

**CITY COUNCIL MEETING MINUTES**  
**Thursday, October 10, 2024 at 6:30 PM**  
**Council Chambers**

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**1. CALL TO ORDER**

A. Invocation and Pledge to the Flag

Mayor Skip Baliles called the meeting to order at 6:30pm.

B. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

C. Adoption of Agenda

Rev. Ryan Miller with Loganville United Methodist Church gave the invocation and Chief Dick Lowry led the pledge to the flag.

**2. CONSENT AGENDA**

Motion made by Council Member Huntsinger to adopt the consent agenda as follows:

A. i3 Verticles, LLC Software Purchase - Police and Court \$5,500.00/month (100-2000-571060)

B. 2025 Gwinnett County Hazard Mitigation Plan

C. 2024 ARPA Paving Contract Approval - The Scruggs Company - \$980,000.00 (NTE) (371-4200-531110)

D. WQC Plant Spreader Truck - \$123,518.78 ARPA Funding (371-4300-542200)

E. Last Month's Minutes

F. Last Month's Financial Report

Seconded by Council Member Whitfield.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

**3. PLANNING & DEVELOPMENT COMMITTEE REPORT**

A. **Case #A24-012** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requests Annexation of property located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010ADP, LG0600100DP, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) of 61.213+/- acres.

Motion made by Council Member Newberry made a motion to deny the annexation request due to the increased size of the City in the Tuck Road area. Seconded by Council Member Long.  
Voting Yea: Council Member Long, Council Member Newberry, Council Member Wolfe  
Voting Nay: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield  
Mayor Baliles casting the tie-breaking vote of Nay.

Motion failed 4-3.

Motion made by Council Member Whitfield to approve the annexation request as presented.  
Seconded by Council Member Huntsinger.  
Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield  
Voting Nay: Council Member Long, Council Member Newberry, Council Member Wolfe  
Mayor Baliles casting the tie-breaking vote of Yea.

Motion carried 4-3.

- B. Case #R24-013** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 201.376+/- acres located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) The property owner is Tuck Family Farm LLP C/O Sherry S Grider. The current zoning is A2, R-44, CH, unzoned and the requested zoning is PUV with the proposed development of mixeduse development with 227 single-family homes, 158 townhomes, and 288,000 square feet of commercial space as well as greenspace.

Motion made by Council Member Newberry to deny the rezone request due the development being too large for the Tuck Road area. Seconded by Council Member Long.  
Voting Yea: Council Member Long, Council Member Newberry, Council Member Wolfe  
Voting Nay: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield  
Mayor Baliles casting the tie-breaking vote of Nay.

Motion failed 3-4.

Motion made by Council Member Whitfield to approve the rezone request with the following conditions:

1. The mailbox kiosk be placed in a central location that is not exclusively inside area of the townhomes or single-family residences but rather in between.
2. The project features an enclosed meeting space in a centralized location to both the single-family residences and townhomes.
3. The project includes a paved walking trail in the open space adjacent to Tuck Road connecting to Destination Park.
4. As allowed, develop a nature trail along the townhomes to the Walmart property.
5. Have it expressly stated in the covenants that commercial and residential owners help maintain the trails at a minimum of once a year.
6. 8-foot privacy fence **shall be provided** between the buffer and the property of Chris Green at 4565 Tuck Rd.

7. Minimum of two community swimming pools as allowed.
8. The minimum lot width shall be 40 feet and the minimum lot area shall be 4,000 square feet. The average lot area shall be a minimum of 9,000 square feet.
9. The developer shall provide an 8-foot wooden fence along the common boundary line of the subject property and the Foxbury Commons and Fox Chase subdivisions. Said fence will be owned and maintained by the respective HOA and may also be provided along the edge of any buffer provided between the development and said subdivisions.
10. Ensure that the HOA is responsible for limiting the number of residences that can be rented to 10 percent of the total project at any given point in time.

Seconded by Council Member DuVall. Voting Yea: Mayor Baliles, Council Member DuVall, Council Member Huntsinger, Council Member Whitfield. Voting Nay: Council Member Long, Council Member Newberry, Council Member Wolfe

Motion carried 4-3.

- C. Case #V24-014** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located Tuck Road, Conyers Road Loganville, GA 30052 at Parcels #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP). Present zoning is A2, R-44, CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2) to allow phase development.

Motion made by Council Member Newberry to deny the variance. Seconded by Council Member Long.

Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Voting Nay: Council Member Huntsinger

Motion carried 5-1.

#### 4. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- A. 7 Rules for a Successful Downtown Resolution

Motion made by Council Member Whitfield to approve the resolution as presented. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield

Voting Nay: Council Member Wolfe

Motion carried 5-1.

#### 5. CITY MANAGER'S REPORT

- A. Re-adoption - Certified City of Ethics Resolution

Motion made by Council Member DuVall to adopt the resolution to apply for re-certification as a Certified City of Ethics. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield

Voting Nay: Council Member Wolfe

Motion carried 5-1.

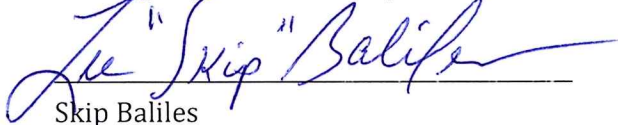
## 6. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

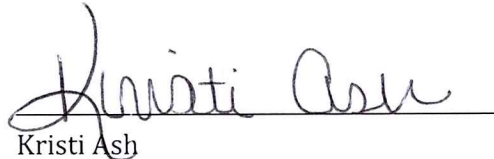
Motion carried 6-0.

Meeting adjourned at 7:06pm.

A handwritten signature in blue ink that reads "Skip Baliles". The signature is written in a cursive style and is positioned above a horizontal line.

Skip Baliles

Mayor

A handwritten signature in blue ink that reads "Kristi Ash". The signature is written in a cursive style and is positioned above a horizontal line.

Kristi Ash

Deputy Clerk