



## PLANNING COMMISSION MEETING MINUTES

Thursday, June 27, 2024 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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1. **CALL MEETING TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**

A. MINUTES FROM 4.25.24

Motion made by Commissioner Williams II to approve the Minutes from 4.25.24, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Minutes approved 5-0.

5. **NEW BUSINESS**

Amendment to the agenda to move (F) Case #R24-021 to before (C) Case #A24-012.

Motion made by Commissioner Ellis to amend the agenda, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Motion approved, 5-0.

A. **Vote to elect a new Chairperson for the Planning Commission.**

Motion made by Commissioner Williams II to nominate Keith Colquitt to continue to serve as the Chairman, Seconded by Commissioner Swanson.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Keith Colquitt as Chairman, approved 5-0.

B. **Vote to elect a new Co-Chairperson for the Planning Commission.**

Motion made by Commissioner Williams II to nominate Tiffany Ellis as the new vice chair, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Tiffany Ellis as Vice Chairwoman, approved 5-0.

- F. **Case #R24-021** – Terry L. Clayton filed an application requesting to rezone approximately 0.49+/- acres located at 180 C.S. Floyd Road Loganville, GA 30052. Map/Parcel #LG050133, Walton County, GA. The property owner is Terry L. Clayton. The current zoning is R16 and the requested zoning is CH with the proposal of hosting two commercial business's; a residential cleaning service and a home renovation company.

Motion made by Commissioner Forrester to approve rezone to CBD, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Rezone approved, 5-0.

Planning Commission Condition: Commercial Central Business District with the condition that signage for the businesses is limited to the property's road frontage on CS Floyd Road.

- C. 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 Commissioner Williams II to approve, Seconded by Commissioner Ellis.  
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Williams II.  
Voting Nay: Commissioner Forrester, Commissioner Joyner, Commissioner Swanson.

The Planning Commission vote was 3-3, with the Chairman casting the tiebreaking vote in favor of recommending approval of the annexation.

- D. 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 mixed-use development with 232 single-family homes, 150 townhomes, and 23,200 square feet of commercial space as well as greenspace.

Motion made by Commissioner Ellis to approve, Seconded by Commissioner Williams II.  
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Williams II.

Voting Nay: Commissioner Forrester, Commissioner Joyner, Commissioner Swanson.

The Planning Commission vote was 3-3, with the Chairman casting the tiebreaking vote in favor of recommending approval of the rezone with the following conditions:

- 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
- The project features an enclosed meeting space in a centralized location to both the single-family residences and townhomes
- The project includes a paved walking trail in the open space adjacent to Tuck Road connecting to Destination Park
- As allowed, develop a nature trail along the townhomes to the Walmart property
- Have it expressly stated in the covenants that commercial and residential owners help maintain the trails at a minimum of once a year
- 8-foot privacy fence between the buffer and the property of Chris Green at 4565 Tuck Rd
- Minimum of two community swimming pools as allowed

- E. 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 Commissioner Williams II to deny, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Variance denied, 5-0.

## 6. ADJOURN

Motion made by Commissioner Ellis to adjourn, Seconded by Commissioner Williams II.  
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Forrester,  
Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.  
Motion approved, 5-0.

Meeting Adjourned 8:17 pm.