel from the overall development parcel assemblage. The subdivision shall be substantially similar to the application site plan dated March 3, 2021.
3. No residential building permits shall be permitted on the Property until the issuance of at least one (1) commercial building permit has been obtained for the adjacent commercial development located at the intersection of North Bogan Road and Hamilton Mill Road, and the related site work for the same

commercial building has commenced to include the actual grading and utility installations.

4. Developer shall extend the left turn lane the length of the development on North Bogan Road as approved by Gwinnett County and shall install a deceleration lane on North Bogan Road.
5. At least one (1) inter-parcel access point, outside the limits of the gated streets, shall be provided to the adjacent commercial development located at the intersection of North Bogan Road and Hamilton Mill Road.
6. The project shall have at least one (1) gated entrance for the residential development.
7. Provide a twenty-five (25) foot re-graded and re-planted buffer adjacent to Gwinnett County Tax Parcels 7226 124 (Ruppert), 7226 135 (Harper), and 7226 136 (Gagnon). This re-graded and re-planted buffer shall consist of two (2) staggered rows of evergreen trees that are at least eight (8) feet tall at installation and planted on fifteen (15) foot centers. The evergreen trees should include an equal mixture of Thuja Green Giants, Cryptomeria and Tree Form Hollies. The final enhanced landscaping design shall be reviewed and approved by the Planning Director.
8. Provide a ten (10) foot re-graded and re-planted buffer adjacent to Gwinnett County Tax Parcel 7225 161 (Bogan Park). This re-graded and re-planted buffer shall consist of one (1) staggered row of evergreen trees that are at least eight (8) feet tall at installation and planted on fifteen (15) foot centers. The evergreen trees should include an equal mixture of Thuja Green Giants, Cryptomeria and Tree Form Hollies. The final enhanced landscaping design shall be reviewed and approved by the Planning Director.
9. A mandatory homeowner's association (HOA) shall be provided. The HOA shall be responsible for the maintenance and upkeep of all grounds on the residential Property including the residential landscaping located at the individual units, the landscape strip along North Bogan Road, water quality and detention facilities, private streets, if utilized, and all open spaces.
10. A concurrent special use permit to allow townhomes as depicted on the rezoning case site plan dated March 2, 2021, is approved.
11. All residential townhouse units shall be constructed with four (4) sides brick or stone with architectural accents not to exceed twenty percent (20%) on the front elevation and not to exceed twenty percent (20%) on the side and rear elevations. Accents shall include brick, stone, wood, glass, metal, stucco, shakes, and painted cement siding, as approved by the Planning Director.
12. The construction documents shall include a pedestrian and bicycle circulation plan including sidewalks and bike racks. At a minimum the plan

shall include sidewalks spanning each road frontage to the standards of the City of Buford code requirements. The final pedestrian and bicycle circulation plan has to be approved by the Planning Director.

13. The residential townhouse development may be developed on private streets, that are a minimum of twenty-six (26) feet wide as measured from back of curb to back of curb, provided the private streets are gated and maintained by the HOA. There can be parallel parking spaces provided throughout the Property on the private streets.
14. The private streets shall be within a fifty (50) foot utility/access easement.
15. Driveways shall be a minimum of eighteen (18) feet in length as measured from the garage door to the back of curb or edge of sidewalk, whichever is greater. All driveways shall be concrete and a minimum width of eighteen (18) feet.
16. All streets shall have a five (5) foot concrete sidewalk located on both sides with a two (2) foot landscape strip from the back of curb, excluding any alleys.
17. All residential townhouse units shall have a minimum of 1,700 heated square feet and shall include a minimum of a two-car garage.
18. Streetlights shall be provided throughout the Property as approved by the City of Buford. All utilities shall be located underground.
19. A twenty (20) foot enhanced landscape strip shall be adjacent to North Bogan Road. The entrance monument sign, fences or walls shall be incorporated into a high-quality enhanced landscape design. The final entrance landscape plans shall be reviewed and approved by the Planning Director.
20. Common areas shall be sodded and treated with planted ground cover. The development shall provide a subdivision tree and landscape plan for review by the Planning Director.
21. All residential townhouse units shall have at least one (1) ornamental tree planted in the front of the unit facing the internal streets, e.g., crape myrtle, etc.
22. Rental of the residential townhouse units shall be restricted to ten percent (10%) of the total units. This zoning condition shall be placed in the Declaration of Covenants, Restrictions, and Easements as enforced by the HOA.
23. Architectural shingles shall be used as roofing materials for all exposed roofs.
24. Fencing and gating along North Bogan Road shall be wrought iron style with brick columns.
25. Setbacks on North Bogan Road shall be a minimum of thirty (30) feet.

- 26. Roofs shall be a minimum of 6:12 pitch.
- 27. To amend the overall acreage of the residentially zoned property from 12.656 acres to 14.116 acres.

Ayes – 4
Nays – 0

5. Zoning Modifications:

- I. #ZM-24-03: Lake Blue Ridge Land Company, LLC
2635 North Bogan Road
7-226-134, 7-226-236
RM-8 Townhome Development**

Previous zoning cases: Z-21-14, SUP-21-06, ZM-21-03, ZM-23-08

Modify these zoning conditions:

- 1. To increase the overall gross acreage from +/- 12.656 acres to +/- 14.116 acres.
- 2. To increase total townhomes from 56 units to 71 units. (added acreage)
- 3. Revise residential buffers due to purchasing additional acreage.

Add:

- 1. The Homeowner's Association (HOA) shall prohibit the renting or leasing of units to no more than 10% to all parcels as part of development.

- II. #ZM-24-04: Lake Blue Ridge Land Company, LLC
Northeast intersection of North Bogan Road and Hamilton Mill Road
7-226-235, 7-226-120, 7-226-237, 7-226-236
Commercial Tract**

Previous zoning cases: Z-21-14, SUP-21-06, ZM-21-05, ZM-22-05, ZM-23-08

Modify these zoning conditions:

- 1. To increase the overall gross acreage from +/-4.45 acres to +/- 4.851 acres.

6. Special Use Permit:

I. #SUP-24-07:

**Tara H. Gillespie
2295 Buford Highway
Parcel: 7-268-033**

Requesting to allow a drive-thru restaurant.

P&Z Recommendation:

#SUP-24-07: Tara Gillespie requested a special use permit for the property located at 2295 Buford Highway. The special use permit requested is to allow a drive-thru restaurant. Jim Wilkerson spoke on behalf of the applicant and explained the request to the Board. He stated the owner is proposing to demolish the existing Dairy Queen restaurant and build a new restaurant with a smaller footprint. He stated the construction would take about 110 -120 days. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit applies to the Dairy Queen and at such time in the future Dairy Queen 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 beyond the requested reliefs listed in the applicant's letter of intent.
3. The final site plan shall be substantially similar to the plan submitted with the special use permit. The final site plan shall be reviewed by the Planning Director.
4. The following concurrent variance requests are approved as follows:
 - a. To allow for the use of a flat roof building design. The final architectural plans shall be submitted for review and approval by the Planning Director.
 - b. To increase the percentage of parking located to the side of a freestanding building containing less than 7,500 square feet.
 - c. The front building setback shall be reduced from 75 feet to 60 feet.

Ayes – 4

Nays – 0

7. Annexations:

I. Plat #694/#Z-24-19/#SUP-24-09/#SUP-24-10:

**Applicant: Naveed Masood
3596 Moye Trail
Duluth, GA 30097**

**Owner: 3205 Camp Branch Development, LLC
Property: 3205 Camp Branch Road
Parcel: 7-137-004A
Acres: 29.51
Zoned From: RA-200
Zoned To: M-1**

P & Z Recommendation:

Plat #694/#Z-24-19/#SUP-24-09/#SUP-24-10: Naveed Masood requested annexation and rezoning for the property located at 3205 Camp Branch Road from RA-200 to M-1 with a special use permit to allow a climate-controlled storage facility and flex office/warehouse condominiums. Guy Abernathy spoke on behalf of the applicant and explained the request to the Board. He stated this would be an industrial development consisting of six (6) buildings that total 307,610 square feet. The buildings will consist of a climate-controlled storage facility, office/warehouse buildings and office/warehouse flex condominium buildings. They are asking for relief with some setbacks, buffers and stormwater buffers. He also asked for the enhanced landscape strip along Camp Branch Road to be 10 feet instead of 15 feet. Sandy Donatucci, 2756 Great Falls Crossing, spoke against the request stating this development is not suitable for this residential area and the traffic will become a gridlock. Rosemary Sutton, Drayton Hall, spoke against the request stating this development is not suitable for the area, will increase truck traffic and decrease property values. LaQuan Taylor, 2641 Camp Branch Road, spoke against the request stating the property values will decrease and the traffic will increase. Bob Haugen, 2932 Spring Bluff Lane, spoke against the request stating the traffic is already heavy and this development will make a bigger impact on the traffic. Susan Rogers, 3146 Camp Branch Road, spoke against the request stating this is a residential area and this development will increase the traffic and decrease property values. After a brief discussion, motion by Harley Bennett and

seconded by Wayne Johnson to recommend approval of the annexation, rezoning and special use permits as requested with the following conditions:

1. Parcel 7-137-004A shall be annexed into the City of Buford.
2. The rezoning case Z-24-19 approval does not include concurrent variances to Buford City Code where the provided site plan is not in conformity to Development Regulations or Zoning Code unless specifically addressed in the application.
3. The applicant shall submit building elevations including building and canopy materials, color and heights. All design elements to be approved by the Planning Director.
4. Tilt-up wall construction shall be allowed for the proposed industrial buildings including heights.
5. The development shall include a 10-foot enhanced landscape strip adjacent to Camp Branch Road with plantings to provide an effective year-round screen. The Planning Director shall review and approve the enhanced landscape plan.
6. 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.
7. All zoning buffers shall remain undisturbed buffers and replanted where sparsely vegetated.
8. The indoor climate control storage use is approved with the special use permit SUP-24-09 as shown as Building A on the provided concept plan.
9. All storage to be within the proposed climate control storage building. Outdoor storage of materials shall be prohibited.
10. The applicant shall submit building elevations including building and canopy materials, color and height. All design elements to be approved by the Planning Director.
11. The service center building condominium owned and leased office warehouse buildings with outdoor storage use is approved with the special use permit SUP-24-10 as shown as Buildings B and C on the provided concept plan.
12. Outdoor storage of materials shall be for business-related items and kept in an orderly manner. No outdoor storage of trash or junk is allowed.
13. The applicant shall submit building elevations including building and canopy materials, color and heights. All design elements to be approved by the Planning Director.
14. The front setbacks along Camp Branch Road shall be reduced from 50 feet to 40 feet.

15. Approval of the 75-foot impervious surface setbacks are only applied to the areas shown on the site plan provided with the application. The design professional shall provide a detailed drawing measuring and labeling the areas of the impervious setback encroachments for review and approval by the Planning Director prior to the acceptance of any applications associated with this development.
16. The rear building setback line adjacent to Interstate 85 shall be reduced from 50 feet to 10 feet.
17. The zoning buffer adjacent to the Jarrett Tract shall be reduced from 50 feet to 0 feet with written support from the property owner provided to the Planning Director.
18. Reduce the required 50-foot stream buffer to the 25-foot state water buffer in the areas to be specifically identified. The design professional shall provide a detailed drawing measuring and labeling the areas of the stream buffer encroachments for review and approval by the Planning Director prior to the acceptance of any applications associated with this development.
19. All disturbances within the 50-foot stream buffers shall be restored with indigenous species of vegetation. The stream bank restoration plan shall be designed and sealed by a Georgia registered Landscape Architect and be reviewed and approved by the City Engineer and Planning Director.
20. The applicant shall provide at a minimum, the following information for consideration of approving intrusions in the 75-foot impervious setback or the 50-foot stream buffer:
 - a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
 - b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
 - c. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
 - d. Documentation of unusual hardship should the buffer be maintained;
 - e. At least one alternative plan, which does not include a buffer or setback intrusion;
 - f. A calculation of the total area and length of the proposed intrusion;
 - g. A stormwater management site plan, and,
 - h. Proposed mitigation for the intrusion.
21. Mitigation shall be provided in the form of doubling the amount of water quality volume for each proposed detention basin as applied to the impacted

area. The increased water quality calculation volume shall be reviewed and approved by the City Engineer prior to the issuance of any permits.

Ayes – 4

Nays – 0

END OF PUBLIC HEARINGS

8. Consider approval of subdivision plat for 5106 Bristol Industrial Way.
9. Consider approval of final plat for Bethany Estates Subdivision.
10. Authorize City Manager to continue operating under the fiscal year 2024 operating budget until the adoption of the fiscal year 2025 operating budget.
11. Authorize Stacy Rolin and Bryan Kerlin as election committee voting delegates for Municipal Electric Authority of Georgia (MEAG) annual election.
12. Authorize Chairman to negotiate and enter into final Intergovernmental Agreement with Hall County for Transportation Special Purpose Local Option Sales Tax (TSPLOST), subject to approval of City Attorney.
13. Amend utility rate schedule for base charges for small and large commercial natural gas accounts.
14. Authorize City Manager to submit the 2025 Community Development Block Grant (CDBG) application to Gwinnett County.
15. Approve surplus items as presented and authorize City Manager to list items on Govdeals.com and other markets.
16. Consider approval of special event at Buford Youth Sports Complex.
17. Consider approval of granting a time limited and conditional easement to 60 Garnett Street, LLC placing heating ventilation and air conditioning units on a portion of City property.
18. Approve annual dues for the Gwinnett Municipal Association in the amount of \$15,596.12.

19. Authorize City Manager to enter into an agreement with Peoples Bank & Trust providing for enhanced check clearing protocols using Positive Pay software, subject to the approval of City Attorney.
20. Authorize release of pledged funds with Peoples Bank & Trust.
21. Authorize payment of Invoice #18137-27 in the amount of \$39,920.40 to Breaux & Associates for Buford City Stadium project.
22. Authorize payment of Invoice #8 in the amount of \$315,929.40 to Buford City Schools for Buford Senior Academy classroom and office furniture.
23. Authorize payment #10 in the amount of \$17,632.26 to Backbone Infrastructure, LLC for West Moreno Street improvements project.
24. Authorize payment #31 (**final**) in the amount of \$180,548.79 to Ruby-Collins, Inc. for water plat expansion project.
25. Authorize payment #4 (**final**) in the amount of \$79,087.50 to Site Engineering, Inc. for Jackson Street Sewer Improvements, Phase II. (CDBG)
26. Authorize payment of Invoice #10 in the amount of \$7,217.64 to Charles Black Construction Company, Inc. for Buford High School bleachers and concessions – Phase II project.
27. Authorize payment #18 in the amount of \$145,223.00 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.
28. Authorize payment #18 in the amount of \$3,141,485.00 to Charles Black Construction Company, Inc. for Buford City Stadium project.
29. Authorize payment #16 in the amount of \$164,193.00 to Charles Black Construction Company, Inc. for Buford Senior Academy addition project.

30. City Manager's Report.

31. 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.