



PLANNING COMMISSION MEETING MINUTES

Thursday, August 27, 2026 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Commissioner Linda Dodd
Chairman Michael Joyner
Commissioner Toyin Olaoluwa
Commissioner Kim Pecylak
Commissioner Reese Shanks

Commissioner Michael Lee

ABSENT

Commissioner Cathy Swanson

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 07/23/2026.

Motion made by Commissioner Shanks to approve the minutes. Seconded By Vice Chairman Lee
Voting Yea: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Pecylak, Commissioner Shanks, and Vice Chairman Lee.
Minutes approved 5-0.

5. NEW BUSINESS

- A. **Case #V26-008-** Katie Bullard, agent for Scott Stephens-Estate of Barbara Stephens, requested a Major Variance for the property located at 0 N Sharon Church Rd, Loganville, GA 30052, Map/Parcel #LG060046, Walton County, GA. Present zoning is R22. Ordinance and Section from which relief is sought is Zoning Ordinance 119-209(c). Request for Variance for 100 feet build line in lieu of 125 feet build line.

Planning Director Robbie Schwartz presented the case to the Commission Board. Commissioner Joyner then asked the applicant to come forward to present.

Katie Bullard, real estate agent for Scott Stephens-Estate of Barbara Stephens, 3627 Natalie Ct, Loganville, Ga came forward and asked for approval of the variance. The property was owned by her grandmother. She recently passed away and the family is trying to sell the property to a builder. The property was part of a bigger parcel, the family tried to sell it, and it would not sell. They split the property into two parcels. The parcel with the house sold, and now they are trying to sell the parcel of land. They are in a contract with a builder to buy the property and build on it because no one in the family wants the property or wants to pay the property taxes. In order for the builder to build on the house, he will need this variance.

Commissioner Olaoluwa then ask what the builder was going to build on the property; a house or a subdivision?

Ms. Bullard stated that it would be a single-family house. Ms. Bullard also stated that the property is in the subdivision Overlook Point and is already zoned for single-family housing. They just want to sell the property and in order to do that they need the variance.

Chairman Joyner then asked if there was anyone in the audience here to speak in favor of the project. No one came forward.

Chairman Joyner then asked if there was anyone in the audience her to speak against the project. No one came forward.

Chairman Joyner then asked if there were any other questions or comments from the Board.

Commissioner Dodd recommended the passing of the variance. The variance will give them a little more room to build and there should not be a problem with that. Commissioner Dodd proceeded to make a motion to approve the variance.

Motion made by Commissioner Dodd, Seconded by Commissioner Shanks.

Voting Yea: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Pecylak, Commissioner Shanks, and Vice Chairman Lee. Motion approved 5-0

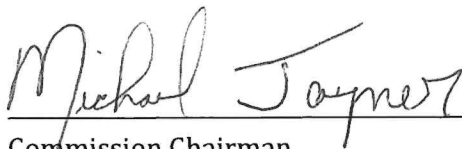
Planning Director Schwartz reminded everyone that the second hearing on this case would be on September 10, 2026 at 6:30 in these same chambers. This will be a combined meeting. The hearing and the vote will occur on September 10, 2026.

6. ADJOURN

Motion made by Commissioner Pecylak, Seconded by Commissioner Shanks.

Voting Yea: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Pecylak, Commissioner Shanks, and Vice Chairman Lee. Motion approved 5-0. Meeting adjourned at 6:42.

Public is welcomed to attend.


Commission Chairman


Planning and Development Director