

BUFORD CITY COMMISSION MEETING

March 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 February 2, 2026 regular meeting.

PUBLIC HEARINGS

4. **Rezoning:**

I. **#Z-26-07:**

Hudson Land Holdings, LLC
North Bogan Road
Parcel: 08-156-002193

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

P & Z Recommendation:

#Z-26-07: Hudson Land Holdings, LLC requested a rezoning for the property located on North Bogan Road, parcel 08-156-002193, from M-1 to R-100. Casey Wood spoke on behalf of the applicant and stated they are proposing two single-family residential lots. He asked for the homes to be 60% brick on the front elevation and a water table on the sides and rear. The Board stated the homes could be 60% brick or stone with 40% accents on each elevation. There were no objections from the audience. Motion by Wayne Johnson and seconded by Jason Mosley to recommend approval of the rezoning request to R-100 with the following conditions. Chairman Perkins abstained.

1. The applicant/builder shall provide a house location plan (HLP) with the building permits to be approved by the Planning Director.

2. All homes shall be constructed with four (4) sides brick or stone with accents not to exceed 40% on each elevation. Accents shall include brick, stucco, rock, shakes, hardiplank and concrete siding as approved by the Planning Director.
3. All homes shall have a minimum gross-heated floor area of 3400 square feet exclusive of garages or basements. All homes shall have a minimum of two (2) car garages.
4. Driveways shall be a minimum width of 18 feet.
5. All front yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.

Ayes – 4

Nays – 0

Abstain - 1

5. **Special Use Permit:**

I. **#SUP-26-01:**

Communion House
2730 Faith Industrial Drive
Parcel: 7-266-381

Requesting a special use permit to allow a church.

P & Z Recommendation:

#SUP-26-01: Communion House requested a special use permit for the property located at 2730 Faith Industrial Boulevard. The special use permit requested is to allow a church. The applicant was not present. The real estate agent was present. The Board had concerns about complying with the parking requirements. The real estate agent stated they would be sharing parking with the adjoining parking lot. The Board stated they would need written permission from landlord. There were no objections from the audience. Motion by Wayne Johnson and seconded by Amy Reed to recommend approval of the special use permit as requested with the following conditions:

1. The special use permit applies to Communion House only and at such time in the future the church leaves the building the special use permit expires.
2. The special use permit is for the operation of a church only. Weekly daycare is not approved under this application.

3. The applicant shall provide the City with the number of seats in the main auditorium to determine if the existing parking is sufficient per code. If parking is short of the required per code, the applicant needs to provide a solution for sufficient parking.
4. The approval of this special use permit does not provide relief of any requirement of the Zoning Ordinance or Development Regulations.
5. Written permission shall be provided by the landlord stating Communion Church shall use the adjoining parking lot.

Ayes – 5

Nays – 0

END OF PUBLIC HEARINGS

6. Approve plat for four (4) homes on Washington Street.
7. Consider approval of bid for sale of parcel containing 3.20 acres +/-, 995 Gainesville Highway, Parcel 08-151-002-008, City of Buford, Hall County, GA, and authorize City Manager to enter into a purchase and sales agreement.
8. Approve supplemental Project Framework Agreement with Georgia Department of Transportation (GDOT) to fund additional engineering fees for Buford Multi-Use Trail Extension project.
9. Authorize renewal of 2026-2027 general liability and property insurance policy package with Sterling, Seacrest & Pritchard / Pritchard Insurance Agency.
10. Authorize release of pledged funds with Peoples Bank & Trust.
11. Approve rental of Phillip Beard Stadium on March 7-8, 2026 in coordination with Buford High School.
12. Authorize Chairman to sign joint consent agreement with the Public Service Commission allowing Buford to encroach on the 80' buffer requirement and install gas lines on South Richland Creek Road.
13. Authorize payment of \$91,679.00 to Buford Housing Authority for one-half (1/2) of fence installation located at Forest St. development.

14. Authorize payment #1 in the amount of \$135,446.50 to Ashford Gardeners, Inc. for I-985 Exit landscape project.
15. Authorize payment #12 in the amount of \$162,739.21 to Backbone Infrastructure, LLC for Moreno Street LCI project.
16. Authorize payment of Invoice #25106-01 in the amount of \$5,187.09 to Breaux & Associates for Buford High School Softball field house project.
17. Authorize payment #6 in the amount of \$238,629.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.
18. Authorize payment #2 in the amount of \$98,189.28 to Charles Black Construction Co., Inc. for New Street wall installation project.
19. Authorize final payment in the amount of \$27,637.64 to Charles Black Construction Co., Inc. for Buford High School baseball sound system replacement project.
20. Authorize payment of Invoice # 4559, 4560 and 4561 totaling \$318,484.77 to Charles Black Construction Co., Inc. for additional fencing and gates for Buford City Stadium project.
21. City Manager's Report.
22. 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.