# BUFORD CITY COMMISSION MEETING

November 2, 2026
Buford City Hall
7:00 p.m.

1. Pledge to the Flag.

2. Approve the agenda as presented.

3. Approve the minutes from the October 12, 2026 regular meeting.

**PUBLIC HEARNGS**

4. **Rezonings:**

**I. #Z-26-27**

Oakley Real Estate Partners
3932 Sudderth Road
Parcel: 7-229-063
Acres: 8.22

Requesting rezoning from Commercial (C-2) to Light Industrial (M-1)

**P & Z Recommendation:**
#Z-26-27: Oakley Real Estate Partners requested rezoning for the property at 3932 Sudderth Road from C-2 to M-1. Hayes Brewer spoke on behalf of Oakley Real Estate Partners and stated they are proposing a 101,250 square foot warehouse building on two (2) parcels of land containing approximately 10 acres. The entrance/exit will be on Sudderth Road and they would be improving Sudderth Road to commercial/industrial construction standards from Satellite Boulevard through the road frontage of the development. Bob Bagwell, resident across the street on Sudderth Road objected to the truck court being in the front yard directly across from this property. He asked that the truck court be located in the rear of the building. Mr. Brewer stated with the topography issues it would not be feasible to relocate the truck court in the rear of the building. After a brief discussion, motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to M-1 with the following conditions:

1. To allow tilt-up concrete construction, a complete set of building elevations need to be reviewed and approved by the Planning Director.
2. To allow the construction of a retaining wall more than 8-ft in the rear yard. The location of the proposed retaining wall shall be in the general area highlighted on the site plan provided with the variance Application.
3. The development shall include a 20' enhanced landscape strip, adjacent to the right of way, planted with a mixture of 12-feet minimum height evergreen trees and 3-feet minimum height shrubs to provide an effective screen from Sudderth Road. The landscape plan is to be submitted and approved by the Planning Director.
4. No off-site disturbances are allowed without written agreement from the neighboring properties, and all disturbances shall meet the Zoning Ordinance.
5. The installation of retaining walls should have no negative drainage impacts on downstream neighbors or on the adjacent roads.
6. The construction of 4-ft + retaining walls require a Georgia registered Professional Engineer design and seal a set of retaining wall plans. The applicant shall provide the City a Georgia registered Professional Engineer sealed set of retaining wall elevations, plans and structural drawings.
7. All outdoor parking of vehicles shall be on asphalt or concrete in designated parking areas.
8. The applicant shall provide required stormwater management on-site, meeting minimal standards of the Buford City Development Regulations prior to the issuance of a land disturbance permit.
9. Outdoor lighting shall be full cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.
10. The final site plan shall be approved by the Planning Director.
11. The developer shall be responsible for road improvements to Sudderth Road to comply with commercial/industrial road standards to include providing two (2) 12' lanes from Satellite Boulevard through the road frontage of the development.
12. The developer shall locate the truck court and dock doors in the rear of the building.
13. The developer shall explore any avenues to provide the entrance and exit off of Mason Mill Drive.

Ayes - 4
Nays - 0

## II. #Z-26-28: (table)

Oakley Real Estate Partners
3922 Sudderth Road
Parcel: 7-229-096
Acres: 1.77

Requesting rezoning from Commercial (C-2) to Light Industrial (M-1)

**P & Z Recommendation:**

#Z-26-28: Oakley Real Estate Partners requested rezoning for the property at 3922 Sudderth Road from C-2 to M-1. Hayes Brewer spoke on behalf of Oakley Real Estate Partners and stated they are proposing a 101,250 square foot warehouse building on two (2) parcels of land containing approximately 10 acres. The entrance/exit will be on Sudderth Road and they would be improving Sudderth Road to commercial/industrial construction standards from Satellite Boulevard through the road frontage of the development. Bob Bagwell, resident across the street on Sudderth Road objected to the truck court being in the front yard directly across from this property. He asked that the truck court be located in the rear of the building. Mr. Brewer stated with the topography issues it would not be feasible to relocate the truck court in the rear of the building. After a brief discussion, motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the rezoning to M-1 with the following conditions:

1. To allow tilt-up construction, a complete set of building elevations need to be reviewed and approved by the Planning Director.
2. To allow the construction of a retaining wall more than 8-ft in the rear yard. The location of the proposed retaining wall shall be in the general area highlighted on the site plan provided with the variance application.
3. The development shall include a 20'enhanced landscape strip, adjacent to the right of way, planted with a mixture of 12-feet minimum height evergreen trees and 3-feet minimum height shrubs to provide an effective screen from Sudderth Road. The landscape plan is to be submitted and approved by the Planning Director.
4. No off-site disturbances are allowed without written agreement from the neighboring properties, and all disturbances shall meet the Zoning Ordinance.
5. The installation of retaining walls should have no negative drainage impacts on downstream neighbors or on the adjacent roads.

6. The construction of 4-ft + retaining walls require a Georgia registered Professional Engineer design and seal a set of retaining wall plans. The applicant shall provide the City a Georgia registered Professional Engineer sealed set of retaining wall elevations, plans and structural drawings.
7. All outdoor parking of vehicles shall be on asphalt or concrete in designated parking areas.
8. The applicant shall provide required stormwater management on-site, meeting minimal standards of the Buford City Development Regulations prior to the issuance of a land disturbance permit.
9. Outdoor lighting shall be full cut-off fixtures and shall be directed toward the property so as not to reflect into adjacent properties or rights-of-way. Spillover levels at the property line must not exceed 0.3 foot-candles onto residential properties.
10. The final site plan shall be approved by the Planning Director.
11. The developer shall be responsible for road improvement to Sudderth Road to comply with commercial/industrial road standards to include providing two (2) 12' lanes from Satellite Boulevard through the road frontage of the development.
12. The developer shall locate the truck court and dock doors in the rear of the building.
13. The developer shall explore any avenues to provide the entrance and exit off of Mason Mill Drive.

Ayes 4
Nays 0

**III. <u>#Z-26-29/SUP-26-17:</u> (table)**

VJD, LLC
3000 Gravel Springs Road
Parcel: 7-143-009
Acres: .776

Request rezoning from R-100 to C-2.
Request to allow an automobile gas station.

**<u>P & Z Recommendation:</u>**
#Z-26-29 / SUP-26-17: VJD, LLC requested rezoning for the property at 3000 Gravel Springs Road from R-100 to C-2 with a special use permit to allow an automobile gas station. A representative for the applicant was present and stated they are proposing a convenience store with eight (8) gas pumps and one tenant space. Matt Reeves, representing Buford Industrial, LLC at 3020 Gravel Springs

(Wheel Pros) asked for the application to be denied. His client has concerns with traffic, safety, buffers, and parking. He stated the use conflicts with the future land use plan. Jeff Flanigan, residential property owner, stated the use was not compatible with the area and had concerns with traffic and safety. Two other property owners in the area spoke against the request with concerns of traffic and safety. The Board stated this is a small lot for a gas station development and would have buffer and parking conflicts. Motion by Wayne Johnson and seconded by Jason Mosley to recommend denial.

Ayes 4
Nays 0

5. **Special Use Permits:**

**I. #SUP-26-15:**

Dependable Electric Service, LLC
983 West Shadburn Avenue
Parcel: 7-293-052D

Request to allow overnight parking, equipment trailers parking, and a secured conduit storage rack.

**P & Z Recommendation:**

#SUP-26-15: Dependable Electric Service LLC requested a special use permit for the property at 983 West Shadburn Avenue. The special use permit requested is to allow overnight parking of vans, equipment, trailers and a secured conduit storage rack. David Nash, owner of Dependable Electric Service LLC, stated they are requesting a special use permit to allow overnight parking of company vehicles and trailers. He stated they have 10-15 employees. Chairman expressed concerns about the number of vehicles and equipment to be stored outside along with employee parking. The Board recommended reducing the storage allowed outdoors and to park the trailers inside. There were no objections from the audience. After a brief discussion, motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the special use permit with the following conditions:

1. Approval of this Special Use Permit is for Dependable Electric Services, LLC 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 alteration to any local, state, or federal regulations.
3. No outdoor storage of materials, supplies, debris, or other equipment shall be

permitted. The conduit storage rack is not allowed.

4. All parking, trailer storage, and circulation areas shall comply with Fire Marshal requirements and maintain required emergency access.
5. Vehicles shall not queue onto any public street.
6. Allow up to 10 vans to be stored outdoor overnight.
7. Equipment and trailers to be stored inside the building.
8. Provide written approval from West Buford Baptist Church to allow shared parking.

Ayes 4
Nays 0

6. **Zoning Amendments:**

**#ZA-26-01:**

I. Amendment to City of Buford Zoning Ordinance, Article III Definitions by adding the definition of a data center and Article XIII Use Provisions, Section 1310 M-1 Light Industrial District and Section 1311-M-2 Heavy Industrial District by adding Data Centers as special use.

**END OF PUBLIC HEARINGS**

7. Consider appointment of Daren Perkins to the Buford Housing Authority Board of Commissioners.

8. Authorize Chairman to sign resolution to allow City Manager to update the Hall County Local Operations and Emergency Management Plan.

9. Authorize City Manager to submit the 2027 Community Development Block Grant (CDBG) application to Gwinnett County for Shadburn Avenue water line.

10. Approve 2026-2027 Georgia Municipal Association membership dues in the amount of $15,596.12.

11. Consider approval of travel contribution to Paris, France in June 2027 by the Buford Community Girls Chorus in the amount of $1,500.00 per member.

12. Authorize to extend #SUP-15-14 at Atwater Court, Suites 101-102 to allow church operations to continue for an additional year.

13. Approve amendment to the Service Delivery Strategy with Gwinnett County to transfer water service on parcels 7-324-008 and 7-324-025 on S. Richland Creek Rd. from the City of Buford to Gwinnett County.

14. Approve amendment to the Service Delivery Strategy with Gwinnett County to transfer sewer service on parcels 7-304-002 and 7-304-028 on S. Richland Creek Rd. from Gwinnett County to the City of Buford.

15. Authorize payment using SPLOST funds to Gwinnett County in the amount of $499,964.45 per the Intergovernmental Agreement between Gwinnett County and the City of Buford regarding Thompson Mill Road and I-985 Interchange project.

16. Approve surplus items as presented and authorize City Manager to list items on Govdeals.com and other markets.

17. Consider approval of change order #1 revising the SR211 to SR347 gas relocation project cost from $410,740.20 to $467,232.35 after revisions to plans by GDOT.

18. Authorize payment of Invoice #23125-08 in the amount of $33,263.93 to Breaux & Associates for Buford High School CTE addition project.

19. Authorize payment of Invoice #25106-06 in the amount of $1,757.95 to Breaux & Associates for Buford High School Softball Field House project.

20. Authorize payment #1 in the amount of $786,992.67 to Blount Construction Company, Inc. for 2025 LMIG paving project.

21. Authorize payment #14 in the amount of $5,427.95 to Backbone Infrastructure, LLC for New Street Roundabout project and utilize SPLOST/general funds.

22. Authorize payment #1 in the amount of $29,506.22 to Azimuth Contractors, LLC for Wilson Avenue Pedestrian Improvements project.

23. Authorize payment #20 in the amount of $111,659.43 to Backbone Infrastructure, LLC for Moreno Street LCI project and utilize SPLOST/general funds.

24. Authorize payment #3 in the amount of $66,475.00 to Charles Black Construction Co., Inc. for City of Buford Ozone project.

25. Authorize payment of Invoice #2524-009 in the amount of $677,419.80 to Charles Black Construction Co., Inc. for Buford High School softball field house project.

26. Authorize payment of Invoice #2529-4 in the amount of $2,106.81 to Charles Black Construction Co., Inc. for Shadburn Ferry Road improvements project.

27. Authorize payment #5 in the amount of $30,792.93 to Michael Baker International for Buford High School pedestrian bridge project and utilize SPLOST/general funds.

28. City Manager's Report.

29. 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.