



PLANNING COMMISSION MEETING MINUTES

Thursday, July 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 6/26/25

Motion made by Commissioner Ellis to approve minutes, Seconded by Commissioner Swanson. Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Minutes approved 6-0.

5. NEW BUSINESS

A. 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, 19 College Street, Auburn, GA, was the representative for Cases A25-005 – R25-012. These cases were presented to the City Council in May and were tabled for 60 days to meet with the residents in the area to discuss the proposals. Mr. Prater also requested to move Case A25-009 and R25-010 to the end of the presentation. For property 4159 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. For property 4139 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. For property 4109 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. All properties will remain as a single-family dwelling with no changes to the structures. The property at 0 Chandler Haulk Rd, Loganville, GA 30052, the owners would like to request for approval the annexation and rezone for R-22. 1.42 acres of this proposal is already inside of the city limits of Loganville and is zoned R-16. The future land map shows these properties as being residential use. The City of Loganville Zoning Map shows these properties as being an island within the city limits. The properties are surrounded by zoning districts R-16, R-22 CSO and R-22. Mr. Prater presented a visual site plan as an example of what the development may/could look like. The property owners do not have a developer for the properties yet, however the development will adhere to the City of Loganville zoning.

Samantha Clay, 4159 Chandler Haulk Road, presented that she was in favor of these annexations and rezone requests. They would help her mother and uncle, who inherited the land, with rising property taxes and offer a community for those wishing to come to Loganville.

Terry Parsons, 1102 Chandler Haulk Road, is also in favor of the annexation/rezone requests. He was pleased that the owners reached out to the nearby residents and got their input of what type of zoning they would prefer for these properties.

Claire Detlefsen, 202 Ivy Creek Drive, is also in favor of the annexation/rezone requests. She did want to verify that the whole property would be zoned as R-22 and not the R-44/RM-4 that was on the original applications. Chairman Colquitt stated that yes, the applicant has since changed the request for R-22 zoning across all cases.

Michael Lee, 233 Chandler Walk, spoke against the proposals of annexations/rezones. He stated that the change in zoning didn't make sense to him since the applicant expressed on the applications R-44/RM-4 zoning and not the R-22 zoning that is being proposed.

Commissioner Swanson stated that she feels the applicant did not follow the correct procedure for this request to change the zoning from R-44/RM-4 to R-22.

Planning Director Robbie Schwartz stated that procedure was followed and that the Planning Commission and City Council can approve a different zoning then what is stated on the applications.

Motion made by Commissioner Joyner to approve annexation, Seconded by Commissioner Ellis.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters.

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- B. 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 Dodd to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Olaoluwa.

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

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

- C. 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 Ellis to approve annexation, Seconded by Commissioner Joyner.

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

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- D. 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 Olaoluwa to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Dodd.

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

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

- E. 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 Ellis to approve annexation, Seconded by Commissioner Joyner.

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

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- F. 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 Dodd to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Ellis.

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

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

- G. 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 Olaoluwa to approve annexation, Seconded by Commissioner Ellis.

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

Voting Nay: Commissioner Swanson. Annexation approved 5-1.

- H. 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 Ellis to approve rezone with the condition that the zoning be R-22, Seconded by Commissioner Joyner.

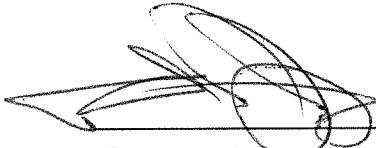
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters.

Voting Nay: Commissioner Swanson. Rezone to R-22 approved 5-1.

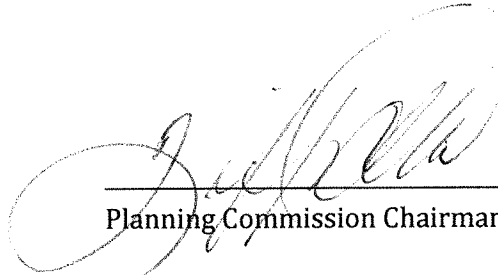
6. ADJOURN

Motion made by Commissioner Dodd to adjourn meeting, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Meeting adjourned at 7:05pm. 6-0.



Planning Director 10/23/25
Date



Planning Commission Chairman 10/23/2025
Date