

Buford City Commission

September 8, 2026

The regular monthly meeting was held on September 8, 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 September 8, 2026 meeting as presented.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt the minutes from the August 3, 2026 meeting as presented by staff.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to change the October meeting to October 12, 2026.

Ayes 3
Nays 0

Chairman Beard recognized Nick Davis for his twenty (20) years of service with the City.

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

Rezoning:

#Z-26-25: Eli Green requested rezoning of property located at 320 South Street from C-2 to R-100. Applicant was 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. 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

JD PB

Am

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 3

Nays 0

Special Use Permits:

#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. No one spoke against the request. Chairman Beard stated that this property could be a potential flood hazard and the property owner is put on notice. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request 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

Annexations:

Plat #736: Grady & Mearl Hancock request annexation and zoning for the property located at 3090 North Bogan Road from R-100 to R-100. Applicants were present. Gwinnett County did not object to this annexation and zoning. 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 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.

JS

BW

Ayes 3
Nays 0

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. 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 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. Grading is allowed in the undisturbed buffer. 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 left and right out for cars and right out only for trucks.

Ayes 3
Nays 0

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. 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 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. Grading is allowed in the undisturbed buffer. 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 left and right out for cars and right out only for trucks.

Ayes 3

Nays 0

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. No one spoke against the request. Motion by Mr. Weeks, seconded by Mr. Burge to approve the request 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. Grading is allowed in the undisturbed buffer.



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 left and right out for cars and right out only for trucks.

Ayes 3

Nays 0

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. 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 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. Grading is allowed in the undisturbed buffer.
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 left and right out for cars and right out only for trucks.

Ayes 3

Nays 0

Chairman Beard stated at this time there would be a public hearing on the Fiscal Year 2027 Operating Budget and 2026 millage rate rollback for Gwinnett and Hall County property taxes. Chairman Beard opened the hearings with comments on the FY 2027 budget, the proposed tax increases for 2026 and gave an overview of the law and the City's proposed millage rate. The Commission is proposing a net millage rate of 14.50 for 2026 for both Gwinnett and Hall Counties. Hall County millage rate is 15.544 mills and after the LOST rollback, the millage is 14.50 mills. The property tax increase for Gwinnett County is proposed at 5.89% over the rollback millage rate of 13.694 and the property tax increase for Hall County is proposed at 3.79% over the rollback millage rate of 13.971. The public was given an opportunity to provide comments on the budget and millage rate rollback.

The audience was given an opportunity to comment on the FY 2027 operating budget. The audience did not have questions or comments regarding the proposed Fiscal Year 2027 Operating Budget.

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

Motion by Mr. Burge, seconded by Mr. Weeks to approve the 2026 property tax millage rate for Buford City Schools in Gwinnett County of 14.50 mills 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.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to adopt Fiscal Year 2027 operating budget and budget resolution.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve plat on Roberts Street for BBC Investment Group.

Ayes 3

Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to approve amendment to the Service Delivery Strategy with Gwinnett County to accept sewer service at 1781 Plunketts Road, Parcel No. 7-218-003.



Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize City Manager to accept utility easement for gas line installation from Rowen Foundation, Inc. and the Development Authority of Gwinnett County.

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize City Manager to accept stormwater utility easement for stormwater installation from Sean Stewart located at 235 Kennesaw Street, Parcel No. 7-294B-105.

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment of Invoice #23125-06 in the amount of \$6,186.39 to Breaux & Associates for Buford High School CTE addition project.

Ayes 3
Nays 0

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

Ayes 3
Nays 0

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

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to authorize payment #18 in the amount of \$164,225.34 to Backbone Infrastructure, LLC for Moreno Street LCI project and utilize SPLOST general/funds.

Ayes 3
Nays 0

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



7



Ayes 3
Nays 0

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

Ayes 3
Nays 0

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

Ayes 3
Nays 0

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

Ayes 3
Nays 0

Motion by Mr. Burge, seconded by Mr. Weeks to authorize payment #1 in the amount of \$147,634.00 to Charles Black Construction Co., Inc. for City of Buford Ozone project.

Ayes 3
Nays 0

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

Ayes 3
Nays 0

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

Ayes 3
Nays 0

Motion by Mr. Weeks, seconded by Mr. Burge to approve low bid for N. Gwinnett Sewer improvements project in the amount of \$550,019.00 to Site Engineering, Inc. (CDBG project)

Ayes 3
Nays 0

Mr. Kerlin gave the City Manager's Report.

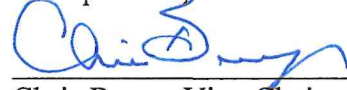
Mr. Jay gave the City Attorney's Report.

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

Ayes 3
Nays 0



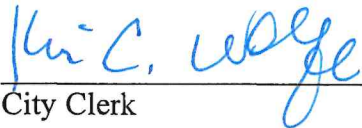
Phillip Beard, Chairman



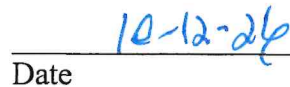
Chris Burge, Vice-Chairman



Bradley W. Weeks, Commissioner



City Clerk



Date