



## **CALLED CITY COUNCIL MEETING AGENDA**

**Thursday, September 18, 2025 at 6:30 PM**

**Council Chambers**

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- 1. CALL TO ORDER**
- 2. PLANNING & DEVELOPMENT COMMITTEE REPORT**
  - [A.](#) Code Re-write - Presentations
- 3. ADJOURNMENT**

\*Denotes Non-Budgeted Items subject to Reserve Funds

The Mayor and Council may choose to go into executive session as needed in compliance with Georgia Law.

The City of Loganville reserves the right to make changes to the agenda as necessary. Any additions and/or corrections to the agenda will be posted immediately at City Hall.



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## Staff Report

**To:** Mayor and City Council

**Through:** Danny Roberts, City Manager

**From:** Robbie Schwartz Planning and Development Director

**Date:** September 11, 2025

**Subject:** Zoning Code Re-Write

**RECOMMENDATION:** While all three applicants are capable of accomplishing the task of re-writing the City of Loganville's zoning ordinance, staff recommends Town Planning & Urban Design Collaborative LLC but would put forward that the Council consider interviewing both this firm as well as GMC + Foresite Group before making a final selection.

**FISCAL IMPLICATION:** As this was not included as part of the Fiscal Year 2026 budget, funds would come from the General Fund unassigned fund balance. 100-7400-521211

**BACKGROUND:** On March 10, 2025, the Loganville City Council enacted a six-month moratorium on annexation and re-zoning cases. This allowed staff to develop a request for qualifications for third-party consulting services, aiming to rewrite Zoning Ordinance Chapters 101-119. The City of Loganville reviewed applications from three qualified candidates. A team consisting of the Planning Director, City Manager, City Attorney, and City Engineer from Keck & Wood reviewed the proposals and provided their recommendations.

## **Evaluation Sheet**

### **GMC & Foresite Group**

Experience of Project Team	15/25
Public Process	25/25
Understanding the Issues	17/20
Proposed Approach	17/20
Timeline	10/10
Total	84/100

#### Comments:

Did not see a full zoning rewrite, lots of comp plans.

Local firm & staff. Two companies.

Lots of public meetings. Great timeline, may go over the 12 months.

One assigned employee to work directly with city staff.

## **Evaluation Sheet**

### **Town Planning & Urban Design Collaborative LLC (TPUDC)**

Experience of Project Team	25/25
Public Process	25/25
Understanding the Issues	18/20
Proposed Approach	18/20
Timeline	5/10
Total	91/100

#### Comments:

Lots of experience, form-base & hybrid-base codes.

Engage all parties, departments, P & Z members, City Council, Engineers.

Timeline was the longest of all three. Land Use attorney part of staff.

All staff has writing code experience.

## **Evaluation Sheet**

### **Zone Co & Pond**

Experience of Project Team	18/25
Public Process	15/25
Understanding the Issues	16/20
Proposed Approach	17/20
Timeline	9/10
 Total	 75/100

#### Comments:

Nolan has 1 year as planning director, last 4 years as urban and environmental planning.

Out of Ohio fee to travel? Two different companies.

Jocelyn has 12+ years as planning – Katie (Pond) only has 1 zoning rewrite (Clarkston)

4 public meetings others virtual. Proposal didn't flow.

# Evaluation Sheet

<u>GMC + Forsite</u>	
Experience of Project Team	18 /25
Public Process	20 /25
Understanding the Issues	18 /20
Proposed Approach	16 /20
Timeline	10 /10
Total	82 /100

## Comments:

Not a lot of experience in rewriting zoning code. Plenty  
of experience with comprehensive plans and code revisions

local & big team

Planners is a plus

Teaming / partnership? Is there a void in  
skillset?

**Evaluation Sheet**

<u>TPUDC</u>	
Experience of Project Team	20 /25
Public Process	20 /25
Understanding the Issues	18 /20
Proposed Approach	16 /20
Timeline	8 /10
Total	84 /100

Comments:

Comprehensive experience of a code rewrite, but not local to Georgia (other than Monroe).

Team of 7 : will there be an issue of capacity?

Longest timeline for completion.

Exceptional public outreach experience.

**Evaluation Sheet**Zone Co

Experience of Project Team	17 /25
Public Process	15 /25
Understanding the Issues	15 /20
Proposed Approach	15 /20
Timeline	10 /10
Total	72 /100

Comments:

Nolon has extensive knowledge in environmental policy, not necessarily full zoning code rewrite.

Virtual meetings and distance to Loganville

Company does not have a lot of experience locally in Georgia.

No local contacts with Zone Co. Lots of overlays and updates, but no full rewrites in Ga.



**Evaluation Sheet****GMC / Foresite**

Experience of Project Team	18/25
Public Process	24/25
Understanding the Issues	18/20
Proposed Approach	18/20
Timeline	9/10
<b>Total</b>	<b>87/100</b>

**Comments:**

- Helped update Newton County Unified Development Ordinance
- Like how they highlight the need for codes to be simplistic but maybe lessen importance of Comp Plan as we did not have a great deal of public participation
- Clearly stated they will review fee structure
- 5-7 public meetings, one stakeholder meeting
- A lot of experience on comprehensive plans and urban redevelopment plans, not as much in zoning code re-writes

**Evaluation Sheet****TPUDC**

Experience of Project Team	22/25
Public Process	24/25
Understanding the Issues	18/20
Proposed Approach	19/20
Timeline	8/10
<b>Total</b>	<b>91/100</b>

**Comments:**

- Project manager handled Monroe's Character-based code
- Balances traditional with form-based
- Don't like the implementation assistance being hourly with no estimated costs
- Not as many public meetings with heavy emphasis on Codepalooza
- Pop up studio is good idea if timing can be done to incorporate into City events

**Evaluation Sheet****ZoneCo**

Experience of Project Team	18/25
Public Process	20/25
Understanding the Issues	18/20
Proposed Approach	15/20
Timeline	8/10
Total	79/100

**Comments:**

- Not much in the way of local staff but fairly extensive experience in full zoning code re-write
- Don't feel like the proposal offered as much information as other two
- Community feedback is online only in early stages; no public meetings until first draft written