

BUFORD CITY COMMISSION MEETING

May 12, 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 April 7, 2025 regular meeting.
4. Change July meeting to July 21, 2025.

PUBLIC HEARINGS

5. **Special Use Permits:**

I. **#SUP-25-04:**

498 Tuggle Partners, LLC
498 Tuggle Greer Drive
Parcels: 7-302-261 and 7-302-405

Request to allow an auto body repair shop.

P & Z Recommendation:

#SUP-25-04: 498 Tuggle Greer Partners, LLC requested a special use permit for the property located at 498 Tuggle Greer Road. The special use permit requested is to allow an auto body repair shop. Gabrielle Schaller spoke on behalf of the applicant and explained the request to the Board. She stated this was not your typical auto body repair shop. They contract with dealerships to upfit and install beds on chassis trucks. Typically, these are new trucks, and all of the work will be performed inside the building. They will have up to 400 trucks stored on the property either waiting for the installation or to be delivered to the dealership after installation. The storage of these trucks will be located behind the existing fenced, paved and screened storage areas on the property. There were no objections from the audience. There was one objection sent by email from Bernice Allen. Motion

by Wayne Johnson and seconded by Jason Mosley to recommend approval of the special use permit with the following conditions:

1. Approval of this special use permit is for current owner 498 Tuggle Partners, LLC 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. 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.

Ayes – 4

Nays – 0

II. **#SUP-25-05:**

Naveed Masood
2657, 2647 and 2633 Gravel Springs Road
Parcels: 7-137-004, 7-137-010 and 7-137-040

Request to allow a C-Store with car fuel pump canopy and truck fueling

P & Z Recommendation:

#SUP-25-05: Naveed Masood requested a special use permit for the property located at 2657, 2647 and 2633 Gravel Springs Road. The special use permit requested is to allow a convenience store with automobile and truck fuel pumps. Guy Abernathy spoke on behalf of the applicant and explained the request to the Board. He stated the special use permit that was approved December 27, 2023 has expired. He stated this will be a convenient store with fuel pumps for both cars and trucks. There will be three (3) truck fueling bays. He stated that GDOT and Gwinnett County are working on the traffic plan and improvements for this area. There will be a right-in and right-out on Gravel Springs Road and access on Camp Branch Road to help with traffic flow. The Board had concerns with the increased traffic issues in this area and wants to make sure the road improvements are installed before this development is in operation. Dale Brown, Camp Branch Road resident, had concerns about the road improvements to handle the increased traffic. After a brief discussion, motion by Jason Mosley and seconded by Amy Reed to recommend approval of the special use permit with the following conditions:

1. The site shall be developed substantially similar to the site plan provided with the application.
2. The applicant shall submit building elevations including building and canopy materials, color and height. All design elements are to be approved by the Planning Director.
3. The approval of the special use permit does not approve variances or waivers to City of Buford Development Regulations or Zoning Ordinance.
4. The site shall be for a convenience store with automobile and truck fueling with three (3) truck bays only. Overnight parking or storage of vehicles or trucks, showers, or car washes shall be prohibited.
5. Dual left-turn lanes southeast bound onto SR324 shall be installed on Camp Branch Road before the development is in operation.

Ayes – 4

Nays – 0

6. **Annexations:**

Plat #712/#Z-25-15:

Applicant: Dale G. Brown
3035 Camp Branch Road
Buford, GA 30519

Owner: Dale G. Brown
Property: 3090 Buford Highway, Gwinnett County
Parcel: 7-298-097
Acres: 1.336
Zoned From: R-100
Zoned To: C-2

P & Z Recommendation:

Plat #712/#Z-25-15: Dale Brown request annexation and rezoning for the property located at 3090 Buford Highway, parcel 7-298-097, from R-100 to C-2. The applicant was present and stated he is proposing a retail center. He also asked for the undisturbed buffer to be reduced from 75 feet to 0. There were no objections from the audience. Gwinnett County did not object to this annexation and rezoning request. Motion by Jason Mosley and seconded by Amy Reed to recommend approval of this annexation and rezoning to C-2 with the following conditions:

1. The approval of the annexation and rezoning application does not equate to approval of non-conformities shown on the site plan unless specifically addressed in the staff report.
2. Site plan shall be similar to the site plan submitted with the application. The final building elevations, sizes, locations and architectural treatment shall be reviewed and approved by the Planning Director.
3. The undisturbed buffer abutting residential properties shall be reduced from 75 feet to 0. A landscape plan shall be reviewed and approved by the Planning Director.
4. Dumpsters shall be screened with evergreen trees and shrubs per Zoning Ordinance Section 1316.1.E.
5. Tree density requirements shall be calculated and met per Zoning Ordinance Section 1316.1.A.
6. Landscape island requirements shall be met per Zoning Ordinance Section 1001.3.h.
7. 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

7. Zoning Modifications:

**#ZM-25-01: Guy Abernathy (AEG)
2640 Camp Branch Road**

To modify zoning condition #17 from Commission meeting on June 3, 2024.

Request to reduce the undisturbed buffer adjacent to residential properties, parcel 7-138-009 and 7-138-001, from 75 feet to 0.

END OF PUBLIC HEARINGS

8. Certify estimated rollback rate of 12.009 mills for Buford City Schools to be provided to Gwinnett County Board of Assessors for use on Tax Year 2025 Notice of Assessments.
9. Re-appoint Jery Kilgore to the Downtown Development Authority.

10. Authorize Chairman to enter into an Intergovernmental Agreement with Gwinnett County for change order #2 regarding jointly funded 2017 SPLOST projects to include Thompson Mill Rd./N. Bogan Rd. roundabout project.
11. Authorize Chairman to enter into an Intergovernmental Agreement with Hall County for New Bethany Road joint paving project.
12. Authorize Chairman to enter into an Intergovernmental Agreement to transfer HB 489 sewer service parcel from Buford to Hall County. Hall County will be the sewer service provider for 4426 Ridge Road, Parcel No. 08154 000003.
13. Authorize Chairman to enter into the 2025 Special Purpose Local Option Sales Tax agreement with Hall County.
14. Authorize Chairman to sign necessary documents to transfer 2.346 acres +/- on Washington St. to the Downtown Development Authority.
15. Approve surplus property as presented and authorize City Manager to list items on Govdeals.com and other markets.
16. Approve Phillip Beard, Bryan Kerlin & Daren Perkins as 2025 Municipal Gas Authority election committee representatives.
17. Authorize release of pledged funds with Peoples Bank & Trust.
18. Consider approval of road closure of Moreno St. between Garnett St. and S. Harris St. for car show on August 2, 2025.
19. Approve special event at Buford Youth Sports Complex.
20. Authorize City Manager to accept sewer line easements from Peachtree Industrial to Waterworks Road and pay for a 230' extension of an 8" sewer line, \$38,590.00, to South Waterworks Road.
21. Authorize Invoice #18137-38 in the amount of \$34,963.21 to Breaux & Associates for Buford City Stadium project.
22. Authorize payment #29 in the amount of \$4,635,680.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.

23. Authorize payment #25 in the amount of \$179,276.00 to Charles Black Construction Company, Inc. for New Street relocation project and utilize SPLOST funds and general funds.
24. Authorize payment #2 in the amount of \$127,108.13 to Back Bone Infrastructure, LLC for Moreno Street LCI project.
25. Authorize payment #4 in the amount of \$38,902.50 to JDS, Inc. for New Bethany Road sewer improvements project and utilize American Rescue Plan Act funds (ARPA) and Enterprise Funds.
26. Authorize final payment in the amount of \$12,715.09 to Charles Black Construction Co., Inc. for passive park project.
27. City Manager's Report.
28. 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.