

Buford City Commission

July 20, 2026

The regular monthly meeting was held on July 20, 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. Weeks, seconded by Mr. Burge to approve the agenda for the July 20, 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 June 1, 2026 regular meeting as presented by staff.

Ayes 3
Nays 0

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

Rezoning:

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

12. Provide vehicle access to the Pruitt parcel, 7-295C-067, during construction for removal of trees and other purposes on said parcel.

Ayes 3

Nays 0

#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. 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. There were several residents from Summerlyn Subdivision in opposition to the request with concerns of stormwater issues, increased traffic, noise, and decreased property values. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request 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. 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.
4. Adopted conditions of **#ZM-26-03** shall be included and part of case **#Z-26-18**.

Ayes 3

Nays 0

Annexations:

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

Nays 0

Zoning Modifications:

#ZM-26-02: North American Installation, Mercedes Benz, 3189 Gravel Springs Road requested 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. There shall be no pylon signs.

Motion by Mr. Burge, seconded by Mr. Weeks to approve the request.

Ayes 3

Nays 0

#ZM-26-03: Oakley Real Estate Partners, 4105 Gainesville Highway, requested 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.

Motion by Mr. Weeks, seconded by Mr. Burge to approve the request.

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 authorize City Manager to continue operating under the fiscal year 2026 operating budget until adoption of the fiscal year 2027 operating budget.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to amend the fiscal year 2026 budget to reflect actual expenditures through June 30, 2026.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve amendments to Buford Community Center Town Park & Theatre rental agreement.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks approve 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, subject to an inspection of the property for buried or placed debris and any contamination.

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve payment of \$1,600.00 to Gwinnett Soil & Water Conservation District in support of conservation of natural resources in Gwinnett County.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve low bid for 2026 LMIG paving project.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve low bid for Wilson Avenue pedestrian improvements (CDBG \$250,000) and authorize City Manager to acquire easements.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve amendment to Phillip Beard Stadium Field House Rental Agreement, Alumni Rentals.

Ayes 3
Nays 0

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

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #23125-04 in the amount of \$8,217.06 to Breaux & Associates for Buford High School CTAE addition project.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #25106-05 in the amount of \$149.11 to Breaux & Associates for Buford High School softball field house project.

Ayes 3
Nays 0



Motion by Mr. Burge, seconded by Mr. Weeks to authorize change order no. 5 and payments #10 and #11 totaling \$294,988.06 to Backbone Infrastructure, LLC for New Street Roundabout project and utilize SPLOST/general funds.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #16 in the amount of \$255,057.07 to Backbone Infrastructure, LLC for Moreno Street LCI project.

Ayes 3

Nays 0

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

Ayes 3

Nays 0

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

Ayes 3

Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #7 in the amount of \$517,644.00 to Charles Black Construction Co., Inc. for Tom Riden Track resurfacing and improvements project.

Ayes 3

Nays 0

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

Ayes 3

Nays 0

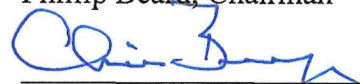
Mr. Kerlin gave the City Manager's Report.

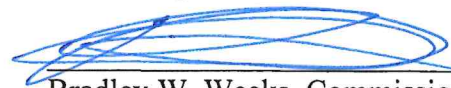
Mr. Jay gave the City Attorney's Report.

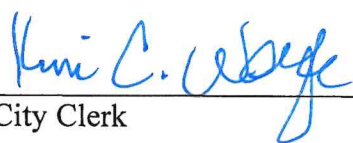
After a brief discussion with the audience, motion by Mr. Burge, seconded by Mr. Weeks to adjourn.

Ayes 3
Nays 0



Phillip Beard, Chairman

Chris Burge, Vice-Chairman

Bradley W. Weeks, Commissioner

City Clerk

Date