

Buford City Commission

June 2, 2025

The regular monthly meeting was held on June 2, 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 June 2, 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 May 12, 2025 regular meeting as presented by staff.

Ayes 3

Nays 0

Chairman Beard recognized Olga Olquin for her 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-25-11: Peach State Realty requested rezoning for the property located at 585 East Main Street from C-2 to R-100. Applicant was not present. They stated they are proposing to subdivide the parcel into two (2) residential lots. They are requesting to reduce the road frontage lot width, front setbacks and side setbacks. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. The following lot variances are approved concurrent to the rezoning cases as follows:
 - a. Lot #1: reduce road frontage lot width from 75 feet to 67.25 feet, reduce front setback from 25 feet to 20 feet, reduce front setback along Shadburn Street from 25 feet to 5 feet, reduce side setback from 10 feet to 5 feet.
 - b. Lot #2: reduce road frontage lot width from 75 feet to 67.25 feet, reduce front setback from 25 feet to 20 feet, reduce side setbacks from 10 feet to 5 feet.
2. No rear setback shall be less than 30 feet.
3. The applicant shall provide a house location plan with the building permit to be approved by the Planning Director.
4. Homes shall have a minimum gross heated floor area of 3400 square feet exclusive of garage or basements. Shall have a minimum 2-car garage.



5. Homes shall be constructed with four (4) sides brick or stone with accents not to exceed 20% on the front, side and rear elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank, board and batten and concrete siding as approved by the Planning Director.
6. The driveways shall be a minimum width of 18 feet.
7. The front, side and rear yards shall be sodded.
8. In conformance with Buford City Code, substandard street improvement plans shall be submitted, reviewed and approved. The street improvement installation of the curb and gutter and binder course shall be inspected and accepted compliant prior to the issuance of building permits.
9. Shall plant two (2) ornamental trees in the front yards.

Ayes 3

Nays 0

#Z-25-16: CRM Commercial Assets, LLC requested rezoning for the property located at 55 Scott Street from Public to C-2. Applicant was not present. This will be office space on the second floor and event space on the first floor. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following condition:

1. The applicant is required to clearly identify the on-site and off-site parking locations.

Ayes 3

Nays 0

Special Use Permits:

#SUP-25-03: Oppomax Events & Rental, LLC d/b/a Stonehedge Wedding and Events requested a special use permit for the property located at 406 East Shadburn Avenue. The special use permit requested is to allow outdoor weddings and events. Applicant was not present. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

1. This special use permit is approved for the Oppomax Stonehedge, LLC only and shall expire should the applicant vacate the property.
2. The approval of the special use permit does not provide approval of variances to the City of Buford's Zoning Ordinance or Development Regulations.
3. The applicant is required to clearly identify the on-site and alternative off-site parking locations.
4. Noise and lighting control measures need to be approved by the Planning Director.
5. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.

Ayes 3

Nays 0




#SUP-25-06: Bubble Bath Car Wash requested a special use permit for the property located on Friendship Road, parcel 08-156-002191. The special use permit requested is to allow a car wash with a tunnel and vacuums. Mitch Peevy spoke on behalf of the applicant. He stated that this car wash is a subsidiary with the QuikTrip Corporation and would be located next to the QuikTrip store. No one spoke against the request. Commissioner Burge and Commission Weeks commented on emails that they had received in opposition to the request. Motion by Mr. Weeks, seconded by Mr. Burge to deny the request.

Ayes 3

Nays 0

Annexations:

Plat #713/#Z-25-17: Ivy Creek Baptist Church, Inc. requested annexation and rezoning for the property located at 2781 Gravel Springs Road, parcel 7-142-005, containing 1.231 acres, from RA-200 to Public. Applicant was not present. Gwinnett County did not object to this 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. Parcel 7-142-005, 1.231 acres, shall be annexed into the City of Buford.
2. The rezoning case Z-25-17 approval does not provide approval of variances to the City of Buford's Zoning Ordinance or Development Regulations.
3. The development shall include street trees along Gravel Springs Road and Ivy Creek Road. The Planning Director shall review and approve the landscape plan.
4. The 1.231 acres shall be used for parking and shall be substantially similar to the site plan provided with the application.
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.

Ayes 3

Nays 0

Zoning Modifications:

#ZM-25-02: BBC Investment Group, LLC, Bethany Estates Subdivision, New Bethany Road, requested to amend condition #3 from zoning conditions Plat #664/#Z-22-33 approved by Commission February 6, 2023 to amend to allow for a courtyard garage with front entry. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request.

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 authorize City Manager to continue to operating under the fiscal year 2025 operating budget until adoption of the fiscal year 2026 operating budget.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve Intergovernmental Agreement providing for a ground lease by and between the City of Buford and Buford City School District for Phillip Beard Stadium and premises.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve election committee delegates for the 2025 Municipal Electric Authority of Georgia (MEAG Power) annual election.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve purchase of property located at 607 Forest Street in the amount of \$375,000.00.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to set qualifying dates for the November 2025 General Municipal Election. (August 18, 2025 – August 20, 2025)



Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize Chairman to enter into an Intergovernmental Agreement with the City Council of the City of Rest Haven to provide for the transfer of certain Special Purpose Local Option Sales Tax (SPLOST) monies to the City of Rest Haven in furtherance of stormwater improvements and other capital projects; and other purposes.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to instruct the Municipal Gas Authority of Georgia to negotiate on behalf of the City to acquire gas storage service, Mississippi Hub Storage, and firm capacity, Transco FT Zone 4 Receipt Station 85.

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. Weeks, seconded by Mr. Burge to authorize Invoice #18137-39 in the amount of \$46,356.80 to Breaux & Associates for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #30 in the amount of \$4,022,376.00 to Charles Black Construction Co., Inc. for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #3 in the amount of \$619,642.00 to Digital Scoreboards, LLC for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #4 in the amount of \$78,265.63 to dB Integrations for audio/visual installation at Buford City Stadium.

Ayes 3
Nays 0

Motion by Mr. Burdge, seconded by Mr. Weeks to authorize payment #26 in the amount of \$31,060.00 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 #3 in the amount of \$123,513.23 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.

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

Ayes 3
Nays 0



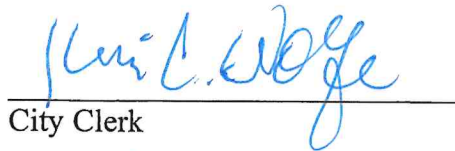
Phillip Beard, Chairman



Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk

7-26-25

Date