



PLANNING COMMISSION MEETING MINUTES

Thursday, February 22, 2024 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 Alma Thomas
Commissioner William Williams II

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Minutes from 1.25.2024

Motion made by Commissioner Ellis to approve the minutes, Seconded by Commissioner Luttrell.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas and Commissioner Williams II. Minutes approved 6-0.

5. NEW BUSINESS

A. Case #R24-005 – The Revive Land Group c/o Anderson Tate & Carr filed an application requesting to rezone approximately 11.602+/- acres located at 246 Line Street, Loganville, GA 30052, Map/Parcel #LG040062, Walton County, GA. The property owner is Lock N Roll Storage, LLC. The current zoning is MHP and the requested zoning is RM-6 with the proposed development of fee-simple townhomes.

Motion made by Commissioner Luttrell to approve the Rezone with conditions, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Luttrell, Commissioner Thomas, Commissioner Williams II

Voting Nay: Commissioner Forrester, Commissioner Soesbe.

Motion approved 4-2.

B. Case #R24-006 – The Revive Land Group c/o Anderson Tate & Carr filed an application requesting to rezone approximately 4.981+/- acres located at 234 Line Street, Loganville, GA 30052, Map/Parcel #LG040063, Walton County, GA. The property owner is Ronald Clifford Peeler. The current zoning is LI and the requested zoning is RM-6 with the proposed development of fee-simple townhomes.

Motion made by Commissioner Luttrell to approve the Rezone with conditions, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Luttrell, Commissioner Thomas, Commissioner Williams II

Voting Nay: Commissioner Forrester, Commissioner Soesbe.

Motion approved 4-2.

Both cases R24-005 and R24-006 were submitted by the same applicant/developer and therefore both were discussed at the same time. Chairman Colquitt read off the cases and Director Robbie Schwartz read out amended staff recommendations which including the following conditions:

1. As a result of complications in meeting various roadway design criteria for a second entrance to the complex, staff amends its first recommendation to require a second driveway along Lawrenceville Road that will serve only as an emergency access point that will be gated with a Knox Box subject to GDOT approval.
2. No changes to the second condition. (Widen the roadway on Line Street, creating dedicated left turn and right turn lanes for no fewer than 5 cars attempting to turn onto Lawrenceville Road, subject to GDOT approval).
3. Amend the third recommendation to state the need for the installation of a privacy fence and planting of screening evergreen trees as infill where necessary between the townhomes and abutting residential parcels located at 4077 and 4125 Lawrenceville Highway as well as along the property line with 4075 Lawrenceville Highway to the stream buffer. Nothing is to be done within the sewer easement or stormwater pond access easement. This will be subject to review by Planning Staff before the issuance of a development permit.

Melody Glouton with Andersen Tate and Carr Law firm and Neville Allison with the Revive Land Group addressed the Planning Commission with their presentation. The Loganville Comprehensive plan shows a growth of 1200 by 2026 with the median age being between 36.8 & 37.5 years old. The applicant is trying to combat age discrepancy by offering affordable housing. The rezone proposes a 93-unit, owner occupied townhome community, that is referred to as "Transitional" zoning. Each townhome will be at least 1800 sq ft with a 2-car garage and priced around \$375K. The community can be accessed by both Line Street and Loganville Hwy. Mr. Allison stated that a study showed that 80% of the residents in Loganville wanted an updated downtown in Loganville, with 65-70% of them supporting townhomes. Questions were opened to the Commissioners at this time.

Commissioner Ellis questioned where the emergency/public safety exits were in the community.

Mr. Allison stated that there would be two access points in the community, one with a Knox box off Hwy 20 for emergency vehicles, near the 1st hammerhead shown in the proposed plat.

Commissioner Ellis also asked if there would be a rental cap, HOA, if yes would it be local, and would there be a community house?

Mr. Allison stated that the rental cap would be between 10-15%, there would be an HOA that was local (not onsite, just a local office) and that they had plans for a covered pavilion instead of a community house.

Chairman Colquitt stated that preferred HOA management would be onsite and then given over to the residents at time of development completion.

Commissioner Soesbe asked if DOT had been contacted about putting the exit onto Loganville Hwy due to the fact that Line and Fair Street intersection is so dangerous. Mr. Allison stated that it was not possible for DOT due to the street frontage of the HWY at the intersection of Line Street. He stated that the Traffic Study they conducted showed they could widen Line Street and add a left-hand turn lane onto Loganville Hwy. Commissioner Soesbe asked if they could make the proposed community 100% home owned with no rentals allowed. Mr. Allison stated that zoning law precedents that a percentage of a community must allow rentals.

Commissioner Williams II and Commissioner Ellis wanted asked if the proposed community would have maintained landscaping and if that would be for each lot. Mr. Allison, Yes. Comments were open to the public at this time.

Janice Towler of 4205 Lawrenceville Hwy stated that her driveway was on Line Street. She is opposed to this rezone due to safety issues and traffic that it would bring to the area.

Cathy Swanson of 904 Lee Byrd Road was also opposed to the rezone due to the increased traffic it would bring to the area.

Linda Guthrie of 4125 Lawrenceville Road is not opposed to the rezone but she does request that the developer put an 8ft Chain Link fence on her property, since the property line is shared with the proposed community.

John Soesbe of 261 Fair Street was opposed to the rezone as well. He stated that the property should keep its current zoning of LI. He stated that the traffic, headlights and noise from the construction of the proposed community would cause issues to the area. He also stated that having a turn lane onto Loganville Hwy would make traffic issues in the area worse, not better, and asked if sidewalks would be placed on Line Street.

Mr. Allison stated that yes, sidewalks would be placed on Line Street near the proposed community. He stated that the Traffic Study showed that this community would not increase traffic and that a left turn lane onto Loganville Hwy would be helpful/needed.

Commissioner Williams II asked if they were going to widen Line Street and add a turn lane, could they also resurface the area from Loganville Hwy to Fair street. Barry, the traffic engineer with Mr. Allison, stated that the improvements of Line Street would be sidewalks, maintain landscaping and the widening/turn lane. He stated that the rest of the road would be city owned, and they would not be able to resurface that area.

Commissioner Thomas asked if a 3-way stop could be placed at Line Street and Loganville Hwy. She also stated that she lived in a community that did not require any homes to be rentals/leasing, so why would this proposed community have to have rentals.

Mr. Allison stated that a 3-way stop would not be possible – DOT stated not needed due to the traffic counts. He also stated that due to zoning law, a percentage of homes in a community must be allowed to be leased/rented.

Commissioner Ellis asked how much a clubhouse/community house would cost to build? Mr. Allison, \$750K.

The Planning Commission voted 4-2 to approve the re-zone with the following conditions:

1. Require a second driveway along Lawrenceville Road that will serve as an emergency access point that will be gated with a Knox Box, subject to GDOT approval.
2. Widen the roadway on Line Street, creating a dedicated left turn and right turn lanes for no fewer than 5 cars attempting to turn onto Lawrenceville Road, subject to GDOT approval.
3. Installation of an 8-foot, chain-link fence between the townhomes and abutting residential parcels located at 4077 and 4125 Lawrenceville Road and along the property line with 4075 Lawrenceville Road to the stream buffer. Nothing is to be done within the sewer easement or stormwater pond access easement. This will be subject to review by Planning Department staff before the issuance of a development permit.


4. Ensure that the HOA is responsible for limiting the number of townhomes that can be rented to 15 percent of the total project at any given point in time.
5. Create a covered pavilion in the one of the common areas of the project.

6. ADJOURN

Motion made by Commissioner Ellis to adjourn, Seconded by Commissioner Williams II.

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

Meeting adjourned at 7:31 pm 6-0.



Planning Director 4/25/24
Date



Planning Commission Chairman 4/25/24
Date