

BUFORD CITY COMMISSION MEETING

September 8, 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 August 3, 2026 regular meeting.
4. Change the October meeting to October 12, 2026.
5. Recognize Nick Davis for his twenty (20) years of service.

PUBLIC HEARINGS

6. Rezoning:

I. Z-26-25:

Eli Green
320 South Street
Parcel: 7-294B-005
Acres: .3

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

P & Z Recommendation:

#Z-26-25: Eli Green requested rezoning of property located at 320 South Street from C-2 to R-100. Mr. Green was present to speak on his behalf and stated to the Board that he wanted to add on and make improvements to the existing home to remain in Buford with a residential zoning. Motion by Amy Reed and seconded by Jason Mosley 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. The addition shall be shown on a site plan for review and approval by the Director of Planning.
2. The applicant shall provide the City of Buford plans indicating the intended architectural materials and design. The final design shall be approved by the Director of Planning.
3. The addition shall be constructed with four (4) sides of brick or stone with accents not to exceed 35% on the front elevation and accents not to exceed 20% on the side and rear elevations. Accents shall include brick, stucco, rock, shakes, hardiplank, and concrete siding as approved by the Planning Director.
4. Front, side, and rear yards shall be sodded and shall have two (2) 3-inch ornamental trees planted in the front yard.
5. If the existing home is removed and a new one constructed home shall have a minimum gross heated floor area of 3400 square feet exclusive of garage and basement. Shall have a minimum two-car garage.
6. The driveway shall be a minimum width of 18 feet.

Ayes – 5

Nays - 0

7. Special Use Permits:

I. #SUP-26-11:

Ron Surani
1875 Peachtree Industrial Blvd.
Parcel: 7-303-033

Requesting a special use permit to allow a C-Store with gas pumps.

P & Z Recommendation:

#SUP-26-11: Ron Surani requested a special use permit for the property located at 1875 Peachtree Industrial Boulevard. The special use permit requested is to allow a C-Store with gas pumps. Mitch Peevy spoke on behalf of the applicant and explained the request to the Board. He stated the development will comply with all codes. There will be no access on Little Mill Road. There were no objections from the audience. Motion by Jason Mosley 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 the 1875 PIB, LLC and at such time in the future 1875 PIB, LLC vacates the site this special use permit expires.
2. The approval of this special use permit does not provide relief of any requirements of the Zoning Ordinance or Development Regulations.
3. The final architectural plans shall be submitted for review and approved by the City and Planning Director.

Ayes – 3

Nays – 0

8. Annexations:

I. Plat #736:

Applicant/Owner: Grady & Mearl Hancock
3090 North Bogan Road
Buford, GA 30519

Property: 3090 North Bogan Road, Gwinnett County

Parcel: 7-264-005

Acres: 0.610

Zoned From: R-100

Zoned To: R-100

P & Z Recommendation:

Plat #736: Grady & Mearl Hancock request annexation and zoning for the property located at 3090 North Bogan Road from R-100 to R-100. Mr. and Mrs. Hancock were present and spoke on their behalf. Gwinnett County did not object to this annexation and zoning and there were no objections from the audience.

Motion by Harley Bennett and seconded by Jason Mosley 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 two-car garage.
2. Home shall be constructed with four (4) sides of 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 – 5

Nays - 0

II. Plat #737/#Z-26-21:

Applicant: CHI/Acquisitions, L. P.
3715 Northside parkway
Building 200, Suite 800
Atlanta, GA 30327

Owner: Gary Brown
Dale Brown

Property: 3252 North Bogan Road, Gwinnett County

Parcel: 7-264-008

Acres: 10.486

Zoned From: R-75

Zoned To: M-1

P & Z Recommendation:

Plat #737/#Z-26-21: CHI/Acquisitions, L.P. request annexation and rezoning for the property located at 3252 North Bogan Road, parcel 7-264-008, from R-75 to M-1. Motion by Wayne Johnson and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The applicant shall submit civil site construction documents in pursuit of a land disturbance permit that is in conformance with the City of Buford's zoning and development code. Any non-conformities shown on the submitted rezoning concept plan are not authorized unless specifically requested through a variance request.
2. To allow tilt-up concrete construction.
3. Outdoor speakers are prohibited.
4. No outdoor storage of junk vehicles allowed on the property.
5. The development shall include a 40 ft. enhanced landscape strip, adjacent to the right of way, planted with a mixture of 12-ft. minimum height evergreen trees and 3-ft. minimum height shrubs to provide an effective screen from North Bogan Road. The landscape plan is to be submitted to the Director of Planning.
6. Provide a 50' undisturbed buffer adjacent to residentially zoned properties. A landscape plan shall be required detailing replanting the

dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.

7. 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.
8. Seek inter-parcel access with neighboring McKesson development.
9. To increase the height of the building from 40' to 45'.
10. Developer to coordinate with Gwinnett County DOT for possible road widening improvements to North Bogan Road.
11. Exit onto North Bogan Road to be right-out only for trucks.

Ayes – 5

Nays - 0

III. Plat #738/#Z-26-22:

Applicant: CHI/Acquisitions, L. P.
3715 Northside parkway
Building 200, Suite 800
Atlanta, GA 30327

Owner: Robert & Pamela Liepse
Property: 3258 North Bogan Road, Gwinnett County
Parcel: 7-264-297
Acres: 1.072
Zoned From: R-75
Zoned To: M-1

P & Z Recommendation:

Plat #738/#Z-26-22: CHI/Acquisitions, L.P. request annexation and rezoning for the property located at 3258 North Bogan Road, parcel 7-264-297 from R-75 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. The applicant shall submit civil site construction documents in pursuit of a land disturbance permit that is in conformance with the City of Buford's zoning and development code. Any non-conformities shown on the submitted rezoning concept plan are not authorized unless specifically requested through a variance request.
2. To allow tilt-up concrete construction.

3. Outdoor speakers are prohibited.
4. No outdoor storage of junk vehicles allowed on the property.
5. The development shall include a 40 ft. enhanced landscape strip, adjacent to the right of way, planted with a mixture of 12-ft. minimum height evergreen trees and 3-ft. minimum height shrubs to provide an effective screen from North Bogan Road. The landscape plan is to be submitted to the Director of Planning.
6. Provide a 50' undisturbed buffer adjacent to residentially zoned properties. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
7. 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.
8. Seek inter-parcel access with neighboring McKesson development.
9. To increase the height of the building from 40' to 45'.
10. Developer to coordinate with Gwinnett County DOT for possible road widening improvements to North Bogan Road.
11. Exit onto North Bogan Road to be right-out only for trucks.

Ayes – 5

Nays - 0

IV. Plat #739/#Z-26-23:

Applicant: CHI/Acquisitions, L. P.
3715 Northside parkway
Building 200, Suite 800
Atlanta, GA 30327

Owner: The Estate of Edna Puckett
Property: 3270 North Bogan Road, Gwinnett County
Parcel: 7-265-002
Acres: 14.677
Zoned From: R-75
Zoned To: M-1

P & Z Recommendation:

Plat #739/#Z-26-23: CHI/Acquisitions, L.P. request annexation and rezoning for the property located at 3270 North Bogan Road, parcel 7-265-002 from R-75 to M-

1. Motion by Amy Reed and seconded by Harley Bennett to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The applicant shall submit civil site construction documents in pursuit of a land disturbance permit that is in conformance with the City of Buford's zoning and development code. Any non-conformities shown on the submitted rezoning concept plan are not authorized unless specifically requested through a variance request.
2. To allow tilt-up concrete construction.
3. Outdoor speakers are prohibited.
4. No outdoor storage of junk vehicles allowed on the property.
5. The development shall include a 40 ft. enhanced landscape strip, adjacent to the right of way, planted with a mixture of 12-ft. minimum height evergreen trees and 3-ft. minimum height shrubs to provide an effective screen from North Bogan Road. The landscape plan is to be submitted to the Director of Planning.
6. Provide a 50' undisturbed buffer adjacent to residentially zoned properties. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
7. 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.
8. Seek inter-parcel access with neighboring McKesson development.
9. To increase the height of the building from 40' to 45'.
10. Developer to coordinate with Gwinnett County DOT for possible road widening improvements to North Bogan Road.
11. Exit onto North Bogan Road to be right-out only for trucks.

Ayes – 5

Nays – 0

V. Plat #740/#Z-26-24:

Applicant: CHI/Acquisitions, L. P.
3715 Northside parkway
Building 200, Suite 800
Atlanta, GA 30327

Owner: Verizon Wireless
Property: North Bogan Road, Gwinnett County
Parcel: 7-265-014
Acres: 0.496
Zoned From: R75
Zoned To: M-1

P & Z Recommendation:

Plat #740/#Z-26-24: CHI Acquisitions, L.P. request annexation and rezoning for the property located on North Bogan Road, parcel 7-256-014 from R-75 to M-1. Motion by Amy Reed and seconded Harley Bennet to recommend approval of the annexation and rezoning to M-1 with the following conditions:

1. The applicant shall submit civil site construction documents in pursuit of a land disturbance permit that is in conformance with the City of Buford's zoning and development code. Any non-conformities shown on the submitted rezoning concept plan are not authorized unless specifically requested through a variance request.
2. To allow tilt-up concrete construction.
3. Outdoor speakers are prohibited.
4. No outdoor storage of junk vehicles allowed on the property.
5. The development shall include a 40 ft. enhanced landscape strip, adjacent to the right of way, planted with a mixture of 12-ft. minimum height evergreen trees and 3-ft. minimum height shrubs to provide an effective screen from North Bogan Road. The landscape plan is to be submitted to the Director of Planning.
6. Provide a 50' undisturbed buffer adjacent to residentially zoned properties. A landscape plan shall be required detailing replanting the dissimilar zoning buffers where existing vegetation does not provide for effective screening or disturbance is proposed. The final plan is to be reviewed and approved by the Planning Director.
7. 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.
8. Seek inter-parcel access with neighboring McKesson development.
 9. To increase the height of the building from 40' to 45'.
 10. Developer to coordinate with Gwinnett County DOT for possible road widening improvements to North Bogan Road.
 11. Exit onto North Bogan Road to be right-out only for trucks.

Ayes – 5

Nays - 0

9. Conduct public hearing for 2026 property tax millage rate rollback and proposed tax increase for Gwinnett and Hall Counties.
10. Conduct public hearing for Fiscal Year 2027 operating budget.

END OF PUBLIC HEARINGS

11. Adopt 2026 property tax millage rate for Buford City Schools of 14.50 mills in Gwinnett County and 15.544 mills in Hall County. The 2026 net millage rate for property taxes in both Gwinnett and Hall Counties is 14.50 mills. Property tax bills are due December 30, 2026.
12. Adopt Fiscal Year 2027 operating budget and budget resolution.
13. Approve plat on Roberts Street for BBC Investment Group.
14. Approve amendment to the Service Delivery Strategy with Gwinnett County to accept sewer service at 1781 Plunketts Road, Parcel No. 7-218-003.
15. Authorize City Manager to accept utility easement for gas line installation from Rowen Foundation, Inc. and the Development Authority of Gwinnett County.
16. Authorize City Manager to accept stormwater utility easement for stormwater installation from Sean Stewart located at 235 Kennesaw Street, Parcel No. 7-294B-105.
17. Authorize payment of Invoice #23125-06 in the amount of \$6,186.39 to Breaux & Associates for Buford High School CTE addition project.

18. Authorize payment #3 in the amount of \$123,171.70 to Michael Baker International for Buford High School pedestrian bridge project and utilize SPLOST/general funds.
19. Authorize payment #13 in the amount of \$11,503.22 to Backbone Infrastructure, LLC for New Street Roundabout project and payment of Invoice #2606-008-1 to Charles Black Construction Co., Inc. in the amount of \$35,239.70 for additional stormwater work and utilize SPLOST/general funds.
20. Authorize payment #18 in the amount of \$164,225.34 to Backbone Infrastructure, LLC for Moreno Street LCI project and utilize SPLOST/general funds.
21. Authorize change order #1 for 2026 LMIG paving project adding additional milling and inlay at Davis Road, Centerville Road, Red Cruse Court and Huntington Place, and patching and striping at South Waterworks Road and South Lee Street.
22. Authorize final credit change order no. 1 (-\$15,504.00) and final payment in the amount of \$144,321.00 to Charles Black Construction Co., Inc. for Tom Riden Track Resurfacing and Improvements project.
23. Authorize payment of Invoice #2524-007 in the amount of \$249,712.26 to Charles Black Construction Co., Inc. for Buford High School softball field house project.
24. Authorize payment of Invoice #2608-003 in the amount of \$25,259.81 to Charles Black Construction Co., Inc. for City of Buford Public Works parking lot addition project.
25. Authorize payment #1 in the amount of \$147,634.00 to Charles Black Construction Co., Inc. for City of Buford Ozone project.
26. Authorize payment of Invoice #2606-001-6 in the amount of \$145,100.00 to Charles Black Construction Co., Inc. for New Street grading and pipe extension project.
27. Authorize credit change order no. 1 (-\$29,968.09) and payment #4 in the amount of \$12,570.61 to W. L. Griffin Company, LLC for N. Bogan Road at Thompson Mill Road gas relocation project. (Force account agreement)

28. Consider low bid for N. Gwinnett Sewer improvements project in the amount of \$550,019.00 to Site Engineering, Inc. (CDBG project)
29. City Manager's Report.
30. 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.