



CITY COUNCIL WORK SESSION MINUTES

Monday, May 05, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

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

A. 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

B. Approval of Agenda

Motion made by Council Member Wolfe made a motion to amend the agenda to discuss the agenda packet and approve the agenda. Seconded by Council Member Huntsinger.

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

Motion carried 6-0.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case #R25-003** – The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 27.85+/- acres located at Twin Lakes Road Loganville, GA 30052, Map/Parcel #LG140020, Walton County, GA. The property owner is Twin Lakes Road LLC. The current zoning is CH and the requested zoning is RM-6 with the proposed development of 149 residential units.

Public Hearing for this case was opened and Shane Lanham with Mahaffey Pickens Tucker, LLC was present representing the applicant. Mr. Lanham presented the application and explained the proposed project.

There was no one present to speak in favor of the project.

The following individuals spoke in opposition to the rezone: Brad Correll, Loganville Ford; Jeff Kilgore, 236 Chandler Walk; Win Winston, 314 Ivy Court.

Mr. Lanham addressed concerns raised by those in opposition and answered Council questions. Public Hearing was closed.

- B. Case #R25-004** – Chris Barber, filed an application to rezone 1.07+/- acres located at 220 CS Floyd Road, Loganville, GA 30052. Map/Parcel #LG050094, Walton County, GA. The property

owner is Chris Barber. The current zoning is O&I. The requested zoning is R-44 with no proposed development.

Public Hearing for this case was opened.

The applicant was not present and there was no one present to speak in favor or opposition to this case.

Public Hearing was closed.

- C. Case #A25-005**– Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. 2.00+/- acres.

Case #A25-005, Case #R25-006, Case #A25-007, Case #R25-008, Case #A25-009, Case #A25-011, Case #R25-012 and Case #R25-012 were all heard together. The Public Hearing for these cases was opened.

Tim Prater with Prater Consulting, LLC was present representing the applicants. Mr. Prater requested that this matter be tabled for 60 days.

Speaking in favor of the applications was Nevil Allison, Revive Group

The following individuals spoke in opposition: Terry Parsons, 1102 Chandler Haulk; Michael Lee, 233 Chandler Walk; Win Winston, 314 Ivy Court; Martin Zierold, 311 Ivy Court; Don Price, 200 Ivy Creek Dr; Connie Lowe, 304 Ivy Court

Motion made by Council Member DuVall to send the matter back to the Planning Commission to be heard at the July Planning Commission Meeting and August Council Meeting and to properly re-advertise. Seconded by Council Member Huntsinger.

Voting Yea: Mayor Baliles, Council Member DuVall, Council Member Huntsinger, Council Member Wolfe

Voting Nay: Council Member Long, Council Member Newberry, Council Member Whitfield

Motion carried 4-3.

Motion made by Council Member Huntsinger to take a five minute recess. Seconded by Council Member Newberry.

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

Motion carried 6-0.

Motion made by Council Member Newberry to go back into open session. Seconded by Council Member DuVall.

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

Motion carried 6-0.

- D. Case #R25-006** – Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. The property owner is Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

(Tabled for 90 days)

- E. Case #A25-007** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. 2.00+/- acres.

(Tabled for 90 days)

- F. Case #R25-008** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

(Tabled for 90 days)

- G. Case #A25-009** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. 17.57+/- acres.

(Tabled for 90 days)

- H. Case #R25-010** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 17.57+/- acres located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is R-16 / A-1. The requested zoning is RM-4 for a multi-family development.

(Tabled for 90 days)

- I. Case #A25-011** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, requests annexation of property located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. 4.103+/- acres.

(Tabled for 90 days)

- J. Case #R25-012** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, filed an application to rezone 4.103+/- acres located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. The property owner is Eddie H Atha and Regina M. Atha. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

(Tabled for 90 days)

- K. Case #V25-017** – Kevin Hornbuckle, requested a Major Variance for the property Fuller Station located Tommy Lee Fuller Drive, Loganville, GA 30052. Map/Parcel #LG060129B00, Walton County, GA. Present zoning is R3-8. Ordinance and Section from which relief is sought is Roadway Design and Construction Stand Specifications 15.2.1 (ii)(a) Roadway Construction Criteria Setback. Request for variance to remove the requirement for a beauty strip on the interior roads within the Fuller Station community. The beauty stirp will not be removed from the entrance road frontage along Tommy Lee Fuller Dr.

Public Hearing was opened for this case.

There was no one present to speak in favor or opposition of this case.

Public Hearing was closed.

- L. Green Rivers Builders Inc.** request to relief from the Variance Reapplication Timeline
M. Approval of RFQ for Zoning Ordinance Re-Write

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. Juneteenth Holiday Designation

Consent Agenda for Thursday Night

4. PUBLIC SAFETY COMMITTEE REPORT

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

- A. 2026 CDBG Application, Resolution and Engineering - CDBG Application Submittal by EMI
\$5,500.00 / EMI Engineering Fees \$91,350.00 (5% Contingency Included) 100-4200-531112 /
100-4200-531110

Consent Agenda for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

- A. Toddler Park Engineering Proposal - \$54,600.00 (Includes 5% Contingency) (321-6200)

- B. Lights on Town Green \$15,210.00 (100-4100-531600)

Consent Agenda for Thursday Night

- C. LRA Resolution and Engineering - \$30,000.00 (100-4200-531112 / 100-4200-531110)

Consent Agenda for Thursday Night

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- A. Discussion - Sidewalks

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

- A. 2025 Occupational Tax Update

City Attorney Paul Rosenthal presented the Occupational Tax Update explaining that this is simply a clean up to the ordinance and would ask for approval next month.

10. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

The following individuals addressed the Mayor and Council: Patsy Cook, Hands of Hope; Nathan Brown, 614 Arbor Ridge

11. EXECUTIVE SESSION - Legal Matters

Motion made by Council Member Huntsinger made a motion to close open session and enter into Executive Session to discuss legal matters with counsel. 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.

Motion made by Council Member Huntsinger to re-open the meeting. 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.

Mayor Baliles announced that no action was taken during Executive Session.

12. ITEMS FOR THURSDAY NIGHT

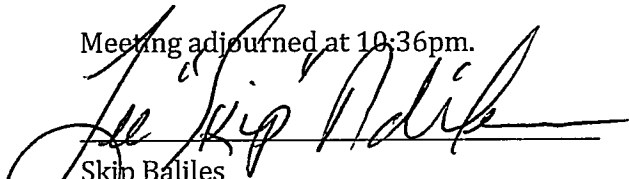
- A. Last Months Minutes
- B. Last Month's Financial Report


13. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. Seconded by Council Member Newberry. 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 10:36pm.


Skip Baliles
Mayor


Kristi Ash
Deputy Clerk

EXECUTIVE SESSION AFFIDAVIT

Personally, appeared before the undersigned-attesting officer, duly authorized to administer oaths, Skip Baliles who, after being duly sworn, deposes and on oath states the following:

(1) I was the presiding officer of a meeting of the Loganville City Council held on the 5th day of May 2025.

(2) That it is my understanding that O.C.G.A. & 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) of this code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.

(3) The subject matter of the closed meeting or closed portion of the meeting held on the 5th day of May 2025, which was closed pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was pending litigation.

(4) This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. 50-14-4(b) that such an affidavit be executed.

This 5th day of May 2025.

Lee Skip Baliles
Mayor/Presiding Officer

Jim Newby
Council Member

Pat Worn
Council Member

Melanie Long
Council Member

Tate M. Duke
Council Member

Rob White
Council Member

Gene Hutzinger
Council Member

Sworn to and subscribed before me
this 5th day of May 2025.

Kristi Ash
Notary Public

