



CITY COUNCIL WORK SESSION MINUTES

Monday, March 09, 2026 at 6:30 PM

Council Chambers

1. CALL TO ORDER

Mayor Branden Whitfield called the meeting to order at 6:30pm.

A. Roll Call

PRESENT

Mayor Branden Whitfield

Council Member Keith Colquitt

Council Member Bill DuVall

Council Member Wesley Johnson

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Patti Wolfe

B. Approval of Agenda

Motion made by Council Member Long to make two amendments to the agenda by adding a discussion about adding a code enforcement officer, and a discussion about HB295.

Seconded by Council Member Wolfe.

Voting Yea: Council Member Colquitt, Council Member DuVall, Council Member Johnson, Council Member Long, Council Member Newberry, Council Member Wolfe.

Motion carried 6-0.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

A. Discussion/Approval - Rezone and Annexation Moratorium Extension

Motion made by Council Member Newberry to extend the existing moratorium for an additional six month period, through September 30, 2026.

Seconded by Council Member Long.

Voting Yea: Council Member Colquitt, Council Member DuVall, Council Member Johnson, Council Member Long, Council Member Newberry, Council Member Wolfe.

Motion carried 6-0.

B. Appointment to the Loganville Planning Commission

Council Member Lisa Newberry presented to the council applications for the appointment of four open seats for the Loganville Planning Commission. Council wants to have the applicants present

at next months council meeting for a question and answer session. City Manager Danny Roberts, will send a list of questions to the Council for their review. The applicants will have two minutes each for a brief introduction, and the session will have a hard stop at 7:00 pm.

C. Discussion - Donation Drop Boxes

Council Member Newberry presented a discussion to Council about donation drop boxes. Council would like staff, and City Attorney Paul Rosenthal to come back at April's council meeting with zoning and legal guidance.

3. FINANCE COMMITTEE REPORT

A. Discussion - Raising Compensation for Mayor and Council

Council Member Colquitt presented a discussion regarding raising the salaries for the Mayor and Council. This would not take effect until January 1, 2028. Council would like to keep this on Thursday nights agenda to discuss the amount of the increase.

B. GMEBS OPEB Actuarial Services Invoice for FY 2025 Audit \$13,350.00 (100-1510-523600)

Consent Agenda for Thursday Night

C. Purchase of a 2025 Ford F550 VersaLift Bucket Truck \$150,000.00 (100-4900-542200)

Consent Agenda for Thursday Night.

D. Discussion - Cash Payments Regarding Cents

Council Member Colquitt presented a discussion about cash payments and the Federal Reserve no longer making pennies. Finance Director Natalie Warnack spoke how this effects cash payments. Staff recommends to round cash payments up to the nearest dollar and this would give the customer a credit if permitted. Council agreed to make these transactions roll to credits.

4. PUBLIC SAFETY COMMITTEE REPORT

A. Discussion about Weekly Report

Council Member Long presented a discussion about weekly reports from City Manager Danny Roberts.

Council Member Long presented a follow-up discussion regarding the addition of a Code Enforcement Officer.

Council Member Long presented a discussion regarding House Bill 295.

5. PUBLIC UTILITIES COMMITTEE REPORT

6. FACILITIES COMMITTEE REPORT

A. Remodel of 605 Tom Brewer Rd (PD & Station 16) and 789 Lee Byrd Rd (Station 15). Roof replacement at 180 Old Loganville Rd (Station 18). \$188,463.00 includes a 10% contingency - 2019 Walton County Public Safety SPLOST and 2023 Gwinnett County Public Safety SPLOST (321-3200, 321-3500, 324-3500)

Consent Agenda for Thursday Night.

- B. Toddler Park Bids to Renovate for ADA - \$715,065.00 includes a 5% contingency (2019 Walton County SPLOST (321-6200), 2017 Gwinnett County SPLOST (320-6200), Walton County Health Foundation Grant (\$40,000), General Fund for the remainder

Council Member Johnson presented the renovation bid for ADA equipment at the Toddler Park. Council has requested that City Manager Danny Roberts go back to the bid company with a cap amount of \$625,000.

7. TRANSPORTATION COMMITTEE REPORT

8. CITY MANAGER'S REPORT

A. Appointment to the DDA

City Manager Danny Roberts presented the one applicant for the DDA. The applicant will be sworn in at the April Council Meeting or the first DDA meeting in May. He also requested that DDA applications be reopened until March 27, 2026, due to additional vacancies occurring in April.

B. Discussion / Approval - Election of Loganville Vice Mayor

Motion made by Council Member Newberry to nominate Council Member Long as Vice Mayor for the next calendar year.

Seconded by Council Member Wolfe.

Voting Yea: Council Member Colquitt, Council Member DuVall, Council Member Johnson, Council Member Long, Council Member Newberry, Council Member Wolfe

Motion carried 6-0.

9. CITY ATTORNEY'S UPDATES / REPORTS

A. Discussion/Approval - Candidate Qualification Charter Changes

City Attorney Paul Rosenthal presented council with an action item to change the charter for candidate qualifications. The first change is to update the charter to reflect Georgia law on residency of one year, and make the age consistent to 21 years old for the Mayor and Council positions. The second change is a typo in section 212 of the charter. This will need to be on Thursday nights Agenda for a motion to approve, then it will come back again before Council in April's meeting for a second approval. This change requires two consecutive approvals.

10. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

There was no one present to address the Mayor and Council.

11. EXECUTIVE SESSION

12. ITEMS FOR THURSDAY NIGHT

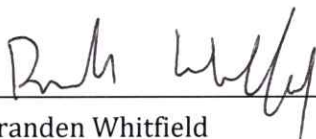
- A. Last Month's Minutes
Consent Agenda for Thursday Night.
- B. January 2026 Financial Report
Consent Agenda for Thursday Night.

13. ADJOURNMENT

Motion made by Council Member Colquitt to adjourn. Seconded by Council Member Newberry.
Voting Yea: Council Member Colquitt, Council Member DuVall, Council Member Johnson, Council Member Long, Council Member Newberry, Council Member Wolfe.

Motion carried 6-0.

Meeting adjourned at 8:56pm.



Branden Whitfield
Mayor



Ansley Pope
Deputy City Clerk

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LOGANVILLE, GEORGIA, TO EXTEND A PREVIOUSLY IMPOSED TEMPORARY MORATORIUM ON ALL REZONE APPLICATIONS AND ANNEXATION APPLICATIONS FOR ALL PROPERTIES LOCATED IN THE CITY LIMITS OF THE CITY OF LOGANVILLE OR THOSE SEEKING TO BE INCLUDED IN THE CITY LIMITS, UNTIL SUCH TIME AS THE CITY CAN REVIEW AND APPROVE AN UPDATED ZONING ORDINANCE FOR THE CITY

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS AS FOLLOWS:

WHEREAS, the City of Loganville, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace, and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable ordinances or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, Georgia law recognizes that local governments may impose temporary moratoria on zoning decisions, building permits, and other development approvals for the purpose of city planning and implementation of new city regulations and ordinances (See, City of Roswell v. Outdoor Sys., Inc., 274 Ga. 130 (2001); and,

WHEREAS, the Mayor and City Council, as a part of its planning, building, zoning and growth management efforts have been in review of the City’s estimates and projections regarding the anticipated type of residential, commercial, and industrial developments, and growth patterns inside the City’s limits; and,

WHEREAS, on June 16, 2022, the Mayor and City Council adopted the City’s Comprehensive Plan; and,

WHEREAS, the Comprehensive Plan projects continued population growth inside the City’s limits; and,

WHEREAS, the United States Census Bureau also shows continued population growth estimates at a rate of 16.2% inside the City’s limits from 2020 to 2023 (<https://www.census.gov/data/tables/time-series/demo/popest/2020s-total-cities-and-towns.html>); and,

WHEREAS, the Mayor and City Council are vested with the duty and responsibility to implement legislation for the general health, safety, and welfare of the City’s citizens, including modifications to City regulations necessitated in part by population growth; and,

WHEREAS, City staff has reported to the Mayor and City Council that substantial changes are required to the City's Zoning Ordinance to properly implement appropriate land planning practices and encourage appropriate community development patterns taking into account the expected continued population growth inside the City; and,

WHEREAS, the Mayor and City Council agree that certain changes are necessary to the City's Zoning Ordinance to continue appropriate land planning practices and community development patterns, taking into account the expected continued population growth inside the City; and,

WHEREAS, based on City staff's recommendations, the Mayor and City Council have instructed City staff to review the City's Zoning Ordinance for the purpose of improving the City's Zoning Ordinance concerning the rezoning and annexation of real property inside the City's limits; and,

WHEREAS, City staff is working to provide the Mayor and City Council with staff recommendations regarding updates that are needed to the City's Zoning Ordinance to improve land development inside the City; and,

WHEREAS, revising and updating the City's Zoning Ordinance requires substantial research and manpower by City staff and outside professionals to provide the Mayor and City Council recommendations that are consistent with the Comprehensive Plan, the needs of the City and the continued population growth of the City; and,

WHEREAS, the City is limited in its resources and in the number of City employees that specialize in city planning and development; and,

WHEREAS, the Mayor and City Council desire to provide City staff with adequate time and resources to implement updates to the City's Zoning Ordinance; and,

WHEREAS, the Mayor and City Council desire for City staff to pursue third-party consulting experts to assist in updating the City's Zoning Ordinance; and,

WHEREAS, City staff pursued third-party consultants by publishing a Request for Qualifications that required all interested third-party consulting experts to submit their written proposals for rewriting the City's Zoning Ordinance on or before July 18, 2025, at 2 p.m.; and,

WHEREAS, the City did receive written proposals from consulting experts interested in rewriting the City's Zoning Ordinance; and,

WHEREAS, as a result of receiving said proposals, on November 13, 2025, the City entered into a contract with Town Planning & Urban Design Collaborative, LLC ("Consultants") for the purpose of rewriting the City's Zoning Ordinance (the "Contract"); and,

WHEREAS, the Contract contemplates seven (7) phases to provide a fully rewritten draft of the City's Zoning Ordinance; and,

WHEREAS, the City is currently in phase four (4) of the seven (7) phases; and,

WHEREAS, as part of phase four (4), from February 23rd through February 26th, 2026, the Consultants held a public forum to further develop the rewritten Zoning Ordinance by receiving input from the public ("Codeapalooza"); and,

WHEREAS, the remaining phases of the Contract will require several more months to fully draft, review, and adopt the City's updated Zoning Ordinance; and,

WHEREAS, the Mayor and City Council hold a strong belief in updating and developing a cohesive and coherent Zoning Ordinance for land use for properties located in the City, and intend to promote quality community development through stable, balanced growth for the prosperity of the City as a whole; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have already been established with property owners and applicants as a result of pending rezone or annexation applications for properties located inside the City's limits or petitioned to be included in the City's limits, as the case may be, as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests in property rights of its citizens, property owners and other interested parties any more than is reasonably necessary to effectuate the needed updates to the City's Zoning Ordinance, and, as such, want to ensure that City staff continue to accept minor improvement applications, major variance applications, sign permit applications, land disturbance permit applications, building permit applications, certificate of occupancy applications, preliminary plat approval applications, final plat approval applications, and all other similar application types that are not applications for rezoning or annexation; and,

WHEREAS, the Mayor and City Council are concerned about the health and well-being of the citizens of the City that could be negatively impacted by continued population growth and uncontrolled land development inside the City's limits without a comprehensive update to the City's Zoning Ordinance; and,

WHEREAS, the Mayor and City Council hold a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,

WHEREAS, the Mayor and City Council hold a strong belief in maintaining public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of land and other resources, enhancing and protecting the

economic well-being of the community, facilitating adequate provisions of public services, and preserving resources of the City; and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City for the protection of the health and public safety that the previously imposed temporary moratorium be extended on the submission and acceptance of all rezone applications and annexation applications for all properties inside the City's limits or petitioned to be included in the City's limits, as the case may be; and,

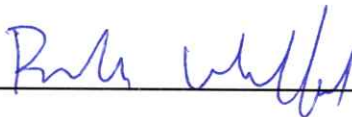
WHEREAS, a temporary moratorium on the acceptance of rezone applications and annexation applications for all properties located inside the City's limits or petitioned to be included in the City's limits, as the case may be, is a proper exercise of the City's police powers while the above-referenced Zoning Ordinance updates are finalized by the Consultants and City staff.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and City Council of Loganville do hereby declare, adopt, and extend the previously imposed moratorium on the submission and acceptance of rezone applications and annexation applications for all properties located inside the City's limits or those that petition to be included in the City's limits as follows:

1. The preamble of this Ordinance shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. No submissions of rezone applications or annexation applications for all properties inside the City's limits or requested to be included in the City's limits, shall be accepted by the City or City staff, effective immediately upon the adoption of this Ordinance until, through and including September 30, 2026; and,
3. This moratorium shall have no impact on any complete and pending rezone or annexation applications that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
4. This moratorium shall in no way affect the submission of minor improvement applications, major variance applications, sign permit applications, land disturbance permit applications, building permit applications, certificate of occupancy applications, preliminary plat approval applications, final plat approval applications and all other similar application types to the City that are not applications for rezoning or annexation; and,
5. During the term of this moratorium, the City staff and the Consultants shall continue to study the current mix of land use, growth patterns, and the impacts of the same on the City's resources, and the City shall make all reasonable and diligent efforts to finalize and adopt updates to the City's Zoning Ordinance to further the City's interests in growth management, so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,
6. This moratorium shall become effective upon its adoption.

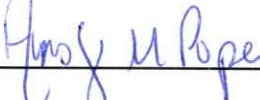
READ AND ADOPTED, this 12th day of March, 2026.

CITY OF LOGANVILLE, GEORGIA

By:  (SEAL)

Branden Whitfield, Mayor

Attest:

 (SEAL)

Ansley Pope, Deputy Clerk

