



CITY COUNCIL MEETING MINUTES
Thursday, March 14, 2024 at 6:30 PM
Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:30pm.

A. Invocation and Pledge to the Flag

Dr. Johnecia Mason with LCA gave the invocation and the veterans present led the pledge to the flag.

B. 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

C. Adoption of Agenda

Motion made by Council Member DuVall to adopt the agenda. Seconded by Council Member Huntsinger.

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. CONSENT AGENDA

Motion made by Council Member Long to approve the Consent Agenda as follows:

A. 2024 LMIG Additional Funding

B. Stormwater Drainage Projects Engineering - ARPA Funds

C. Chandler Haulk Pump Station Force Main Replacement - ARPA / Capital Recovery Funds

D. 02-08-2024 Regular Council Meeting Minutes

E. February Financial Report

Seconded by Council Member Whitfield.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case #R24-005** – The Revive Lane Group c/o Anderson Tate & Carr filed an application requesting to rezone approximately 11.602+/- acres located at 246 Line Street, Loganville, GA 30052, Map/Parcel #LG040062, Walton County, GA. The property owner is Lock N Roll Storage, LLC. The current zoning is MHP and the requested zoning is RM-6 with the proposed development of fee-simple townhomes. (Both Cases were approved together.)
- B. Case #R24-006** – The Revive Lane Group c/o Anderson Tate & Carr filed an application requesting to rezone approximately 4.981+/- acres located at 234 Line Street, Loganville, GA 30052, Map/Parcel #LG040063, Walton County, GA. The property owner is Ronald Clifford Peeler. The current zoning is LI and the requested zoning is RM-6 with the proposed development of fee-simple townhomes. (Both Cases were approved together.)

Motion made by Council Member Newberry made a motion to rezone the property located at 234 Line Street (**Case #R24-006**) and 236 Line Street (**Case #R24-005**), Map/Parcel Numbers LG040062 and LG040063 consisting of approximately 16.5 acres from LI and MHP to RM4 with a maximum of 64 detached residential units to be constructed on the property with the following conditions:

1. Maximum of 64 fee simple single family detached units as depicted on the conceptual site plan submitted to the City on March 13, 2024.
2. Residences shall be a minimum of 1,800 SF heated.
3. All residences must have an enclosed two car garage.
4. Lot widths shall be a minimum of 40' at the front lot road frontage.
5. Minimum side yards shall be 5'.
6. Minimum distance between residences shall be 10'.
7. Roads within the project shall be private roads and the HOA shall be responsible for all upkeep and maintenance.
8. Mandatory HOA membership for all residence owners. The HOA shall own all common area property within the project and be responsible for maintenance and upkeep of all common areas.
9. For fire safety, no vinyl siding shall be permitted for exterior facades. All facades must be made of brick, stone or other masonry based product such as hardiboard or hardiplank. Vinyl products may be permitted only in the construction of the eaves, soffits, drip edges, windows and doors of the residences.
10. Require a second driveway along Lawrenceville Road that will serve as an emergency access point that will be gated with a Knox Box, subject to GDOT approval.
11. Widen the roadway on Line Street, creating a dedicated left turn and right turn lanes for no fewer than 5 cars attempting to turn onto Lawrenceville Road, subject to GDOT approval.
12. Installation of an 8-foot, chain-link fence between the residences and abutting residential parcels located at 4077 and 4125 Lawrenceville Road and along the property line with 4075 Lawrenceville Road to the stream buffer. Nothing is to be done within the sewer easement or stormwater pond access easement. This will be subject to review by Planning Department staff before the issuance of a development permit. This chain-link fence shall be installed as soon as feasible after the issuance of the land disturbance permit for the project.
13. Ensure that the HOA is responsible for limiting the number of residences that can be rented to 10 percent of the total project at any given point in time.
14. Create a covered pavilion in one of the common areas of the project.
15. Remove hammerheads and replace with cul-de-sacs within the project.
16. Prior to construction of any residence located on or within 200 feet of the location of the existing pond on the property that is scheduled to be removed and backfilled, the building pads shall be evaluated by a licensed Geotechnical Engineer to determine if the allowable soil bearing pressure is adequate for the type of foundation proposed. Geotechnical Engineers evaluation

summary shall be submitted along with each building permit application and building foundation design. The Geotechnical Engineer must evaluate each footing excavation prior to steel reinforcement or concrete placement. Conditions observed during inspection should be compared to the foundation design requirements and verified by the Geotechnical Engineer.

Seconded by Council Member Huntsinger.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Newberry, Council Member Whitfield.

Voting Nay: Council Member Long, Council Member Wolfe.

Motion carried 4-2.

C. Planning Commission Interviews

Interviews were conducted by the Council of four candidates who applied to be a part of the Planning Commission. Those interviewed were Cathy Swanson, Adam Shanks, Michael Joyner and Linda Dodd.

Council Member Patti Wolfe recused herself due to friendship with one of the applicants.

4. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

A. Logan Pump Grinder - \$41,903.00 ARPA

Motion made by Council Member DuVall to approve the purchase. Seconded by Council Member Huntsinger.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

5. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

A. Anna Holbrook Remodel

Motion made by Council Member Wolfe. Seconded by Council Member DuVall.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Motion made by Council Member DuVall to identify the funding sources for the following items already approved during the meeting:

Stormwater Drainage Projects Engineering – ARPA Funds

Chandler Haulk Pump Station Force Main Replacement – ARPA Funds / Capital Recovery Funds

Logan Pump Grinder – ARPA Funds

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

6. CITY ATTORNEY'S UPDATES / REPORTS

A. New Chapter 4 - Alcohol Ordinance - Discussion

New Chapter 4 of the Alcohol Ordinance was presented by City Attorney Paul Rosenthal. He requested Council send any changes or comments to him for any changes they would like to see made prior to the April Meeting. This Ordinance will be brought before the City Council at the April meeting for approval.

B. 2025-2030 Walton County SPLOST IGA - Action

Motion made by Council Member DuVall. 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.

7. ADJOURNMENT

Motion made by Council Member Whitfield to adjourn the meeting. Seconded by Council Member Huntsinger.

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 7:28pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk