



PLANNING COMMISSION PUBLIC HEARING MINUTES

Thursday, April 27, 2023 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

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PRESENT

Chairman Keith Colquitt

Commissioner Tiffany Ellis

Commissioner Barbara Forrester

Commissioner Lisa Luttrell

Commissioner Amanda Soesbe

Commissioner Alma Thomas

Commissioner William Williams II

Planning and Development Director Tim Prater

Planning and Development Assistant Director Robbie Schwartz

Administrative Assistant Sarah Black

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of minutes from 3.23.2023

Approval of minutes from 3.23.2023 made by Commissioner Williams II, Seconded by Commissioner Luttrell.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas and Commissioner Williams II. Motion Approved 6-0.

5. NEW BUSINESS

A. Case # A23-001 – Dina Vasquez, requests Annexation of property located at 315 Skyland Drive Loganville, GA Gwinnett County. Map/Parcel #5159 013. 0.49+/- acres.

The following four cases were tabled from the March meeting, A23-001, R23-002, A23-003 and R23-004.

Chairman Colquitt asked if the applicant was present and would like to speak about the rezone and annexation of 315 Skyland Drive. Chuck Ross, the lawyer for Dina Vasquez, spoke at the podium.

He stated that since the last meeting (March) the business ran by Dina Vasquez at 315 Skyland Drive had made some improvements. Their works/trucks were only traveling by HWY 78 and not down Skyland, no road parking was occurring and cameras were installed by Dina Vasquez to make sure none of her employees were in violations of these changes made in response to public comments from the March meeting. Mr. Ross stated that they had been speaking with GA Surgicare Holdings, the owner of Judah Crossing, to see if the property could create an easement for Dina Vasquez's business.

Chairman Colquitt opened questions up to the Planning Commission.

Commissioner Ellis asked what the business owners plans were if the City of Loganville were to deny their annexation/rezone request. Mr. Ross states that they will still run the business as regulated by the zoning laws of Gwinnett County.

Commissioner Forester asked if the trucks/employees of the business will continue to use HWY 78 as travel as not to use Skyland Drive. Mr. Ross stated that yes and that they hope the easement with Judah Crossing will work out.

Chairman Colquitt opened questioning to the public, no questions were received.

Motion made to deny annexation by Commissioner Ellis, Seconded by Commissioner Luttrell.

Voting Nay: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas and Commissioner Williams II. Motion to deny annexation 6-0.

Case # R23-002 – Dina Vasquez - filed an application to rezone 0.49+/- acres located on 315 Skyland Drive Map/Parcel #5159 013, Gwinnett County, Georgia. The property owner is Dina Vasquez. The current zoning is O&I. The requested zoning is CH for the development of existing office with opaque fenced outdoor storage.

No vote on the rezone case since annexation was denied.

Case # A23-003 – Dina Vasquez, requests Annexation of property located at 315 Skyland Drive Loganville, GA Gwinnett County. Map/Parcel #5159 014. 0.46+/- acres.

Motion made to deny annexation by Commissioner Ellis, Seconded by Commissioner Luttrell.

Voting Nay: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas and Commissioner Williams II. Motion to deny annexation 6-0.

Case # R23-004 – Dina Vasquez - filed an application to rezone 0.46+/- acres located on 315 Skyland Drive Map/Parcel #5159 014, Gwinnett County, Georgia. The property owner is Dina Vasquez. The current zoning is O&I. The requested zoning is CH for the development of existing office with opaque fenced outdoor storage.

No vote on the rezone case since annexation was denied.

- B. Case # R23-005 – Sevan Multi-Site Solutions - filed an application to rezone 0.71+/- acres located on 168 Lee Byrd Road Map/Parcel #LG110061, Walton County, Georgia. The property owner is GSA RE Hwy 78 Loganville. The current zoning is R-16. The requested zoning is CH for the development of the parcel to become part of larger commercial development fronting US 78.

Chairman Colquitt asked if a representative of the case was present and would like to speak about the rezone. Amy Pearce for Sevan Solutions came up to speak and present a slideshow presentation.

The case for the rezone of 168 Lee Byrd Road is to combine it with two other parcels of land to create a large lot for CH development. They specifically are wanting to build a Whataburger restaurant on the lot as well as the possibility of building two other projects (coffee shop, another restaurant, maybe a bank- no plans for these projects at the moment). The slideshow included a traffic analysis and the possibility of adding in new driveways, detention pond, sidewalks and landscaping. They also discussed a landscape buffer of about 30ft to block off the section of land that would abut to a residential area.

Chairman Colquitt opened up questioning with the Planning Commission.

Commissioner Ellis asked if there were plans for additional driveways for the remaining parcels and if the city was going to cover the cost. Assistant Director Schwartz stated that the city and the developers would work together to update those area, in accordance with GDOT, and that the project was using as a template a previous plan from the city to update Old Zion Cemetery Road to create a spur.

Commissioner Williams and Thomas were curious about the landscape buffer. One option of the buffer was a fence. They wanted to verify that it would not be a chain link fence and that the buffer would not disturb any trees that were already on that property line. Assistant Director Schwartz stated that a chain link fence is not allowed with the new storm water ordinance. Amy Pearce also stated that they would create a landscape buffer under the commissions' conditions.

Chairman Colquitt opened up comments from the public.

Chuck Vaughn, of 110 Perry Street, property abuts to the proposed parcel. He stated that his only concern was for the oak trees that lined the property line and if they would be protected within the conditions he was fine with the rezone.

Motion made by Commissioner Williams II to approve rezone, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas and Commissioner Williams II. Motion approved rezone 6-0.

6. ADJOURN

Motion made by Commissioner Williams II to adjourn meeting, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas and Commissioner Williams II. Motion to adjourn approved 6-0.

Public is welcomed to attend.