

Buford City Commission

February 2, 2026

The regular monthly meeting was held on February 2, 2026 at Buford City Hall and all Commission members were present.

Chairman Beard called the meeting to order at 7:00 p.m. and Mr. Burge led the Pledge of Allegiance.

Motion by Mr. Burge, seconded by Mr. Weeks to approve the agenda for the February 2, 2026 Commission meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the January 5, 2026 regular meeting as presented by staff.

Ayes 3
Nays 0

Gwinnett County District 4 Commissioner, Matthew Holtkamp, presented Chairman Beard with a proclamation recognizing him for his dedication and service to the City.

Chairman Beard stated that this portion of the meeting would be set aside for public hearings.

Rezoning:

#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. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 3
Nays 0

Three handwritten signatures in blue ink are present at the bottom of the page. The first signature on the left is 'LB', the middle one is a large, stylized 'B', and the one on the right is 'BH'. A small number '1' is written at the end of the rightmost signature.

#Z-26-02: M3 Property Partners requested rezoning for the property located at 5409 South Richland Creek Road from R-100 to M-1. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 3
Nays 0

#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. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request with the following conditions:

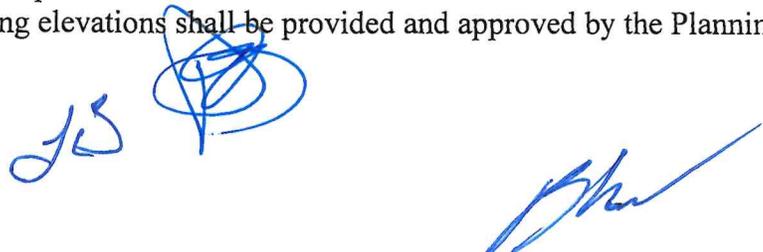
1. To allow tilt-up construction.
2. Final building elevations shall be provided and approved by the Planning Director.
3. To allow retaining wall in the front yard adjacent to South Richland Creek Road.
4. The development shall include a 15-ft enhanced landscape strip adjacent to South Richland Creek 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 3
Nays 0

Annexations:

Plat #723/#Z-26-04: Joe Moriarty requested annexation and rezoning for the property located at 5339 South Richland Creek Road from R-100 to M-1. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 3

Nays 0

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. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request 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 3

Nays 0

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. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request 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 3
Nays 0

Plat #722: 713 Holdings, LLC request annexation and zoning for the property located at 3496 North Bogan Road from R-100 to R-100. Applicant was not present. Gwinnett County did not object to the annexation and zoning request. No one spoke against the request. Motion by Mr. Burge, seconded by Mr. Weeks to approve the request with the following conditions:

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 3
Nays 0

Chairman Beard stated that this concludes the public hearing portion of the meeting.

Motion by Mr. Burge, seconded by Mr. Weeks to adopt resolution to the Atlanta Regional Commission seeking federal funding of right-of-way acquisition funds for the Buford Multi-Use Trail Extension.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve City of Buford Natural Gas Franchise Agreement with the City of Braselton.

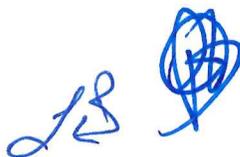
Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve special event, Art-Tiques Holiday Market, on the Buford Community Center lawn November 21-22, 2026.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize renewal of Worker's Compensation policy for 2026-2027 with Summit Insurance Company.

Ayes 3
Nays 0



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Motion by Mr. Weeks, seconded by Mr. Burge to approve transfer of Roberts St. properties, 7-301-407, 7-301-048, 7-301-049 and 7-301-050, to the Downtown Development Authority.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve Quitclaim of 0.254 acres +/- of rights-of-way on Washington Street.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize release of pledged funds with Peoples Bank & Trust. Chairman Beard abstained.

Ayes 2
Nays 0
Abstained 1

Motion by Mr. Weeks, seconded by Mr. Burge to authorize final retainage payment in the amount of \$25,900.00 to Digital Scoreboards, LLC for Buford City Stadium project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #11 in the amount of \$141,465.58 to Backbone Infrastructure, LLC for Moreno Street LCI project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to 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)

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #5 in the amount of \$91,384.00 to Charles Black Construction Co., Inc. for Tom Riden track resurface project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #4 in the amount of \$14,031.88 to Charles Black Construction Co., Inc. for Buford City cemetery project.

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Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$22,292.67 to Charles Black Construction Co., Inc. for New Street wall installation project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #1 in the amount of \$14,615.45 to Charles Black Construction Co., Inc. for Buford High School softball locker room project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$16,542.09 to Charles Black Construction Co., Inc. for Stillwater court sidewalk repair project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to 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.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #2 in the amount of \$12,090.82 to Charles Black Construction Co., Inc. for Buford High School soccer/lacrosse field scoreboard.

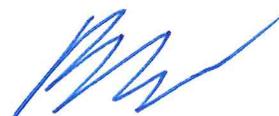
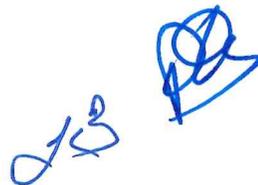
Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

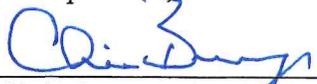
Mr. Jay gave the City Attorney's Report.

After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0




Phillip Beard, Chairman


Chris Burge, Vice-Chairman


Bradley W. Weeks, Commissioner


City Clerk

3-2-26
Date