

BUFORD CITY COMMISSION MEETING

February 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 January 5, 2026 regular meeting.

PUBLIC HEARINGS

4. Rezoning:

I. #Z-26-01:

Gigi & Buddy Maughon
575 East Main Street
Parcel: 7-301-010

Requesting rezoning from Commercial (C-2) to Single Family Residential (R-100).

P & Z Recommendation:

#Z-26-01: GiGi and Buddy Maughon requested rezoning for the property located at 575 East Main Street from C-2 to R-100. The applicant was not present. The Board stated this property has been used for residential in the past. There were no objections from the audience. Motion by Harley Bennett and seconded by Amy Reed to recommend approval of the rezoning request to R-100 and if the existing home is removed and a new home constructed the following conditions shall apply:

1. Home shall have a minimum gross-heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum of two-car garage.
2. Home shall be constructed with four (4) sides brick or stone with 20% accents on the front, side and rear elevations. Accents shall include brick,

stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.

3. The driveway shall be a minimum width of 18 feet.
4. The front, side and rear yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes – 4

Nays – 0

II. #Z-26-02:

M3 Property Partners
5409 South Richland Creek Road
Parcel: 7-324-008

Requesting rezoning from Single Family Residential (R-100) to Light Industrial (M-1).

P & Z Recommendation:

#Z-26-02: M3 Property Partners requested rezoning for the property located at 5409 South Richland Creek Road from R-100 to M-1. Motion by Amy Reed and seconded by Jason Mosley to recommend approval of the rezoning request to M-1 with the following conditions:

1. To allow tilt-up construction.
2. Final building elevations shall be provided and approved by the Planning Director.
3. To allow retaining wall in the front yard adjacent to South Richland Creek Road.
4. The development shall include a 15-ft enhanced landscape strip adjacent to South Richland Creek Road with staggered evergreen trees achieving a minimum of 30-ft in height at 20-ft on center 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.

Ayes – 4

Nays – 0

III. #Z-26-03:

M3 Property Partners
Richland Creek Road
Parcel: 7-324-025

Requesting rezoning from Single Family Residential (R-100) to Light Industrial (M-1).

P & Z Recommendation:

#Z-26-03: M3 Property Partners requested rezoning for the property located on Richland Creek Road, parcel 7-324-025, from R-100 to M-1. Motion by Harley Bennett and seconded by Jason Mosley to recommend approval of the rezoning request to M-1 with the following conditions:

1. To allow tilt-up construction.
2. Final building elevations shall be provided and approved by the Planning Director.
3. To allow retaining wall in the front yard adjacent to South Richland Creek Road.
4. The development shall include a 15-ft enhanced landscape strip adjacent to South Richland Creek Road with staggered evergreen trees achieving a minimum of 30-ft in height at 20-ft on center 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.

Ayes – 4

Nays – 0

5. **Annexations:**

I. **Plat #723/#Z-26-04:**

Applicant: Joe Moriarty
700 Ranking Street, NE
#809
Atlanta, GA 30308

Owner: Handsel G. Morgan, Jr.
Executor of the Estate of Handsel Morgan Sr. & Joy Morgan
Property: 5339 South Richland Creek Road, Gwinnett County
Parcel: 7-324-011
Acres: 3.76
Zoned From: R-100
Zoned To: M-1

P & Z Recommendation:

Plat #723/#Z-26-04: Joe Moriarty request annexation and rezoning for the property located at 5339 South Richland Creek Road from R-100 to M-1. Motion by Jason Mosley and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. To allow tilt-up construction.
2. Final building elevations shall be provided and approved by the Planning Director.
3. To allow retaining wall in the front yard adjacent to South Richland Creek Road.
4. The development shall include a 15-ft enhanced landscape strip adjacent to South Richland Creek Road with staggered evergreen trees achieving a minimum of 30-ft in height at 20-ft on center 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.

Ayes – 4

Nays – 0

II. Plat #724/#Z-26-05:

Applicant: Joe Moriarty
700 Ranking Street, NE
#809
Atlanta, GA 30308

Owner: Handsel G. Morgan, Jr.
Executor of the Estate of Handsel Morgan Sr. & Joy Morgan
Property: Richland Creek Road, Gwinnett County
Parcel: 7-304-002
Acres: 8.20
Zoned From: R-100
Zoned To: M-1

P & Z Recommendation:

Plat #724/#Z-26-05: Joe Moriarty request annexation and rezoning for the property located on Richland Creek Road, parcel 7-304-002, from R-100 to M-1. Motion by Jason Mosley and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. To allow tilt-up construction.
2. Final building elevations shall be provided and approved by the Planning Director.
3. To allow retaining wall in the front yard adjacent to South Richland Creek Road.
4. The development shall include a 15-ft enhanced landscape strip adjacent to South Richland Creek Road with staggered evergreen trees achieving a minimum of 30-ft in height at 20-ft on center 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.

Ayes – 4
Nays – 0

III. Plat #725/#Z-26-06:

Applicant: Joe Moriarty
700 Ranking Street, NE
#809
Atlanta, GA 30308

Owner: Handsel G. Morgan, Jr.
Executor of the Estate of Handsel Morgan Sr. & Joy Morgan
Property: 5338 Little Mill Road, Gwinnett County
Parcel: 7-304-028
Acres: 2.57
Zoned From: R-100
Zoned To: M-1

P & Z Recommendation:

Plat #725/#Z-26-06: Joe Moriarty request annexation and rezoning for the property located at 5338 Little Mill Road from R-100 to M-1. Motion by Jason Mosley and seconded by Amy Reed to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. To allow tilt-up construction.
2. Final building elevations shall be provided and approved by the Planning Director.
3. To allow retaining wall in the front yard adjacent to South Richland Creek Road.
4. The development shall include a 15-ft enhanced landscape strip adjacent to South Richland Creek Road with staggered evergreen trees achieving a minimum of 30-ft in height at 20-ft on center 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.

Ayes – 4
Nays – 0

IV. Plat #722:

Applicant/Owner: 713 Holdings, LLC
5936 Shadburn Ferry Road
Buford, GA 30518

Property: 3496 N. Bogan Road, Gwinnett County
Parcel: 1-004-625
Acres: 1.00
Zoned From: R-100
Zoned To: R-100

P & Z Recommendation:

Plat #722: 713 Holdings, LLC request annexation and zoning for the property located at 3496 North Bogan Road from R-100 to R-100. Susan Cheeley spoke on behalf of the applicant. She stated they would like for the property to be in the City and would use as a rental property and eventually would build a new house. Gwinnett County did not object to the annexation and zoning request and there were no objections from the audience. Motion by Jason Mosley and seconded by Amy Reed to recommend approval of the annexation and zoning to R-100 and if the existing home is removed and a new home constructed the following conditions shall apply:

1. Home shall have a minimum gross-heated floor area of 3400 square feet exclusive of garage or basement. Shall have a minimum of two-car garage.
2. Home shall be constructed with four (4) sides brick or stone with 20% accents on the front, side and rear elevations. Accents shall include brick, stone, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. The driveway shall be a minimum width of 18 feet.
4. The front, side and rear yards shall be sodded.
5. Shall plant two (2) ornamental trees in the front yard.

Ayes – 4

Nays – 0

END OF PUBLIC HEARINGS

6. Adopt Resolution to the Atlanta Regional Commission seeking federal funding of right-of-way acquisition funds for the Buford Multi-Use Trail Extension.
7. Consider approval of City of Buford Natural Gas Franchise Agreement with the City of Braselton.
8. Consider approval of special event, Art-Tiques Holiday Market, on the Buford Community Center lawn November 21-22, 2026.
9. Authorize renewal of Worker's Compensation policy for 2026-2027 with Summit Insurance Company.
10. Approve transfer Roberts St. properties, parcels 7-301-407, 7-301-048, 7-301-049 and 7-301-050, to Downtown Development Authority.
11. Approve Quitclaim of 0.254 acres +/- of rights-of-way on Washington Street.
12. Authorize release of pledged funds with Peoples Bank & Trust.
13. Authorize final retainage payment in the amount of \$25,900.00 to Digital Scoreboards, LLC for Buford City Stadium project.
14. Authorize payment #11 in the amount of \$141,465.58 to Backbone Infrastructure, LLC for Moreno Street LCI project.
15. Authorize payment #2 in the amount of \$109,817.00 to W. L. Griffin Company, LLC for N. Bogan Road at Thompson Mill Road gas relocation project. (Force account agreement with Gwinnett County)
16. Authorize payment #5 in the amount of \$91,384.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.
17. Authorize payment #4 in the amount of \$14,031.88 to Charles Black Construction Co., Inc. for Buford City cemetery project.
18. Authorize payment #1 in the amount of \$22,292.67 to Charles Black Construction Co., Inc. for New Street wall installation project.

19. Authorize payment #1 in the amount of \$14,615.45 to Charles Black Construction Co., Inc. for Buford High School softball locker room project.
20. Authorize payment #1 in the amount of \$16,542.09 to Charles Black Construction Co., Inc. for Stillwater Court sidewalk repair project.
21. Authorize payment #6 in the amount of \$26,090.44 to Charles Black Construction Co., Inc. for Buford High School baseball sound system replacement project.
22. Authorize payment #2 in the amount of \$12,090.82 to Charles Black Construction Co., Inc. for Buford High School soccer/lacrosse field scoreboard.
23. City Manager's Report.
24. 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.