



CITY COUNCIL WORK SESSION MINUTES

Monday, March 11, 2024 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 Whitfield to add under Executive Session for litigation and real estate matters to 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.

Motion made by Council Member Huntsinger, 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.

2. 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.

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.

Case #R24-005 and Case #R24-006 were heard together.

Planning & Development Director Robbie Schwartz introduced both cases to the Mayor and Council and read the recommended conditions from the Planning Commission and Staff into the record as follows:

The Planning Commission voted 4-2 to approve the re-zone with the following conditions:

1. 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.
2. 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.
3. Installation of an 8-foot, chain-link fence between the townhomes 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.
4. Ensure that the HOA is responsible for limiting the number of townhomes that can be rented to 15 percent of the total project at any given point in time.
5. Create a covered pavilion in the one of the common areas of the project.

Staff would like to further amend those conditions to include:

6. Prior to construction of each townhome, 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.
7. Per 6.4.3 of the Development Regulations, all dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround.

Applicant Melody Glouton, Anderson Tate & Carr was present along with Neville Allison with The Revive Group to present their request and explained the project.

Public Hearing:

Speaking in favor of the application:

Bill Williams, 521 Georgia Circle
Keith Colquitt, 720 Hunters Lane

Speaking in opposition of the application:

Jamie Towler, 211 Chandler Walk
Terry Parsons, 1102 Chandler Haulk Road
John Sosebee, 261 Fair Street
Linda Guthrie, 4125 Lawrenceville Road
Randall Hammond, 4128 Pecan Street
Greg Lott, 4028 Pecan Street

Jane Williams, 220 Tommy Lee Fuller
Jessica Piper, 1125 Granite Lane
Joanne Byrne, 520 Towler Shoals View
Linda Johns, 866 Lee Byrd Road

Rebuttal was given by Neville Allison, The Revive Group to address concerns brought up by citizens.

Public Hearing was closed and Council asked questions of the applicant and staff regarding rental cap, zoning conditions, covenants, parking, traffic study, school impact and other zoning considerations.

Motion made by Council Member Huntsinger to recess for five minutes. 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.

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

4. PUBLIC SAFETY COMMITTEE REPORT

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

A. Logan Pump Grinder - \$41,903.00

B. 2024 LMIG Additional Funding

Consent for Thursday Night

C. Stormwater Drainage Projects Engineering

Consent for Thursday Night

D. Chandler Haulk Pump Station Force Main Replacement

Consent for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

A. Anna Holbrook Remodel

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

A. New Chapter 4 - Alcohol Ordinance - Discussion

B. 2025-2030 Walton County SPLOST IGA

For Action - Thursday Night

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.

Linda Dodd, 933 Granite Lane addressed the Mayor and Council.

11. EXECUTIVE SESSION

Motion made by Council Member Huntsinger to adjourn to enter into Executive Session. Seconded by Council Member Long.

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 Newberry, 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.

Mayor Baliles announced that no action was taken during Executive Session.

A. Executive Session Affidavits

12. ITEMS FOR THURSDAY NIGHT

A. 02-08-2024 Regular Council Meeting Minutes

B. February Financial Report

13. ADJOURNMENT

Motion made by Council Member Huntsinger, Seconded by Council Member Long.

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 11:05pm.