



CITY COUNCIL WORK SESSION MINUTES

Monday, March 10, 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 Huntsinger to approve the agenda. 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.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case # R24-034-** Kittle Homes, filed an application to rezone 26.07+/- acres located at 4615 Atlanta Hwy. Map/Parcel #LG110187, LG110187A00, LG110185C00 and LG110185B00, Walton County, Georgia. The property owner is Camp Family Partnership LLC. The current zoning is CH. The requested zoning is RM-6 for a development of new town-homes.

Applicant Zac Kittle was present and addressed questions from the Council.

- B. Case #R24-036 –** Walker Anderson Homes, LLC, filed an application to rezone 13.15+/- acres located on Pecan Street. Map/Parcel #5160 030, 5160 032 and 5160 281, Gwinnett County, Georgia. The property owner is Linda Knight.. The current zoning is CH. The requested zoning is RM-6 for the development of fee simple town-homes.

Shane Lanham was present representing the applicant. The following people addressed the council regarding this case:

Sophia Williams, 4235 Pecan Street; Jim McKinney, 157 Line Street; Wanda Lackey, 4114 Pecan Street; Nathan Purvis, Monroe, GA; Haven Rice, property owner.

- C. **A24-023** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.

Kirk Feltschool was present representing the applicant and asked for their cases #A24-023, #A24-025, #A24-027 and #R24-024 be tabled for one month in order to meet with staff and engineers regarding the project.

- D. **Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.

See Case #A24-023

- 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.

See Case #A24-023

- F. **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, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA 30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052. Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

See Case #A24-023

- G. **Case #R25-001** – Manor Restorations LLC files an application to rezone 9.80 +/- acres located on Pecan Street Loganville, GA 30052. Map/Parcel #LG040014A00, Walton County, Georgia. The property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

Public Hearing for this case was held. The following people spoke in favor of this case: Marie Garrett, 4280 Pecan Street; Sophia Williams, 4235 Pecan Street; Jim McKinney, 157 Line Street;

Speaking in opposition to the case was Patrick Ellison, Lawrenceville GA. (owns property on Line Street)

Michael Brooks was present to represent the applicant.

The public hearing was closed.

H. Case #25-002 – Amend Sec. 119-177(3)(c) of the City of Loganville Zoning Ordinance regarding places of religious worship in residential zoning districts to comply with Section 119-216 of the Zoning ordinance.

Sec. 119-177(3)(c) Churches, synagogues, chapels and other places of religious worship and instruction located in residential zoned districts shall comply with all building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc, of the **Office and Institutional** commercial zoning district outlined in **Section 119-216** of the Zoning Ordinance.

Public Hearing was opened regarding this amendment to the zoning ordinance. There was no one present to speak in favor or opposition to this case. Public Hearing was closed.

I. Discussion / Approval - Zoning Ordinance Re-write

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

A. McNair McLemore Middlebrooks & CO FY 2025 audit Engagement Letter - (100-1510-521203 / 505-4400-521203)

4. PUBLIC SAFETY COMMITTEE REPORT

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

A. Covington Street Stormwater Project - Change Order \$12,591.02 (374-6500-541300 ARPA / 375-4320-541400 Capital Recovery Fund)

Consent Agenda for Thursday Night

B. Granite Lane Stormwater Project - \$10,400.00 (375-4320-541400) Capital Recovery Fund

Consent Agenda for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

A. IGA - City of Snellville

Consent Agenda for Thursday Night

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

A. Library IGA - Amendment 1

Consent Agenda for Thursday Night

- B. Discussion / Approval - Moratorium regarding Rezoning and Annexation Applications
Motion made by Council Member Newberry to approve the moratorium as presented. Seconded by Council Member Long.
Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe
Voting Nay: Council Member Huntsinger

Motion carried 5-1.

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.

Sophia Williams, 4235 Pecan Street addressed the Council.

11. ITEMS FOR THURSDAY NIGHT

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

12. ADJOURNMENT

Motion made by Council Member Whitfield 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 9:21pm.