



PLANNING COMMISSION MEETING MINUTES

Thursday, October 24, 2024 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt
Commissioner Linda Dodd
Commissioner Barbara Forrester
Commissioner Michael Joyner
Commissioner Cathy Swanson
Commissioner William Williams II

ABSENT

Commissioner Tiffany Ellis

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 7.25.24

Motion made by Commissioner Williams II to approve, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

5. NEW BUSINESS

- A. **Case #A24-023** – Uprise Development LLC requests annexation of property located at 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.
- B. **Case # R24-024** – Uprise Development LLC filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia. The property owner is TN Brooks. The current zoning is A2. The requested zoning is PUV for the development of a planned urban village.
- C. **Case #A24-025** – Uprise Development LLC requests annexation of property located at 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.
- D. **Case # R24-026** – Uprise Development LLC filed an application to rezone 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. The property owner is TN Brooks. The current zoning is R100. The requested zoning is PUV for the development of a planned urban village.
- E. **Case #A24-027** – Uprise Development LLC requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.
- F. **Case # R24-028** – Uprise Development LLC filed an application to rezone 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. The property owner is O H Brooks/Benny Stephenson, Trustee. The current zoning is A2/B3. The requested zoning is PUV for the development of a planned urban village.

Cases #A24-023 – R24-028 were withdrawn by the applicant. They will be heard at the 1/23/25 Planning Commission Meeting.

- G. Case #A24-029** – Juan Ramon requests annexation of property located at 520 Brand Road Loganville, GA 30052. Map/Parcel #R5160 059, Gwinnett County, GA. 3.0+/- acres.
- H. Case # R24-030**– Juan Ramon filed an application to rezone 3.0+/- acres located on 520 Brand Road Loganville, GA 30052. Map/Parcel #R5160 059, Gwinnett County, Georgia. The property owner is Red Lion Acquisition & Management. The current zoning is R100. The requested zoning is LI for the development of an office suite.

Tim Prater, of Smoke Rise Lane, Auburn, GA, was the representative of Juan Ramon on Case #A24-029 and R24-030. The request was to annex and rezone a parcel for an office suite for Mr. Ramon's business. Mr. Prater stated that Gwinnett County showed this parcel as a mixed-use property and that LI (light industrial) would be the best fit for Loganville's zoning district. He stated that Mr. Ramon would have about 4 employees at this office. The proposed work to the property would be minor, converting a house into an office suite. They would have equipment on the property, but it would be in the back and a 6ft fence would surround it.

Motion made by Commissioner Forrester to approve the annexation of the property, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

Motion made by Commissioner Forrester to approve the rezone of the property to LI, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

- I. Case # R24-031**- Bamm Real Estate LLC, c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 5.09+/- acres located on Atlanta Hwy Loganville, GA 30052. Map/Parcel #LG060129, Walton County, Georgia. The property owner is Ann R Jones. The current zoning is R-44. The requested zoning is CH for the development of a medical office building.
- J. Case #V24-032** – Bamm Real Estate LLC, c/o Mahaffey Pickens Tucker LLP, requested a Major Variance for the property located on Atlanta Hwy Loganville, GA 30052 at Parcels #LG060129, Walton County, GA. Present zoning is R-44. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432; relief from buffer requirements.
- K. Case #V24-033** – Bamm Real Estate LLC, c/o Mahaffey Pickens Tucker LLP, requested a Major Variance for the property located on Atlanta Hwy Loganville, GA 30052 at Parcels #LG060129, Walton County, GA. Present zoning is R-44. Ordinance and Section from which relief is sought is Zoning Ordinance 119-380; relief from the minimum parking requirements.

Shane Lanham with MPT LLP, was the representative for Cases #R24-031, V24-032 and V24-033. The rezone request was to place a 50,000 sq ft medical building (Northside Hospital) on the property. The main entrance would be off of HWY 78 and another on Covington Street with a parking area around the back. The first variance request was to reduce the 30ft buffer to the adjacent property and add a 20ft wide landscape strip on the property owner's (Ann Jones) side. The second variance request was to reduce the number of minimum parking spaces required of a building this size.

Jeffrey Carter, Monroe, GA, the property owner west of JDL Enterprises, wanted to verify that this new building would not take up any of their parking spaces. Mr. Lanham assured that the parking they were requesting, 225 spaces, would be enough to not affect parking on others properties.

Motion made by Commissioner Williams II to approve the rezone of the property, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

Motion made by Commissioner Williams II to approve the variance request V24-032, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Williams II

Voting Nay: Commissioner Swanson. Motion passed 4-1.

Motion made by Commissioner Joyner to approve the variance request V24-033, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

- L. Case # R24-034** – Kittle Homes, filed an application to rezone 26.07+/- acres located on 4615 Atlanta Hwy Loganville, GA 30052. Map/Parcel #LG110187, LG110187A00, LG110185C00, LG110185B00, Walton County, Georgia. The property owner is Camp Family Partnership. The current zoning is CH. The requested zoning is RM-6 for the development of a townhome community.

Zach Kittle, of Roswell, GA, was the applicant for this case. The proposed rezone is for a 125-townhome community with two commercial spaces (proposed restaurants). The development would have two entrances, one off of 78 and the other off of Cown. Mr. Kittle stated that they would be willing to help upgrade the sewer pumps for this development for \$360,000. The townhomes would be 3 beds/2.5 baths and price around \$375,000.

When the zoning case was first proposed, Katy Allen, at 1765 Knight Circle, emailed the Planning Department to protest the case. Carla Denney, of 968 Village View Circle, also emailed planning with her request to deny this rezone.

During the meeting, Daniel Holler, of 247 Cown Drive, stated his protest as well. He stated that Cown Drive is a one lane road and that this development would add more vehicles traveling this road daily.

Shane Way, of 206 Cown Drive, stated the same issue - the traffic impact of Cown Drive would be problematic for those who live on that street.

Rita Caskell, 2968 Horseshoe Road, and Susan Thompson, 244 Cown Drive, also stated their protest in reference to the traffic on Cown Drive (one way in, one way out) and the location of Growers Outlet, which causes major backup during busy season.

Motion made by Commissioner Dodd to approve rezone, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Dodd & Commissioner Williams II

Voting Nay: Commissioner Forrester, Commissioner Joyner, Commissioner Swanson. Motion denied 3-2.

6. ADJOURN

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

Voting Yea: Commissioner Swanson, Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Williams II. Meeting adjourned 7:37pm.