



PLANNING COMMISSION MEETING MINUTES

Thursday, October 23, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Commissioner Linda Dodd
Commissioner Tiffany Ellis
Commissioner Michael Joyner
Commissioner Toyin Olaoluwa
Commissioner Cathy Swanson

ABSENT

Chairman Keith Colquitt
Commissioner Joshua Wauters

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes 07/24/2025

Motion made by Commissioner Swanson to approve the minutes, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. The motion was approved 4 -0

5. NEW BUSINESS

A. Case #V25-018 – Green River Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located HWY 20 & Tuck Rd, Loganville, GA 30052. Map/Parcel #LG060010, Map/Parcel #LG060010A00, Map/Parcel #LG060010ADP, Map/Parcel #LG0600100DP, Map/Parcel #LG060009, & Map/Parcel #LG060011 Walton County, GA. Present zoning is PUV. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2). Request for variance to allow alternative building permit concurrency schedule.

Shane Latham with Mahaffey Pickens Tucker, LLP at 1550 North Brown Road Lawrenceville, was the representative for the applicant. He stated that there are hardships on the property, one being an additional stream, requiring stream buffer regulations, have disrupted the site plan and caused issues with the phase building schedule of PUV Ordinance. Another hardship is GDOT's widening/realignment of HWY 20 right alongside the subject property during construction. It creates a concern with the commercial tenants and timing of construction & GDOT's project.

The applicant's proposal is to have 3 phases of building, 1st phase, 50% commercial/residential, 2nd phase, 25% commercial/residential and the 3rd phase, 25% commercial/residential.

Jan Hopkins of 199 Fox Run was against the variance. Her concern was that the project would cause an increase in traffic within the area.

Commissioner Olaoluwa asked the applicant if any of the proposed commercial development would be for gas stations. Mr. Latham stated that no gas stations will be developed.

Commissioner Swanson wanted to verify that the proposal was in line with the original site plan of 100,000 sqft commercial, 65 homes and 65 townhomes.

Mr. Latham stated that yes, they were asking for those original numbers, at 50% development in the 1st phase.

Commissioner Joyner wanted to verify, before the vote, that the City of Loganville was okay with this ask and if they agreed with the hardship. Director Robbie Schwartz recommendation was to approve this request.

Motion made by Commissioner Dodd to approve the case, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. The motion was approved 4-0.

6. ADJOURN

Motion made by Commissioner Dodd to adjourn the meeting, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Joyner, Commissioner Olaoluwa, and Commissioner Swanson. The motion was approved 4-0. The meeting adjourned at 6:48 PM.