



PLANNING COMMISSION MEETING MINUTES
Thursday, July 25, 2024 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 Barbara Forrester

Commissioner Michael Joyner

Commissioner Cathy Swanson

Commissioner William Williams II

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes 6.27.24

Motion made by Commissioner Ellis to approve minutes, Seconded by Commissioner Forrester.

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

Minutes approved 6-0.

5. NEW BUSINESS

- A. **Case #V24-022** – AMH Development LLC requested a Major Variance for the property located at 2467 Claude Brewer Road Loganville, GA 30052, Walton County. Map/Parcel#LG160005. Present zoning is R-22 CSO. Ordinance and Section from which relief is sought is Zoning Ordinance Section 119-249 (3)(d), design criteria-exterior materials. Applicant request to reduce rear elevations requirement to 3' brick or stone water tables which will include sides of 3rd car garages.

Shane Latham with MPT law firm represented the applicant in this case. The parcel is 101.78 acres and was rezoned and annexed into the city in 2018. The major variance request is due to the hardship that the property has given them during development; the rock on the property was more abundant than anticipated - causing delays, along with issues tying into the sewer line. The applicant would like to add 3rd car garages onto the house plans and 3' tall water tables on the rear elevations.

Ben Shoemaker, the VP of Land Acquisitions for AMH, stated that the community had already lost 18 lots due to the amount of rock in the area.

Mr. Latham listed the proffered conditions that the developer is offering if the variance is granted:

1. Siding on homes shall be of a fiber-cement material. Vinyl siding shall be prohibited.
2. Side elevations of homes shall include a minimum three-foot tall masonry water table.
3. All homes shall be constructed with three-car garages.

4. Covenants for the community shall include a provision prohibiting on-street parking.
5. The HOA/management company shall be responsible for all landscaping of residential lots and common area.
6. The area of the subject property depicted as Lots 81-82 and Lots 111-126 shall be provided as open space/common area with walking trails.
7. The minimum heated floor area of homes shall be 2,000 square feet. At least 50% of homes shall have a heated floor area of 2,400 square feet or larger.
8. They would also have to include the amenities that were voted on during their first rezone case in 2018, which would include a pool.

Motion made by Commissioner Forrester to approve with the proffered conditions, Seconded by Commissioner Joyner.

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

Voting Nay: Commissioner Williams II.

Motion passed 5-1.

6. ADJOURN

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

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

Meeting adjourned 6-0.