



PLANNING COMMISSION MEETING MINUTES

Thursday, April 24, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 3.27.25

Motion made by Commissioner Dodd to approve the Minutes, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Minutes approved 6-0.

5. NEW BUSINESS

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.

Shane Lanham, with Mahaffey Pickens Tucker LLP, was the representative for this case. Changes to the site plan were made based off the Planning Commission's recommendation from the March meeting. The first change was pulling back some units near HWY 78, about 100 ft from the right-of-way. A landscaped berm would be placed within that 100 ft setback. This change caused the total number of units to go from 149 to 148.

Commissioner Swanson commented that this rezone would be spot zoning of a residential community surrounding by commercial. She also stated that Twin Lakes Road and HWY 81 have no light planned and the nearby park has an influx of children – this development would increase traffic and thus safety concerns.

Brad Carell asked if there was an entrance into the community off of HWY 78. He stated that GDOT has previously denied a decel lane on HWY 78.

Scott Jones at 3699 HWY 81, asked if a border or fence would be put on the adjacent property line to keep residents of the community from walking through to their property.

Shane stated that there is a curb cut on HWY 78 and there is room for a deceleration lane and stated he would be happy to have a fence put up to create privacy within the community.

Commissioner Dodd asked if the proposal of 15% of the community being rental homes could be decreased to 10%. Mr. Lanham stated they would not object to that decrease.

Commissioner Ellis stated that the proposed conditions (below) that the following changes be made: item #3 lower the total rentals from 15% to 10% and on item #4 the landscape berm be a minimum of 8ft instead of 6ft. as well as a mandatory 8ft privacy fence alongside the existing residential properties.

Applicant Proposed Zoning Conditions: R25-003

1. The property shall be developed in general accordance with the site plan submitted to the City of Loganville on April 24, 2025 and attached hereto as Exhibit "A" (the "Site Plan").
2. Homes in the development shall be constructed with architectural style and building materials in general accordance with the elevations/renderings submitted to the City of Loganville on April 24, 2025 and attached hereto as Exhibit "B."
3. The community shall be governed by a mandatory membership homeowners association with recorded covenants. The covenants for the homeowner's association shall include a provision establishing an architectural review board or similar entity which shall oversee exterior modifications of homes. The covenants shall also include a provision restricting the rental of homes to no more than 10% of the total units at any given time.
4. The property's frontage along Highway 78 shall include a landscaped berm with a minimum height of 8 feet.
5. Homes located along the external right-of-way of Highway 78 or Twin Lakes Road shall be provided as single-family detached homes in general accordance with the Site Plan.
6. Amenities for the community shall include, at a minimum, a pool, cabana, dog park, fire pit, pavilion, and walking trail.
7. Subject to the approval of the City of Loganville, and any other applicable governmental authorities, developer shall install a Hawk Pedestrian Crossing Beacon on Twin Lakes Road.

Motion made by Commissioner Joyner to approve with zoning conditions adjusted, Seconded by Commissioner Olaoluwa. Voting Yea: Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Dodd.

Voting Nay: Commissioner Wauters, Commissioner Swanson. Motion approved 4-2.

- 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.

Mr. Barber stated that he had nothing to state to the commission in reference to the request.

Motion made by Commissioner Ellis to approve the request, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion approved 6-0.

- 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.

Tim Prater with Prater Consulting LLC, was the representative for this case as well as R25-006, A25-007, R25-008, A25-009, R25-010, A25-011 and R25-012. The proposal includes 5 properties total, however only 4 applications were submitted for the project due to the fact that 1 property is already inside the City of Loganville. This has created an island in the middle of the city limits with the 4 other properties.

The first property at 4159 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to R44 to have a city zoning classification and remain just a single-family dwelling. The second property at 4139 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to R44 to have a city zoning classification and remain just a single-family dwelling. The third property at 4109 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to R44 to have a city zoning classification and remain just a single-family dwelling.

The fourth property at 0 Chandler Haulk Road, is requesting to be annexed into the City and then rezoned to RM-4, giving this property 70 units total.

Jamie Towler, of 211 Chandler Walk, is opposed to the proposed zoning change. His main concern was the increase in traffic around the area and the safety of the motorized public. He also stated that the aesthetics of high-density projects hurt the property values of neighboring homes.

Win Winston, of 314 Ivy Court, stated he thinks the public should have a better understanding of the proposal at hand but his reason for opposition is the increase in traffic in the area.

Deborah Hagerty, of 905 Chandler Haulk Road, wanted to know where the access of a potential development would be at and if any type of fencing would be around the development. Director Robbie Schwartz stated that we do not have this information since the request is just for annexation and re-zoning purposes.

Yollete Bayham, of 485 Yearling Drive, is opposed to the request since her home is close to the property.

Terry Parsons, of 1102 Chandler Haulk Rd, stated that he believes this application was submitted before the moratorium was put in place to set up the property for a townhome development.

Michael Lee, of 233 Chandler Walk, stated that Walton County future land use map shows this property as being a rural district. He also stated that any future development would have to have their access point off of North Sharon Church Rd, which would be a dangerous turn.

Don Price, of 200 Ivy Creek Drive, Connie Low, of 305 Ivy Court, Claire Deliffson, of 202 Ivy Creek Drive, Bobby Campbell, of 680 Doe Lane, Alma Thomas, of 212 Chad Lane, David Mayham, of 216 Chandler Walk all stated that the increase of traffic and the dangerous it could cause were their opposition to these cases.

Bill Marzac, of 620 Berta Court thinks that a townhome community will harm the property values of the neighboring homes.

Patrick Ellison, of 505 Woodbrook Way and Jeff Crowder, of 238 Chandler Walk are concerned about the future access point of a future development.

Stacy Towler, of 211 Chandler Walk spoke on how a new development would impact the local schools' resources negatively.

Mr. Prater believes this property would align with the zoning requested due to the fact that there are four developments nearby that are multifamily, it shows compliance with the comprehensive plan, the parcels meet the qualifications of annexation and rezones, and that it would not impact any services (water/sewer available)

Commissioner Swanson asked Director Robbie Schwartz, if the request was approved for RM-4 zoning and a developer did purchase the property, would the proposed development have to come back before the planning commission. Director Schwartz said that no, once a rezone change is made, then the property has that zoning and a developer could develop without coming before the planning commission. Mr. Prater also reminded commissioners that any conditions placed on the property, a developer would have to adhere to.

Commissioner Ellis wanted to clarify the R-44 zoning district, variance applications for a property and the moratorium, which was confirmed by Director Schwartz that it was for all annexations and rezones.

Motion made by Commissioner Olaoluwa to deny, Seconded by Commissioner Joyner.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 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.

Motion made by Commissioner Ellis to deny, Seconded by Commissioner Joyner.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

- 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.
Motion made by Commissioner Joyner to deny, Seconded by Commissioner Ellis.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- 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.
Motion made by Commissioner Wauters to deny, Seconded by Commissioner Swanson.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- 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.
Motion made by Commissioner Joyner to deny, Seconded by Commissioner Ellis.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- 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.
Motion made by Commissioner Ellis to deny, Seconded by Commissioner Wauters.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- 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.
Motion made by Commissioner Joyner to deny, Seconded by Commissioner Swanson.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.
- 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.

Motion made by Commissioner Olaoluwa to deny, Seconded by Commissioner Swanson.
Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

- K. Case #A25-016** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP, requests annexation of property located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. 26.883+/- acres.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- L. Case #R25-015** - The Revive Land Group LLC c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 26.883+/- acres located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. The property owner is CTX Funding SPE, LLC. The current zoning is A-1. The requested zoning is RM-4 with a proposed development of single-family detached residential neighborhood.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- M. Case #V25-013** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2). Request for variance to allow single-family detached units in RM-4 zoning on parcels more than 2,640 feet from the center line of Main Street and Covington Street.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- N. Case #V25-014** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2)(e). Request for variance to allow front entry garages in RM-4.
Motion made by Commissioner Ellis to table the case until next month, Seconded by Commissioner Dodd.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.
Case tabled 6-0.
- O. Case #V25-017** – Kevin Hornbuckle, requested a Major Variance for the property Fuller Station, located on Tommy Lee Fuller Drive, Loganville, GA 30052. Map/Parcel #LG060129B00, Walton County, GA. Present zoning is RM-8. Ordinance and Section from which relief is sought is Roadway Design and Construction Standard 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 strip will not be removed from the entrance road frontage along Tommy Lee Fuller Dr.

Motion made by Commissioner Ellis to approve, Seconded by Commissioner Dodd.


Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

6. ADJOURN

Motion made by Commissioner Ellis to adjourn, Seconded by Commissioner Swanson.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Motion passed 6-0.

Meeting adjourned 8:06pm.



Planning Director Date



Commissioner Chairman Date