

BUFORD CITY COMMISSION MEETING

July 20, 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 June 1, 2026 regular meeting.

PUBLIC HEARINGS

4. Rezoning:

I. #Z-26-15:

Atlas Development
396 Mimosa Drive
Parcel: 7-295C-065
Acres: 0.814

Requesting rezoning from Multi-Family Residential (RM) to Single Family Residential (R-100).

P & Z Recommendation:

#Z-26-15: Atlas Development requested rezoning for the property located at 396 Mimosa Drive from RM to R-100. Jeff Henderson spoke on behalf of the applicant and stated he is proposing three (3) residential homes. Jeff Pruitt spoke and asked for a double-sided privacy fence along the property line behind his house at 375 Pinecrest Terrace. Greg Puckett spoke and asked for the seven (7) trees along the common property line to be removed, no driveway installed adjacent to the property line, to install a privacy fence and no Leyland cypress to be planted along the property line. Jeff Henderson agreed to the requests and stated the driveway would be on the right side of the house. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the rezoning request to R-100 with the following conditions:

1. The applicant shall provide a house location plan with the building permit to be approved by the Planning Director.
2. 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.
3. 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 and concrete siding as approved by the Planning Director.
4. The driveways shall be a minimum width of 18 feet.
5. The front, side and rear yards shall be sodded.
6. Shall plant two (2) ornamental trees in the front yard.
7. To install a double-sided privacy fence adjacent to the property line of parcels 7-295C-066 and 7- 295C-067.
8. To remove all trees along the common property line at parcel 7-295C-064.
9. There shall be no Leyland Cypress planted adjacent to parcel 7-295C-064.
10. The driveway shall not be located adjacent to parcel 7-295C-064.
11. To install a double-sided privacy fence adjacent to parcel 7-295C-064.

Ayes – 5

Nays – 0

II. #Z-26-18:

Oakley Real Estate Partners
995 Gainesville Highway
Parcel: 08-151-002008
Acres: 3.2

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

P & Z Recommendation

#Z-26-18: Oakley Real Estate Partners requested a rezoning for the property located at 995 Gainesville Highway, out of parcel 08-151-002008, containing 3.2 acres from R-100 to M-1. Hayes Brewer spoke on behalf of the applicant and explained the request to the Board. He stated the 3.2 acres needed to be rezoned to M-1 to provide additional floodplain mitigation area for a new industrial warehouse development on the adjacent property at 4105 Gainesville Highway. The proposed industrial warehouse development will raise the flood elevation, so this site will be utilized to provide a no-rise to the floodplain area. This will be completed by cutting elevation to flood elevation levels as per FEMA. There were several residents from Summerlyn Subdivision in opposition to the request with

concerns of stormwater issues, increased traffic, noise, and decreased property values. After a brief discussion, motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the rezoning to M-1 with the following conditions:

1. Any non-conformities shown on the submitted rezoning plan are not authorized unless specifically requested through a variance request.
2. No grading shall be allowed within the 50-ft undisturbed natural vegetative buffer, and minimized grading shall be allowed within the additional 25-ft setback.
3. A calculation includes the total proposed intrusion from the adjacent property and total proposed mitigation shall be provided and approved by the City Engineer and staff.

Ayes – 5

Nays – 0

5. Annexations

I. Plat #732/#Z-26-16:

**Applicant/Owner: Hudson Land Holdings, LLC
6282 Mount Salem Circle
Flowery Branch, GA 30542**

Property: 3728 Jones Drive, Hall County

Parcel: 08-156-002004

Acres: 0.384

Zoned From: AR-1

Zoned To: R-100

P & Z Recommendation:

Plat #732/#Z-26-16: Hudson Land Holdings, LLC requested annexation and rezoning for the property located at 3728 Jones Drive, out of parcel 08-156-002004, containing 0.384 acres from AR-1 to R-100. Casey Wood spoke on behalf of the applicant and explained the request to the Board. He stated that the 0.384 acres would be combined with the adjacent property that is already in the City to create two (2) single-family residential lots. Therefore, allowing the entire parcel to be located within the city limits of Buford. Hall County did not object to this annexation and rezoning and there were no objections from the audience.

Motion by Jason Mosley and seconded by Amy Reed to recommend the annexation and rezoning to R-100 with the following conditions:

1. The applicant shall provide a house location plan with the building permit to be approved by the Planning Director.
2. 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.
3. 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 and concrete siding as approved by the Planning Director.
4. The driveways shall be a minimum width of 18 feet.
5. The front and side yards shall be sodded.
6. Shall plant two (2) ornamental trees in the front yard.

Ayes – 5

Nays – 0

6. Zoning Modifications

I. #ZM-26-02: North American Installation **Mercedes Benz** **3189 Gravel Springs Road** **Zoned: C-2**

Applicant is requesting a modification from zoning conditions of May 6, 2024 for the Mercedes Benz dealership for signage.

Condition #8: Ground and wall signs shall conform to the City of Buford Sign Ordinance for locations, square footage, and height unless a separate variance is applied for and approved.

Modification request: To allow four (4) wall signs on the front elevation for a cumulative total of 164.45 sq. ft. and to allow two (2) wall signs on the Eastside elevation for a cumulative total of 52.5 sq. ft.

**II. #ZM-26-03: Oakley Real Estate Partners
4105 Gainesville Highway**

Applicant is requesting to modify conditions from #Z-23-09 approved March 6, 2023:

1. Per City of Buford Zoning Ordinance Section 605-606, minimum strip requirements, M-1 zoned property shall include a minimum of 50' buffer strip for screening adjacent to residential. The applicant shall replant areas that are void of vegetation for effective screening. The final plan is to be reviewed and approved by the Planning Director.

Modify #1 to allow grading in the buffer.

2. Landscape and architectural design shall follow section 1316.1 – Design Requirements, Buford Zoning Ordinance.

Modify #2 to allow for tilt up construction.

3. Vehicular parking shall be within designated striped parking spaces and parking on grassed areas is prohibited.
4. The mini-self-storage building shall have 10 parking spaces per the site plan submitted with the application and if the building has office-warehouse users then parking will be provided underground as required per the City of Buford Zoning Ordinance, Article X.

Delete #4. Use is no longer mini self-storage.

5. The final plans shall be approved by the Planning Director.
6. U-Haul rentals shall be prohibited.

Delete #6. Use is no longer U-Haul Rentals.

7. Outdoor speakers shall be prohibited.
8. No outdoor storage of junk vehicles is allowed on the site.
9. All exterior lighting shall be directed and shielded so as to illuminate the development only.
10. A fence shall be installed along the property line of 5388 Frazer Road.

- 11.No distribution loading docks on rear of building B, C and D. Building A will have a rear door/dock on the back of the building.

Delete #11. Project no longer consists of buildings A, B, C and D.

- 12.Erect a black chain link fence along the property line with screening black slats.

END OF PUBLIC HEARINGS

7. Authorize City Manager to continue operating under the fiscal year 2026 operating budget until adoption of the fiscal year 2027 operating budget.
8. Amend the fiscal year 2026 budget to reflect actual expenditures through June 30, 2026.
9. Consider approval of amendments to Buford Community Center Town Park & Theatre rental agreement.
10. Consider donation of land to the city being tax parcels 7-302-409, 1.54 acres and 7-302-108A, 4.30 acres and authorize City Manager to sign IRS donation documents, as necessary.
11. Consider payment of \$1,600.00 to Gwinnett Soil & Water Conservation District in support of conservation of natural resources in Gwinnett County.
12. Consider low bid for 2026 LMIG paving project.
13. Consider low bid for Wilson Avenue pedestrian improvements (CDBG \$250,000) and authorize City Manager to acquire easements.
14. Consider amendment to Phillip Beard Stadium Field House Rental Agreement, Alumni Rentals.
15. Authorize payment #1 in the amount of \$30,792.93 to Michael Baker International and Invoice #2606-005-2 in the amount of \$35,667.00 to Charles Black Construction Co., Inc. for Buford High School pedestrian bridge project and utilize SPLOST/general funds.
16. Authorize payment of Invoice #23125-04 in the amount of \$8,217.06 to Breaux & Associates for Buford High School CTAE addition project.

17. Authorize payment of Invoice #25106-05 in the amount of \$149.11 to Breaux & Associates for Buford High School softball field house project.
18. Authorize change order no. 5 and payments #10 and #11 totaling \$294,988.06 to Backbone Infrastructure, LLC New Street Roundabout project and utilize SPLOST/general funds.
19. Authorize payment #16 in the amount of \$255,057.07 to Backbone Infrastructure, LLC for Moreno Street LCI project.
20. Authorize payment of Invoice #2524-005 in the amount of \$152,240.50 to Charles Black Construction Co., Inc. for Buford High School softball field house project.
21. Authorize payment of Invoice #2608-002 in the amount of \$631,613.96 to Charles Black Construction Co., Inc. for City of Buford Public Works parking lot addition project.
22. Authorize payment #7 in the amount of \$517,644.00 to Charles Black Construction Co., Inc. for Tom Riden Track resurfacing and improvements project.
23. Authorize payment #1 in the amount of \$139,506.06 to Charles Black Construction Co., Inc. for Shadburn Ferry Road improvements project and utilize SPLOST/general funds.
24. City Manager's Report.
25. 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.