

**Planning Commission Public Hearing
Municipal Council Chambers
4303 Lawrenceville Road
July 28th 2022• 6:30 p.m.**

ATTENDANCE: Planning & Development Director, Tim Prater; Planning Commission Chairman, Keith Colquitt; Planning Commissioners: Barbara Forrester, Amanda Soesbe, William Williams, Lisa Luttrell, Alma Thomas, Tiffany Ellis and Admin. Assistant II, Sarah Black recorded the minutes.

MEETING CALLED TO ORDER: The meeting was called to order at 6:30 p.m. by Chairman Keith Colquitt.

INVOCATION: Given by Chairman Keith Colquitt followed by the pledge of allegiance.

APPROVAL OF MINUTES: A motion was made by Lisa Luttrell and seconded by Barbara Forrester to approve the minutes from the June 23, 2022 Planning Commission meeting. Motion carried 6-0.

BUSINESS: Chairman Keith Colquitt moves forward with **CASE #ZA22-004:** Amend Chapter 119-221 of the City of Loganville Zoning Ordinance regarding PUV (Planned Urban Village).

- Chairman Keith Colquitt asks the committee if there are any questions or discussion on the case. Commissioner Tiffany Ellis wanted to verify the changes/suggestions made on the PUV document. Tim Prater states that yes, those are the final changes/suggestions unless City Council wishes to make changes. Commissioner Tiffany Ellis specifies line item 261 – design features on the ordinance. Tim Prater states that the statement on the ordinance is that the minimum is 4 (or 6 depending on façade size) design features out of the list of 14 to choose from. Commissioner Tiffany Ellis states that she agrees to the verbiage of that line item.
- Chairman Keith Colquitt asks if anybody in the audience has a question or comments on the PUV. No response from the audience.
- The Planning Commission made a recommendation to approve this case. A motion was made by Commissioner Tiffany Ellis and seconded by Commissioner Lisa Luttrell. Motion carried 5-1 with Commissioner Amanda Soesbe voting in opposition.
- Commissioner Alma Thomas asked if the property in question was within the city limits or if it would be annexed in. She also asked if any of the property was zoned for conservation. Tim Prater stated that about 90% of it would be within the city limits but a small section of it would have to be annexed in. He also stated that the City of Loganville does not have any of it zoned for conservation – that would be through the county.

ADJOURN: A motion was made by Commissioner Barbara Forrester and seconded by William Williams to adjourn. Motion carried 6-0.

Meeting adjourned at 6:39 p.m.

Planning & Development

Planning Commission Chairman

Date

Date

Planning Commission Meeting

**Planning Commission Public Hearing
Municipal Council Chambers
4303 Lawrenceville Road
June 23, 2022 • 6:30 p.m.**

ATTENDANCE: Planning & Development Director, Tim Prater; Planning Commission Chairman, Keith Colquitt; Planning Commissioners: Barbara Forrester, Amanda Soesbe, William Williams, Lisa Luttrell, Alma Thomas, Tiffany Ellis and Admin. Assistant II, Sarah Black recorded the minutes.

MEETING CALLED TO ORDER: The meeting was called to order at 6:30 p.m. by Vice Chairperson Barbara Forrester.

INVOCATION: Given by Vice Chairperson Barbara Forrester followed by the pledge of allegiance.

INTRODUCTION OF NEW MEMBERS: New members of the Planning Commission were introduced by Vice Chairperson Barbara Forrester; William Williams, Tiffany Ellis and Keith Colquitt.

VOTE FOR CHAIRPERSON: Vice Chairperson Barbara Forrester requested a nominee for a new appointed chairperson of the Planning Commission for a 2 year term. A motion was made by Commissioner Lisa Luttrell to nominate Keith Colquitt. Amanda Soesbe seconded the motion. Motion carried 6-0.

VOTE FOR VICE CHAIRPERSON: Vice Chairperson Barbara Forrester requested a nominee for a new appointed vice-chairperson of the Planning Commission for a 2 year term. A motion was made by Commissioner Keith Colquitt to nominate Lisa Luttrell. Vice Chairperson Barbara Forrester seconded the motion. Motion carried 5-0.

A MOTION TO RECESS was called by Vice Chairperson Barbara Forrester to allow newly elected Chairperson Keith Colquitt to resume meeting.

MEETING CALLED TO ORDER: By Chairperson Keith Colquitt

BUSINESS: Chairperson Keith Colquitt turned the floor over to Tim Prater to introduce and discuss case #ZA22-004

CASE #ZA22-004: Amend Chapter 119-221 of the City of Loganville Zoning Ordinance regarding PUV (Planned Urban Village)

- Attorney Shane Lanham with Mahaffey Pickens Tucker, LLP took the stand to answer any questions by the Planning Commission in regards to a proposed development and explain the ordinance changes that the developer would like to request that involved Chapter 119-221.
- The Planning Commission made a recommendation to table this case until clarification could be made to the ordinance changes. A motion was made by Vice Chairperson Lisa Luttrell to table the case until the next set Planning Commission public hearing on 07.28.2022. Amanda Soesbe seconded the motion. Motion carried 6-0.

ADJOURN: A motion was made by Vice Chairperson Lisa Luttrell to adjourn and seconded by William Williams. Motion carried 6-0.

Meeting adjourned at 7:02 p.m.

Planning & Development

Planning Commission Chairman

Date

Date

44 a. Infrastructure is the area included within the surrounding development or a portion thereof,
45 excluding the area occupied by the Buildable lot area, “infrastructure” (e.g., Streets, Right
46 of Ways, Detention Ponds, and other similar uses) shall not count toward the calculation of
47 buildable lot area (i.e. units per acre or FAR -floor area ratio if used)

48
49 (2) Building Permit Concurrency:

50 a. A minimum of 25% of all three (3) types of building construction (commercial,
51 townhomes, and single-family dwellings) must be permitted at one time and under
52 continuous concurrent construction. Permits will only be issued in a minimum of 25%
53 increments of all 3 building construction types (commercial, townhomes and single family
54 dwellings) of development at a time, and no building or occupancy permit shall be issued
55 for any structure or use until such time as the 25% has been completed, and any such
56 structure or use shall be in full accord with the requirements and limitations set forth in this
57 ordinance. Without the exception of mayor and council approval.

58 (3) The detailed master plan shall contain, at a minimum, the following:

59 a. Location of:

- 60 1. Buildings and their principal uses;
- 61 2. Public streets and private roadways;
- 62 3. Parking areas;
- 63 4. Open spaces, plazas, squares, courtyards, and other landscaped;
- 64 5. Pedestrian and/or bicycle pathways;
- 65 6. Stormwater facilities.

66 b. Design guidelines that address:

- 67 1. Overall architectural character illustrated through typical building elevations;
- 68 2. Public plazas, open spaces and buffer areas;
- 69 3. Relationship to adjacent properties;
- 70 4. Pedestrian pathways and sidewalks;
- 71 5. Construction materials and color themes;
- 72 6. Coordinated signage and graphics;
- 73 7. Streetscapes, including street trees and furniture such as benches and light
74 standards;
- 75 8. Parking area landscaping.
- 76 9. Total buildable lot area in acres.

77 (e) Permitted uses. Planned urban village developments shall contain at least three principal uses,
78 including at least two residential type. The principal uses permitted in the district are:

- 79 1. Retail sales and services, including open-air markets;
- 80 2. Eating and drinking establishments;
- 81 3. Banks, financial and professional services;
- 82 4. Residential flats or lofts above the ground floor in a retail building;

- 83 5. Townhouses;
- 84 6. Spas/Salons;
- 85 7. Indoor recreation and entertainment;
- 86 8. Craft shops, visual and performing artist studios and galleries, with accessory light
- 87 manufacturing;
- 88 9. Religious facilities;
- 89 10. Theaters and performing arts uses;
- 90 11. Civic, cultural, open space and public uses;
- 91 12. Single-family detached dwellings, but not including manufactured/mobile homes;
- 92 13. Accessory uses customary to any permitted use.
- 93 14. Parking structures

- 94 (f) Prohibited uses. The following uses are specifically prohibited in the district:
- 95 1. Automotive, boat, recreational vehicle, or equipment sales or rental;
- 96 2. Automotive, boat, recreational vehicle repair shops;
- 97 3. Personal services, dry cleaners, Contractor’s offices, etc. excluding 119-221(e);
- 98 4. Clubs, lodges or fraternal institutions;
- 99 5. Hotel and bed and breakfast inns;
- 100 6. Drive-through service windows;
- 101 7. Telecommunication towers;
- 102 8. Indoor or outdoor storage or warehousing;
- 103 9. Garden supply centers and greenhouses;
- 104 10. Group or congregate personal care homes;
- 105 11. Kennels;
- 106 12. Veterinary offices;
- 107 13. Medical and dental offices;
- 108 14. Machine, welding or small engine repair shops;
- 109 15. Recovered materials processing or composting;
- 110 16. Residential or community shelter.
- 111 17. Dance/Gymnastic studios
- 112 18. Health clubs/Fitness centers
- 113 19. Gas Stations – Planning Commission
- 114 20. Tattoo Parlors– Planning Commission
- 115 21. Vape Shops– Planning Commission
- 116 22. Title Loan/Pawn - Planning Commission
- 117 (g) Site design standards.

- 118 (1) Proposed Land Use Mix:
 119 a. Single-family detached: 45%
 120 b. Townhomes: 15%
 121 c. Commercial: 20%
 122 d. Open Space: 20%
 123
- 124 (2) Nonresidential uses: commercial uses should constitute no more than 20% of the total project
 125 and for every 100 residential units, developer must provide 10,000 square feet of
 126 commercial space
- 127 (3) Single-family Detached Specs:
 128 a. Single Family Detached will constitute no more than 45% of the total project
 129 b. 3.1 units per acre maximum
 130 c. 9,000 square foot lots minimum
- 131 (4) Townhouses: Townhome Specs: will constitute no more than 15% of the total project
 132 a. Maximum 6 units per acre
 133 b. Maximum 8 units per building
 134 c. Guest parking shall be provided in off-street lots or dedicated on-street parallel spaces.
 135 Otherwise, no parking on the street.
 136
- 137 (5) Height of buildings (not including cupolas, towers or other roofline projections).
 138 a. Minimum height, nonresidential or mixed use: Two stories or 25 feet, except that
 139 freestanding restaurants may be one story.
 140 b. Maximum height, townhouses: Three stories or 35 feet.
 141 c. Maximum height, single-family detached dwellings: Two stories or 35 feet.
 142 d. Maximum height, nonresidential or mixed use: Five stories or 65 feet.
 143 e. Where adjacent to property zoned for single-family use, buildings shall be set back
 144 from the property line 1.5 feet for each foot in height.
- 145 (6) Minimum/maximum floor areas and building lengths.
 146 a. Residential.
 147 1. Multifamily “lofts” may be provided on one (1) floor above commercial at a rate of 2:1
 148 square feet. That is, if a single commercial building space totals 50,000 square feet, a
 149 maximum of 25,000 square feet of loft units could be provided on a single floor for that
 150 building.
 151 a. Minimum loft unit square footages:
 152 i. 1-bedroom: 800 square feet
 153 ii. 2-bedroom: 1,000 square feet
 154 iii. 3-bedroom: 1,200 square feet
 155 2. Townhouses: Minimum 1,200 square feet. There shall be no more than eight units
 156 attached in an individual building.
 157 3. Single-family detached dwellings: Minimum 1,600 square feet.
 158 b. Nonresidential.

159 1. Maximum building footprint: 25,000 square feet. No individual nonresidential or
160 mixed-use building shall exceed 300 feet along its greatest length.

161 2. A minimum of 10,000 square foot of commercial/office space must be built per 100
162 residential units or portion thereof.

163 (7) Building placement and massing.

164 a. Building location, design and orientation shall substantially conform to the approved
165 master plan. Large parking lots in front of buildings along the street frontage are
166 prohibited. Buildings fronting streets, principal drives or travel ways shall have no more
167 than one row of parking in front of them.

168 b. Site layout shall reinforce the street edge and create pedestrian-scaled open spaces. The
169 overall design for vehicular circulation shall be a modified grid pattern with the use of
170 alleys where appropriate.

171 c. Buildings shall be placed perpendicular and parallel to streets, drives and travel ways.

172 d. Building fronts and entries shall be articulated and oriented toward streets, drives or
173 travel ways and arranged to created courtyards, plazas and other human-scale spaces.
174 Where possible, buildings shall be arranged to provide views and access to open spaces.

175 e. Where public streets are included within the development, nonresidential buildings shall
176 be located no more than 15 feet from the right-of-way.

177 (8) Streetscape amenities.

178 a. Within the project boundaries, public streets, drives and travel ways shall have provided
179 street landscaping and furnishings such as lamps, bicycle racks, seating and other
180 furniture, litter containers, etc.

181 b. Landscaping shall include trees of a shade-producing variety in a number equal to at least
182 one tree per 35 feet of length of public streets, drives and travel ways. Trees may be
183 clustered to create a more natural appearance.

184 (9) Open space and landscaping.

185 a. A minimum of 20 percent of the total project area shall consist of open space and
186 landscaping. Land area dedicated to the city, or other applicable governmental entity for
187 use as a public park, open space, or other public purpose may count 50% towards
188 requirement open space.

189 b. Permanent water impoundments excluding on-site detention, wetlands and other
190 environmentally sensitive areas may account for no more than 50 percent of the required
191 open space.

192 c. The required open space shall include at least one centrally located primary common
193 space consisting of at least 20,000 square feet. Land area dedicated to the city, or other
194 applicable governmental entity for use as a public park, open space, and other public
195 purpose may count 50% towards requirement open space. Whether or not it is centrally-
196 located.

197 d. Where adjacent to single-family zoned property along the project exterior, a 30-foot
198 buffer shall be provided. Otherwise, a landscape strip of at least ten feet in width is
199 required.

200 e. Buffers shall be natural and undisturbed except for supplemental planting where sparsely
201 vegetated.

- 202 f. Natural tree cover shall be preserved to the greatest extent possible.
- 203 g. Landscape strips shall include trees of a shade-producing variety in a number equal to at
204 least one tree per 35 feet of length along exterior boundaries. Trees may be clustered to
205 create a more natural appearance.
- 206 (10) Parking and loading.
- 207 a. Parking shall be calculated for the development as a whole using on the ratios established
208 in section 119-380. On-site parking shall be provided at a minimum of 80 percent of the
209 calculated total for nonresidential uses and 100 percent of the total for residential uses.
- 210 b. Parking located in front of buildings facing public streets, principal drives or travel ways
211 may be either parallel or front-in.
- 212 c. Required parking for residential uses must be located within 150 feet of the use served.
- 213 d. Surface parking adjacent to public streets, principal drives or travel ways shall be
214 screened by any combination of grade change, earthen berm, decorative fence/wall and
215 vegetation to a height of 42 inches above the grade of the parking.
- 216 e. Landscaped islands are required at the end of each parking aisle.
- 217 f. A maximum of 12 parking spaces are permitted in a row before relieved by a landscaped
218 island.
- 219 g. Landscaped islands shall extend the full length of the parking stall. Landscaped strips
220 between aisles shall be a minimum of six feet in width.
- 221 h. Every landscaped island shall have at least one tree of a shade-producing variety. The
222 total number of trees within an individual lot shall be equal to at least one tree per ten
223 spaces.
- 224 i. Off-street loading and service areas shall not face and must be screened from public
225 streets, principal drives, travel ways and public spaces by walls at least six feet in height
226 or evergreen plan materials capable of reaching a height of six feet within 18 months of
227 installation.
- 228 (h) Architectural guidelines.
- 229 (1) Exterior building materials.
- 230 a. A minimum of 90 percent of the exterior (excluding windows) of all buildings shall
231 consist of two or more of the following materials:
- 232 1. Brick, natural stone or tile;
- 233 2. Genuine stucco, if placed at least ten feet above grade level;
- 234 3. Cultured or cast stone;
- 235 4. Architecturally finished block;
- 236 5. Fiber cement board;
- 237 6. LEED-certified materials.
- 238 7. A brick or stone water table shall be provided on all four sides of all buildings which
239 shall be at least as high as the bottom of the lowest first floor window.
- 240 b. Accent materials shall not include aluminum or vinyl siding, unfinished concrete block,
241 reflective glass (unless to comply with LEED) or galvanized steel.

- 242 c. A minimum of two different materials shall be used on each building.
- 243 d. Individual buildings shall present a consistent appearance on all elevations.
- 244 (2) Roof design and materials.
- 245 a. Roofs may be pitched or flat.
- 246 b. Pitched roofs of nonresidential or mixed-use buildings shall have a minimum pitch of
247 4:12 and pitched roofs of residential buildings shall have a minimum pitch of 6:12; except
248 that roofs covering porches are exempt from this requirement. Roofs with pitches
249 between 4:12 and 6:12 shall have a projecting eave of not less than two feet measured
250 horizontally from the vertical wall. Mansard roofs shall have a pitch of not less than 1:1.
- 251 c. Flat roofs require parapet screening conforming to the vertical articulation requirements
252 for the facade and cornice detailing.
- 253 d. Materials for pitched roofs shall be of:
- 254 1. Twenty-five-year dimensional asphalt or industry-approved synthetic shingle;
- 255 2. Standing seam metal;
- 256 3. Clay or concrete tile;
- 257 4. Slate;
- 258 5. LEED-certified materials.
- 259 e. Rooftop equipment shall be screened from view at ground level on adjacent public
260 streets, drives, travel ways or public spaces.
- 261 (3) Design features for nonresidential and mixed-use buildings.
- 262 a. All buildings shall incorporate a minimum of four of the following features. Buildings
263 with a length of 200 feet or greater shall incorporate at minimum of six design features:
- 264 1. Canopies, archways, covered walkways or porticos;
- 265 2. Awnings;
- 266 3. Arcades;
- 267 4. Courtyards;
- 268 5. Cupolas;
- 269 6. Balconies;
- 270 7. Tower elements;
- 271 8. Recesses, projections, columns, pilasters projecting from the plane, offsets, or
272 projecting ribs used to define architectural or structural bays;
- 273 9. Varied roof heights;
- 274 10. Articulated cornice line;
- 275 11. Display windows, faux windows or decorative glass windows;
- 276 12. Architectural details such as tile work, molding or accent materials integrated into
277 the building facade;
- 278 13. Integrated planters or wing walls that incorporate landscaping, seating areas or
279 outdoor patios;

- 280 14. Other similar features approved as part of the detailed master plan.
- 281 b. All ground floor entrances shall be covered or inset.
- 282 c. Buildings over 100 feet in length shall incorporate elements such as arcades, porticos,
- 283 porches, alcoves or awnings for a minimum of 50 percent of the length of the building
- 284 frontage along a street or travel way.
- 285 d. Facades adjacent to or facing a street, travel way or public space shall include changes in
- 286 relief through offsets, varied roof heights, columns, fenestration and materials, with at
- 287 least one per distance equal to three times the building height.
- 288 e. At least 40 percent but not more than 75 percent of each facade adjacent to and facing a
- 289 street, travel way or public space shall contain windows or doorways. For mixed-use
- 290 buildings, floors that contain only residential uses may have a minimum of 25 percent of
- 291 the facade facing streets, travel ways and public spaces in windows and doorways.
- 292 f. Ground floor retail, service and restaurant uses shall have large pane display windows
- 293 above a lower wall section between 24 and 36 inches in height.
- 294 g. Each residential unit in a mixed-use building shall have a balcony or bay.
- 295 (4) Design features for townhouses and single-family detached dwellings.
- 296 a. Buildings that consist of townhouse units shall utilize a minimum of four of the following
- 297 design features:
 - 298 1. Dormers;
 - 299 2. Cupolas;
 - 300 3. Gables;
 - 301 4. Recessed entries;
 - 302 5. Balconies;
 - 303 6. Covered front porches of at least seven feet in depth and ten feet in length;
 - 304 7. Courtyards;
 - 305 8. Box windows;
 - 306 9. Exterior chimneys;
 - 307 10. Varied roof heights;
 - 308 11. Porticos;
 - 309 12. Shutters;
 - 310 13. Articulated cornice lines;
 - 311 14. Other similar features approved as part of the detailed master plan.
- 312 b. All sides of a building will display a similar level of quality and architectural detailing.
- 313 The majority of a building's architectural features shall not be limited to a single facade.
- 314 c. Within each row or cluster, each unit shall be differentiated by two or more of the
- 315 following methods:
 - 316 1. Use of distinct color variation between individual units;
 - 317 2. Use of distinct variations in materials between individual units;

- 318 3. Use of distinct variations in architectural style or features, such as a porch or similar
319 feature, between individual units;
- 320 4. Use of distinct variations in roof form; or
- 321 5. A variation in the plane of the front facade to provide a minimum three-foot
322 variation between individual units.
- 323 d. Garages:
- 324 1. Side-loading garages shall provide windows or other architectural details that mimic
325 the features of the living portion of the unit on the side of the garage in line with the
326 front facade. Side-loading garage doors shall not exceed ten feet in width.
- 327 2. Garage openings shall not occupy more than 45 percent of a unit's side facade.
- 328 3. At least twenty-five (25) feet of driveway shall be provided between garage
329 openings and sidewalks.

With the addition and subtraction of items the line numbers have changed please see current, 1st draft and current draft for references.

Line 17 - This is a contradiction of the prohibited line items under line 13. Uses such as listed above in please add to prohibited uses. **Corrected**

29 **Will having an HOA be required of the Single Family and Townhomes in the PUV? If so, please include this language in the PUV. (This covered in 119-221-C)**

49-54 Here there is no mention of "lofts" or "flats". They are mentioned later on as an option. Should these terms actually be referred to as "apartments"? **No they are lofts or flats**

Lines 49-54: only 25% increments - is this a realistic expectation for a PUV? (I do like the exception rule on lines 54 and 55) **Yes**

54-57 and no building or occupancy permit shall be issued for any structure or use until such time as the 25% has been completed, and any such structure or use shall be in full accord with the requirements and limitations set forth in this ordinance. (Added) per council

Building Permit Concurrency – Does the concurrency of the residential component stated in the paragraph include the “loft” style residences that can be constructed? If so, please include language to support this.

Uses – As was noted in the meeting, please provide VERY specific definitions of each of these items. The Permitted and Prohibited purpose of a PUV, is to encourage a number of mixed uses to include: Institutional, Cultural, Office, Retail and Residential. By prohibiting certain items, namely offices and cultural this seems contradictory and confusing. I also believe that it needs to be *very clearly* stated what undesirable businesses should be prohibited. . (**Line 4 Industrial, Office have been removed from the intended use**)

With drive-thru services being listed as prohibited, would a bank then not be allowed to have a drive-thru. **No.**

84 Please define. **Addressed in prohibited use**

85 Night Clubs or locations such as Chucky Cheese? **(Night Clubs would be governed by the Alcohol ordinance. Chucky Cheese would be classified as an eating establishment)**

88 Would this be a book store or a stand-a-lone church? **(Church)**

91 - Please add Manufactured Buildings (Added to line 88)

94 This would eliminate nail salons and spas - which contradicts with #6 in permitted uses. These types of business would thrive in a PUV. Contactor's offices in specific - I do not understand this reasoning. Addressed in allowed use (line 84)

94 Gas stations/C Stores are not expressly addressed in the ordinance to be allowed or prohibited. Should it be so? Addressed in prohibited use (line 113)

95 Please define Clubs (Adult Establishments or bookstores?) Not applicable to 98, Adult establishments are addressed in the Adult Ordinance

95 I have a huge problem with this. This would prohibit service organizations from having a space here (ie; Lions, Rotary, Historical Society, etc.) Consumes to much parking from retail

99 Hotel and B&B Inns are prohibited. Would it enhance the city's amenities to allow a small number of B&B's? Perhaps the council might consider restricting both the number of operators and the maximum stay per guest/occasion to discourage extended stay establishments. (Can be discussed with Council)

107 Why not? (Consumes to much parking from retail and carried over from existing ordinance)

111 Why not? (Moms could shop while child is in class/practice) (Consumes to much parking from retail)

Please add: Addressed in prohibited use (lines 114-116)

Tattoo Parlors / Vape Shops

No Title Loan

112 Please define difference between Fitness Center and Health Center. Addressed in prohibited use (line 112)

118 Lofts" are not mentioned here but are in sections prior. Doesn't this need to be uniform if apartments are going to be allowed above commercial uses? (lofts/Flats are allowed as an accessory not a requirement)

118 Site Design Standards – Please include all language supporting the building of “lofts” in the proposed land use mix, (Item 1: a-d). It seems like “lofts”, as presented is an afterthought. I understand that lofts are not a requirement of the project, as single family and townhomes are, but it should all be defined together under one heading, even if you include the language that “lofts” are optional. (lofts/Flats are allowed as an accessory not a requirement)

122 All verbiage changed to open space from green space

181 It may be too late for this but I would like to see language that all detention for a project this size, be underground. I would like to avoid another empty, ugly detention pond like in the case of the Freddy's/Region's Bank/Valvoline development. (Can be discussed with Council)

184-196 All verbiage changed to open space from green space

198 These buffer areas could be unsightly. (Buffers are to remain undisturbed)

243 - there is a double "that". One needs to be removed. (Corrected)

261 Regarding "Design features for nonresidential and mixed-use buildings section (a) All building shall incorporate a minimum of four of the following features. Buildings with a length of 200 feet or greater shall incorporate at minimum of six design features:" The language appears slightly vague or leaves room for interpretation. Is it 4 or 6 per item or per type? For example, can a builder incorporate 4 or 6 balconies and meet the requirement? (For buildings under 200 feet 4 of the design criteria listed as 1-14 must be used. For building over 200 feet 6 criteria must be used.

323 Regarding Garages: the language prohibiting front-loading garages was removed in it's entirety. Will front-loading garages be allowed at all or are they prohibited? Language to address either option should be added. (Front loading garages are not prohibited)

I'd like to see all other references to overall City Municipal code referred to or attached to the PUV. (Development regs govern what the puv does not)

Lastly, now is the time to clarify all explanations and definitions before a project like this gets started. The PUV should be such a comprehensive document that it incorporates all other aspects of Loganville's development regulations, as it pertains to this project, in one place. It should not be the goal of the city to minimize the amount of time a developer has to spend to incorporate our policies. (The PUV is not a stand alone comprehensive document, Its is a zoning classification as with any other zoning in the city)