



PLANNING COMMISSION MEETING MINUTES

Thursday, February 27, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt
Commissioner Linda Dodd
Commissioner Tiffany Ellis
Commissioner Michael Joyner
Commissioner Toyin Olaoluwa
Commissioner Cathy Swanson
Commissioner Joshua Wauters

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Minutes from 1/27/25

Motion made by Commissioner Swanson to approve, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Motion passed 6-0.

5. NEW BUSINESS

A. **A24-023** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.

Kirk Fjelstul with Smith Gambrell Russell Law, located at 1105 W Peachtree St Atlanta, GA 30309, was the representative for Case A24-023, A24-025, A25-027 and R24-024. The request is for a planned urban village called Brooks Landing, which involves three annexations and the rezone of five parcels totaling 67.69 acres to develop 99 single family homes, 60 townhomes and 16000 sf of commercial space. The community would include a privacy fence around the property, 2 points of access off of Tuck Road, a pickleball court, pool and walking trails. The single-family homes would be min 4 bedrooms, 1600 sqft and have parking for 4 cars, while the townhomes would be 3 bedrooms at 1200 sqft.

Public Opposition:

Sophia at 4235 Pecan Street was curious about the impact this type of development would cause on the schools.

Antonio Bejarano at 4909 HWY 20, who also sent an email (attached) stated he wasn't against the proposal but wanted there to be a privacy fence surrounding the entire property and to make sure the walking trails were 150' min away from his property line.

Director Robbie Schwartz then read an email from homeowner Mark Murray at 4966 Donald Dr, with his reasons for oppositions against the project (attached).

Mr. Fjelstul stated that even if this project was not approved, the land is still within Walton County and would still be built on increasing the population to schools. He also stated that the applicant would be willing to work with abutting property owners on conditions involving the fencing and walking trails.

Commissioner Swanson asked if Tuck Road could be widened but Director Schwartz stated at this time that part of Tuck Road is within the county, not the city.

Commissioner Wauters asked if sidewalks would be at the entrance which Director Schwartz answered that yes, they are required.

Motion made by Commissioner Ellis to deny annexation, Seconded by Commissioner Dodd.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- B. Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.

Motion made by Commissioner Dodd to deny annexation, Seconded by Commissioner Joyner.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- C. Case #A24-027** - Uprise Development LLC, requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.

Motion made by Commissioner Swanson to deny annexation, Seconded by Commissioner Ellis.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- D. Case # R24-024** – Uprise Development, LLC, filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA 30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052. Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

Motion made by Commissioner Dodd to deny rezone, Seconded by Commissioner Ellis.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Rezone denied 6-0.

- E. Case #R25-001** – Manor Restorations LLC files an application to rezone 9.80 +/- acres located on Pecan Street, Loganville, GA 30052. Map/Parcel #LG040014A00, Walton County, Georgia. The property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

Bernie Smith with Manor Restorations presented guidelines to the planning commission for this project (attached). The townhome development would have 1400 sqft homes with 3 differentiating architectural styles; landscaping and general maintenance would be apart of the community.

Public Opposition:

Jim McKiney, 157 Line Street, was concerned about the entrance to this community and the traffic it would bring, considering another development was underway on the same street. He also was wanting to make sure the green space proposed would preserve some of the trees and that drainage would be taken into consideration.

Wanda Lackey, at 4401 Pecan St, is a member of the nearby church, her concern was also the increase in traffic on Line Street.

Alexander Williams, 4235 Pecan Street, stated his concern was overcrowding of schools with another new development as well as traffic and tree preservation.

Director Robbie Schwartz read an email from Larry King, at CS Floyd Rd, who was in favor of this rezone (attached).

Commissioner Swanson stated that she appreciated the guidelines that were presented to them. Herself and Commissioner Ellis wanted to know if the city could look at doing street upgrades for Line Street. Director Schwartz stated that the city roads were on a graded system and he would need to check with Public Works for Line Street's priority.

Commissioner Dodd wanted to know if the units would be rentals and if the developer had spoken with members of the nearby church how they felt about the development.

Mr. Smith stated that all of the units would be for sale, except for the HOA restrictions that let 10% of the units be rented out. He stated they have not spoken with the church but would be happy to get their opinion on the project.

Motion made by Commissioner Ellis to approve rezone with the condition that trees would be planted in any areas where the buffer is less than 25ft, Seconded by Commissioner Olaoluwa.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters.

Voting Nay: Commissioner Swanson. Motion passed 5-1.

F. Case #25-002 – Amend Sec. 119-177(3)(c) of the City of Loganville Zoning Ordinance regarding places of religious worship in residential zoning districts to comply with Section 119-216 of the Zoning ordinance.

Sec. 119-177(3)(c) Churches, synagogues, chapels and other places of religious worship and instruction located in residential zoned districts shall comply with all building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc, of the **Office and Institutional** commercial zoning district outlined in **Section 119-216** of the Zoning Ordinance.

Motion made by Commissioner Dodd to adopt amendment, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Amendment adopted 6-0.

6. ADJOURN

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

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Meeting adjourned at 8:07pm.

Planning Director

5/24/25

Date

Planning Commission Chairman

Date

Robbie Schwartz

From: Antoniobejarano887 <antoniobejarano887@gmail.com>
Sent: Thursday, February 27, 2025 9:47 AM
To: Robbie Schwartz
Subject: EXTERNAL :: Truck dr development

Mr Robbie

My name is Antonio Bejarano I live at 4909 Highway 20 ..

Thank you for taking the time to talk to me about this development at truck Dr . This development will be right next to my property, if approved I wanted to discuss major concerns me and my neighbors that have access to the lake .

- Private fencing should be installed all the way around the development not just the section facing Gwinnett..

- The walking trails should be 150' minimum away from my property line

- also stake waters

If approved this development will bring at a minimum 350 - 500 people once is completed and approving a public trails will be irresponsible knowing that there will be people that will be trespassing into private property to access the lake ..

Thanks -

Robbie Schwartz

From: Mark Murray <mark@murrayairservices.com>
Sent: Thursday, February 27, 2025 1:44 AM
To: Robbie Schwartz
Subject: EXTERNAL :: Letter to the Planning Commission meeting.

Dear Planning and development commission board. I am writing to express my concerns regarding the proposed rezoning for the Brooks Landing development. I wanted to attend the meeting on February 27, but unfortunately I am working out of town at the time of this meeting. I am concerned about the overcrowding of the area. The traffic this development will bring will only add to the over congested traffic that the area is already experiencing. Currently the traffic in Loganville is overwhelming and dangerous at times. The traffic on Hwy. 20 already backs up from the traffic signal on Hwy. 78 all the way past North Sharon Church Road during peak traffic hours. The surrounding area has fell victim to many terrible vehicle accidents and one fairly recent accident had injuries that was so bad life flight was needed. This very large development including a retail center is not good for the community and over time will become rental properties, look rundown and increase crime in the area. Another concern I have is that this development will back up to my property, which is highly populated with wildlife. The wildlife that is on and surrounding my property consist of deer, foxes, beavers, raccoons, geese, hawks, blue heron along with many other species of wildlife. A development of this size will adversely affect the wildlife in the area. I would only hope that if the development is approved a substantial amount of distance from my property line to the beginning of the development will be given, along with a fence of appropriate height. My property along with three other properties share a lake that is very healthy with fish and other wildlife, this development will attract trespassers and pollution and will grossly affect the peaceful and quiet community that we are accustom to. I hope the board will take my concerns into consideration and the rezoning will be further reviewed. Thank you for your time and consideration of my concerns regarding this important development matter.

Mark Lloyd Murray
4966 Donald Dr.
Loganville, GA 30052
470-940-8635
mark@murrayairservices.com

1112 Lorimer Road
Raleigh, NC 27606-1857
February 18, 2025

Robbie Schwartz
Planning and Development Director
City of Loganville
PO Box 39
Loganville, GA 30052

Dear Ms. Schwartz,

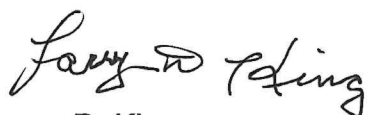
I received your letter of February 3, 2025 regarding the proposed rezoning of the 9.80 +/- acre parcel described as Map/Parcel #LG040014A00. The rezoning case is #R25-001.

My property adjoins the parcel proposed for rezoning. My property is described:

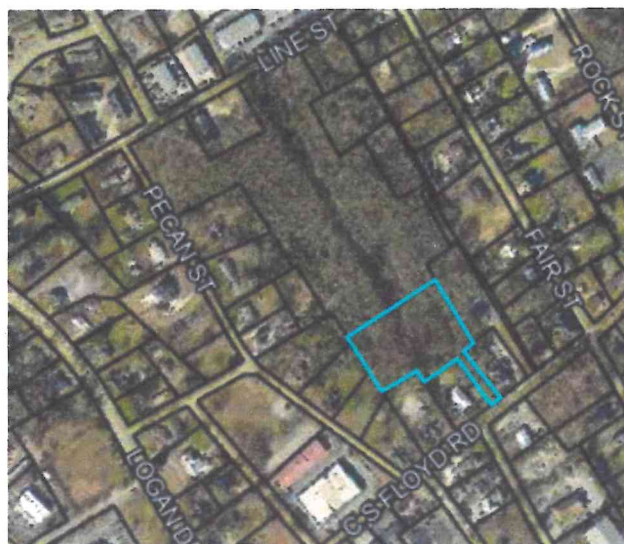
Parcel Number LG050096A00
Location Address C S FLOYD RD
Legal Description #2/1.79AC

The purpose of this letter is to inform you that I am in favor of the proposed rezoning of Map/Parcel #LG040014A00 to RM6.

Sincerely,



Larry D. King
larrydeanking@icloud.com
919-649-1515



PS:
Back in the
1950s I picked
cotton in that
field.

LDK

EXHIBIT C

DESIGN GUIDELINES

Manor Estates

DESIGN GUIDELINES

February 25, 2025

I. PURPOSE

The purpose of establishing the Design Guidelines is to maintain desired level of site development through harmonious relationships and consistent components among all land tracts in MANOR ESTATES (the “Development”).

These guidelines shall apply to all properties within the Development and are in addition to the laws and ordinances of City of Loganville. All standards set forth herein are subject to federal, state and local laws.

II. DESIGN REVIEW BOARD

No exterior improvements shall be made on any site without written approval of the Design Review Board of the Development (the ‘DRB’). All plans and specifications for site improvement shall be submitted to the DRB in accordance with the procedure outlined below.

Formation of the DRB:

The DRB shall initially consist of the Declarant ass identified in the Declaration of Easements, Covenants, and Restrictions for Manor Estates (the “Declaration”) to which these Design Guidelines are attached. Declarant shall have the right to assign to the Association (as defined in the Declaration) the right to select three (3) Owners to be future representatives to control the DRB (after which time the Association shall choose successor members of the DRB.)

Initial Submission:

Each applicant shall first submit schematic design plans for preliminary review by the DRB. The submission shall consist of the following minimum requirements:

- Site Plan including location of building with square footage, building setbacks, parking layout and number of spaces, drives, entrances, site walls, dumpsters, fences, tree survey, proposed use, phases, if any, and utility services.
- Floor plans.
- Elevations indicating materials and building height.
- Any additional information that has significant impact on the site.
- Consultants contact information.
- Signage and location.

The DRB shall review and respond to the applicant within twenty (20) days of receipt of the above required information.

Final Submission:

Each applicant shall submit final and completed plans and specification to the DRB for review. Required information shall include the following:

Complete set of construction documents, including drawings and specifications as submitted to City of Loganville for Civil, Architectural, and Landscape construction with City of Loganville Permit Approval Stamp. For single family residential home or Town Home lot construction a site plan with Grades, and architectural floor plan is acceptable where the development has been approved and infrastructure is existing. For new sections of subdivision, the development must comply with the master site plan.

Building construction shall submit Color samples and materials along with the building elevations of all exterior materials.

The DRB shall review and respond to the applicant withing twenty (20) days of receipt of the above required information.

Changes after Final Submission:

If the applicant desires to make a change to any of the site improvements represented in the final submission and approved by the DRB, the applicant shall resubmit the appropriate documents which completely describe the intended change(s). The change(s) shall be clearly identified with clouded changes and shall be accompanied by a written narrative describing the change(s). The DRB shall review and respond to the submission within ten (10) days.

Fees:

There is no fee established for the review. The Board of the Association or Declarant (during the declarant period) has the right to establish a review fee.

III. ZONING RESTRICTIONS AND STIPULATIONS

All development activities within the development must adhere to any restriction contained in the application City of Loganville regulations, or as later amended or approved by the applicable zoning board. Each Owner must follow the most restrictive requirements found within the Design Guidelines and the City of Loganville Zoning Restrictions and Stipulations including but not limited to the following:

1. There shall be no tenant vehicles or vehicles of any type parked in front of the Development, or owners' property or individual members of the association or sub association containing tenant identification signage or advertising signage. Additionally, there shall be no vehicles parked in front of any owner or member or sub member a "for sale sign" posted thereon.
2. All HVAC equipment ground mounted or roof top shall be screened from the frontage or street view.
3. Except as shown on the Site Plan attached to the Declaration, there shall be **no cell towers** and no satellite dishes greater than thirty-six (36) inches in diameter.
4. All petitions for rezoning or special use permits must be authorized by the DRB prior to submission to City of Loganville.

IV. SITE PLANNING

Site planning shall adhere to the latest amended zoning conditions set forth by City of Loganville and adhere to all applicable codes and restrictions from local, state, and federal authorities. Building Setbacks, Floor / Area Ratio, and Parking shall be constructed as approved by City of Loganville or as made part of the Condition of the Master Community zoning.

V. SITEWORK AND GRADING

Grading shall be designed to avoid adverse impact on adjacent properties and to preserve existing topographic features and to provide positive drainage.

No grading in the street right of way shall be permitted without approval of the DRB. Terracing shall be provided by retaining walls where the maximum slope cannot be maintained or is not adequate. Retaining walls shall be constructed of material compatible with the building architecture. Modular retaining wall systems are permissible, color and texture shall be approved by the DRB in advance. Concrete masonry units or grey modular walls are not permitted.

Surface water runoff shall be detained by means of on-site master Detention / Retention facilities in accordance with the requirements of City of Loganville.

VI. HEIGHT LIMITATIONS

The maximum height of buildings shall be as approved by City of Loganville zoning conditions and are not to exceed Three (3) stories without written approval of the DRB.

VII. SERVICE AREAS

No loading, service, or outside storage shall be permitted between the front of the primary building or structure to be located upon the lot and the main front street boundary, except as approved by the DRB. All loading and material handling shall be handled expediently in order to avoid extended obstruction and/or unnecessary congestion in or around the primary building or structure to be located upon the lot. All loading, service, trash containers, and outside storage areas shall be screened from view of streets, parkways, and other lots with berms, natural vegetation, or other screening, or a combination thereof, at least six feet (6') in height. Exterior areas which must be secured for safety or security purposes, excluding storm Detention / Retention areas, shall be located between the rear exterior of the primary structure or building and the rear boundary of the lot.

VIII. SITE LIGHTING

All lights for purposes of illuminating parking lots located upon each lot shall be environmentally.

IX. UTILITIES

All permanent utility lines shall be underground, except as may otherwise be approved by the DRB.

Group utility meters with transformers where possible.

Unless otherwise approved by the DRB, Utility appurtenances including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, etc., shall be screened in commercial areas with landscaping or located so as not to be visible from adjacent properties, public streets, and pedestrian walkways.

X. ARCHITECTURAL DESIGN

All exterior facades of residential buildings shall comply to the standards of Community as listed below shall be required to obtain prior written approval of the DRB but shall follow the architectural theme of the adjacent community with in the development.

The categories listed below are as shown on the official zoning Site plan.

1) Townhome

Townhome Community Standards

Setbacks

Front: 35 feet(no rear access)

Side: 20 feet(between building)

Rear: 20 feet

Size

Minimum heated floor area 1,400 sf

Architectural Standards

- a) Must have 3 differentiating architectural styles. No adjacent Townhouse units shall have identical Facades. Differentiation between adjacent Facades may be accomplished by a change in materials, building height, color, roof form or setbacks, provided that the appearance of a separate building is achieved.
- b) Shutters on at least two front windows, or other window accents as approved by the zoning administrator or his/her designee
- c) An architectural 6-panel door or a door with 50% glass and at least one side light
- d) Covered entry-way, stoop, or porch
- e) Arches, columns, gables or cornices
- f) Each side with at least one window
- g) Architectural shingles
- h) Roof accents can be architectural metal roofing.
- i) Eaves on sloped roofs that extend a minimum of 12 inches from the face of the building. Roof overhangs at gables that extend a minimum of six inches from face of the building.
- j) At least thirty-three percent (33%) of the exterior finish shall be one or more of the following materials: a. Brick b. Stone c. Wood d. Stucco e. Board and Batten f. Cedar shakes g. Cement (Hardi) style siding Appropriate similar product as approved by the zoning administrator or his/her designee
- k) Vinal siding is prohibited

XI. LANDSCAPING

Landscaping with in the development will be classified as 1) natural landscaping or 2) manicured landscaping. The manicured landscaping shall adhere to the below standards. The natural landscaping areas are to be a controlled overgrowth

so that the overgrowth is a benefit to the community and intended to keep a natural character and beauty but usable to the members.

Manicured:

All landscaping within the Development shall be professionally installed and maintained. The use of Virginia pines, Ulmus species, Quercus species, Ginko, Platanus species, Redbuds, Carolina Silverbells, and Cherry are recommended. The use of hardwood shade trees in park areas and parking islands, excluding Acer species, is encouraged.

All landscaped areas shall be irrigated; irrigation systems shall be professionally installed and maintained. All irrigation systems shall be below ground and fully automated. All control devices shall be screened from public streets. Irrigation systems are not required in distributed areas, or areas to be restored.

. All landscaped areas shall be professionally installed and maintained. All areas within road-right-of ways shall be irrigated. All grass within the road right of ways shall be fescue or turf, and shall be installed as sod.

XII. GENERAL MAINTENANCE

Undeveloped Areas:

Undeveloped areas, held in reserve for future building or pavement development, need not be irrigated or fully landscaped until building or paving improvements are made. These undeveloped areas, if disturbed, shall as a minimum be seeded with turf mix and erosion control devices as needed to maintain and keep existing soil within the undeveloped area and away from common areas, and these areas shall be moved and maintained by the Owner of such Parcel.

The Owner of such Parcel is responsible for removing any rock, gravel, trash, soil, and dead or damaged landscape material deposited from the undeveloped areas onto the adjacent properties, conservation areas, common areas, and public right-of-ways. The Owner of such Parcel shall remove trash, rubbish, erosion control fence and tree fence, dead or diseased plant material and equipment left idle, from undeveloped areas in a timely manner.

Developed Areas:

Each Owner/Permitee is responsible for maintaining its Parcel in a neat and well-kept manner. Each Owner/Permitee shall be responsible for the timely removal of disease or dead plant growth and the replacement of same subject to reasonable requirements for planting and growth.

The Owner/Permittee of each Parcel shall continually repair, keep and maintain the Parcel to the point of the curb line of adjacent streets, and shall repair, keep and maintain all parking lots, streets, and structures in a safe, clean, neat and sanitary condition, and shall comply in all respects with all governmental zoning, health, environmental, fire, and police requirements. Each Owner shall remove any rubbish of any character which may accumulate on his or its property and adjoining common area.

During construction of any structure on any Parcel, the Owner thereof shall keep any construction site free of unsightly accumulation or trash, debris, rubbish, and scrap materials; and construction materials, trailers, shacks, and the like employed in connection with construction activities shall be kept in a neat and orderly manner at all times. The Owner of such Parcel shall construct temporary fencing and or barriers to isolate all construction activities from areas of public access. Each owner shall be solely responsible for soil erosion and siltation damage by their construction or lack of ongoing land maintenance activities.

Prior to any period that an Owner is prosecuting any construction, installation, maintenance, repair or replacement activities required or permitted on a Parcel, such Owner shall maintain or cause to be maintained in full force and effect commercial general liability insurance with respect to such activities with a combined single limit of liability of not less than One Million Dollars (\$1,000,000.00) for bodily injury to or personal injury or death of any person and consequential damages arising therefrom, and for property damage arising out of any one occurrence, and the Declarant shall be an additional insured under such policy. The aforesaid limits may be met through a combination of an Owner's primary coverage and umbrella and/or excess coverage. Each Owner shall further maintain adequate worker's compensation insurance at all times during such construction activities in the minimum statutory limits required by the State of Georgia. Such insurance shall be procured from a company licensed in the State of Georgia and shall be rated by Best's Insurance Reports not less than A-/X. Such insurance shall provide that it shall not be cancelable without thirty (30) days prior, written notice to additional insureds.

XIII. SUBMISSION OF UTILITY DRAWINGS

Interior Directional Signs:

Each Owner shall be permitted to erect permanent building identification signage within the boundaries of the Parcel. Each building shall be ground based and must be approved by the DRB prior to installation. General sign specification requirements and guidelines required by the DRB shall be supplied to Owners upon request. All signs within the Developments shall follow all applicable municipal codes, restrictions, and stipulations.

Monument Signs:

One or more project identification monument signs may be constructed at the project by the Declarant. The monument sizes and designs are subject to approval by City of Loganville and the DRB. One or more identification spaces for a Parcel use may be provided on the monuments, subject to acceptance and approval of the BRD, municipal requirements, and applicable fees.

EXHIBIT D

LIST OF ALLOWED USES

1. All uses in the RM-6 District.