



PLANNING COMMISSION PUBLIC HEARING MINUTES

Thursday, August 24, 2023 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt

Commissioner Tiffany Ellis

Commissioner Barbara Forrester

Commissioner Lisa Luttrell

Commissioner Amanda Soesbe

Commissioner William Williams II

Director Tim Prater

ABSENT

Commissioner Alma Thomas

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 6.22.23

Motion made by Commissioner Forrester to approve the minutes from 6.22.23, Seconded by Commissioner Soesbe.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Williams II

Motion for approval passed 5-0.

5. NEW BUSINESS

A. Case # R23-008– Jose Hurtado - filed an application to rezone 5.1+/- acres located on 827 Lee Byrd Road Map/Parcel # LG100049, Walton County, Georgia. The property owner is Jose Hurtado. The current zoning is OI. The requested zoning is R-44 for the purpose of residential zoning.

Karen Pena was the translator for the applicant Jose Hurtado. Mr. Hurtado wants to have his property be his residential dwelling and does not plan to use it for any business use. The Future Land Use Map that the City has, also reflects this parcel as being residential.

Melinda Johns at 866 Lee Byrd Road, wanted to verify that the property is only going to be used as a residential dwelling and that no business would be at the property.

Ms. Pena stated that no commercial use would happen at the property and Chairman Colquitt suggested that there be a stipulation to the rezone that no home occupation can be held at the residence.

Commissioner Williams asked the applicant about the large vehicles he had seen at the property. He wanted to know if a business is currently operating at this parcel. He also wanted to know if the zoning code of R-44 would allow other residences to be built on the parcel.

Ms. Pena verified that the large vehicles are a temporary issue due to cosmetic work was being done at the home. Mr. Hurtado has no intention of adding any other homes to the property.

Tim Prater responded that the City Ordinance is 1 residence per lot. The applicant would have to apply for a rezone or variance to add any other properties to the lot.

Commissioner Ellis wanted to know about the applicant's business located at 316 Walking Way in Lawrenceville, Gwinnett Construction LLC. She asked if this business continues, where will it operate it from?

Mrs. Pena replied that the business owned by Mr. Hurtado would remain in Lawrenceville and he will just live as his primary property at 866 Lee Byrd Road.

Motion to approve rezone made by Commissioner Forrester, Seconded by Commissioner Soesbe with the condition that no home occupations will be held at the residence.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe and Commissioner Williams II.

Motion for approval passed 5-0.

- B. Case # R23-009** – Twin Lakes Road, LLC c/o Mahaffey Pickens Tucker, LLP- filed an application to rezone 27.85+/- acres located on 3520 Atlanta Hwy Map/Parcel # LG140020, Walton County, Georgia. The property owner is Twin Lakes Road, LLC. The current zoning is PUV. The requested zoning is CH for the development of contractor's office with outdoor storage of equipment and materials.

Tim Prater stated that there were issues with the microphones/internet, so please speak clearly.

Gabrielle Schaller with Mahaffey Pickens Tucker, LLP of 1550 N Brown Road Suite 125 Lawrenceville, GA, spoke on the behalf of the applicant E R Snell. The applicant is asking to rezone the property from CH to PUV to allow 20,000 sq. ft. of office space, equipment storage and a training area/facility. The applicant states they will maintain the existing lake and conserve some areas and also maintain a tree buffer along Twin Lakes Road. The Staff report from the City of Loganville states that the rezone be approved with the condition that trucks with more than 6 tires would not be able to use Twin Lakes Road. Applicant states that this is not necessary and that they have spoken with DOT about the concern of trucks on Twin Lakes Road. Trucks will drop off training equipment at 1-2 trucks a month maybe for the moving of training equipment only. Ms. Schaller asked for the approval of the rezone without this condition presented by the Staff Analysis.

The floor was open to the public for comment.

Jerry Shoals wanted to know what training would be held at this property since the letter of intent never said anything about a training facility.

Mark Schumacher with E.R. Snell stated that the applicant would be training contractors to build roads and that the employees would be using equipment - backhoes, moving dirt etc. - to learn how to fill a road/build a road. It would be an opportunity for the employees to gain a certain skill set.

Mr. McConnell, of 3540 Hwy 78, stated he was excited about this project and that it would provide for the safety for the treatment of young truckers. Behind the approval of this rezone 100%.

Lauri Granted owns property that adjoins this property. Twin Lakes Road is busy already and she is concerned about having big heavy trucks on the small road as well as there not being a red-light at 81 and Twin Lakes.

Mrs. Conner wanted to know if the training would involve how to load equipment onto tractor trailers? Would the training be on the property or off-site as well, i.e. driving the trucks up and down Twin Lakes?

Mr. Schumacher stated that the training will not include putting the trucks on the road and Ms. Schaller stated that Hwy 78 would be used first, for any trucks/entering/exiting the facility. The only time Twin Lakes Road would be used is to deposit equipment. Applicant is intending to put a road between Hwy 78 to another parcel.

Commissioner Luttrell made a motion to approve the rezone with the condition of the staff report that no vehicles with 6 wheels or more be allowed to travel on Twin Lakes Road.

Commissioner Williams asked if the applicant could access the south end of the property through the road next to the Ford Dealership.

Mr. Schumacher stated he doesn't think that is possible due to the wetlands.

Tim Prater stated that it would be determined during the development process and having a talk with the Transportation Department.

Commissioner Ellis wanted to know if the equipment storage on the property was equipment for training purposes only and where is the equipment stored currently.

Ms. Schaller answered that yes, for the most part the equipment being stored would be for training purposes only and that is why they are urging Commissioners to have the access of Twin Lakes Road. The equipment is currently being stored in Snellville and they will continue to use that property.

Commissioner Soesbe wanted to know if the training would be held on weekends, how long does the training take? A day, a few hours? She also asked how many employees were with the company and how many employees would be at the training facility daily.

Mr. Schumacher stated that training would be morning/afternoon- no weekends. That E.R. Snell has 950 employees but the training would just be new employees, about 20-30 people a few days a week. Usually it is a day or two of training on a piece of equipment/simulators.

Woman in the public (no name given) wanted to know why it was necessary for equipment to be brought in twice a month if the facility is supposed to store the equipment.

Man in the public (no name given) - Concern, we have been here before, major effort to rezone and was absolutely killed because of the traffic. Already have an issue with a multi-use zoning code.

Woman in the public (no name given) wanted to know if the proximity of the police and fire stations that use Twin Lakes Road be of concern.

Mr. Schumacher stated they would rotate the equipment at the facility based on different training sessions. Example- backhoe out there, train on it, then move in another piece of equipment to train on. Worst case scenario with a zoning issue, the applicant would just have 2 offices on the property. He does not think that their presence would be much of a difference on the traffic footprint.

John - Lee Byrd Road stated that he has worked on roads and wanted to know what the largest piece of equipment being transported would be.

Mr. Schumacher stated that ~11,000 lb. vehicle. No cranes or anything like that would be transported to the property.

Motion made by Commissioner Luttrell to approve with condition of no vehicles over 6 wheels on Twin Lakes Road without first discussion with the Transportation Department, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe and Commissioner Williams II.

Motion for approval passed 5-0.


6. ADJOURN

Motion made by Commissioner Ellis to adjourn, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe and Commissioner Williams II.

Adjourn passed 5-0.

Meeting adjourned at 7:14pm.



1/25/24

Planning Director

Date



1/25/24

Commission Chairman

Date