



## PLANNING COMMISSION MEETING MINUTES

Thursday, April 25, 2024 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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### 1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt

Commissioner Linda Dodd

Commissioner Tiffany Ellis

Commissioner Michael Joyner

Commissioner Cathy Swanson

Commissioner William Williams II

ABSENT

Commissioner Barbara Forrester

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. Approval of Minutes from 2.22.2024

Motion made by Commissioner Williams II to approve the Minutes from 2.22.24, seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Minutes approved 5-0.

### 5. NEW BUSINESS

**A. Case #A24-012** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requests annexation of property located at the intersection of Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010ADP, LG0600100DP, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) of 61.213+/- acres.

**B. Case #R24-013** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 201.376+/- acres located at the intersection of Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co. between Foxbury Commons and LG0600100DP) The property owner is Tuck Family Farm LLP c/o Sherry S. Grider. The current zoning is A2, R-44, CH, unzoned and the requested zoning is PUV with the proposed development of mixed-use development with 232 single-family homes, 150 townhomes, and 23,200 square feet of commercial space as well as greenspace.

**C. Case #V24-014** – Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located at the intersection of Tuck Road, Conyers Road Loganville, GA 30052 at parcels #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP). Present zoning is A2, R-44, CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2) to allow phase development.

Chairman Colquitt referred the above three cases over to Planning Director Robbie Schwartz. Mr. Schwartz stated a letter was received from the applicant, asking to table the cases for 60 days. The reason for tabling was to update the proposal of the project based off the Town Hall meeting.

Motion made by Commissioner Dodd to table the case, seconded by Commissioner Ellis.  
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Motion to table approved 5-0.

- D. Case #V24-015** – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive, Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and section from which relief is sought is Zoning Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has requested this reduced to 15 feet.

Robert Gardner represented E&S Rentals for both case V24-015 and V24-018. The entrance off of Bobby Boss Road is on a large slope, which has caused serious drainage issues and flooding. For the property to do a 4-1 slope within regulations, it would cause the detention pond to take up that whole area. They are proposing to fix this issue, to 1<sup>st</sup> make an entrance to the property off of Tommy Lee Fuller and 2<sup>nd</sup> due to the size of the detention pond, they would need to encroach up to 15ft to the property. At the moment, a hardship is not shown, but it will be once the large detention pond is placed on the property. The applicant will do landscaping as well to make the property look better with these changes.

Jane Williams, property owner at 220 Tommy Lee Fuller Drive, had a question in reference to why the beautification of the property is only promised with the passing of these variances and not beforehand.

Tonya Haney, who lives on the corner of Bobby Boss, wanted to know exactly where the pond would go on the property and what kind of landscaping was being proposed.

Mr. Gardner went over the proposed drawing of where the pond, landscaping, parking and deceleration lane would be. The property has a new owner and are just beginning to beautify the property. The engineer for the cases stated that the buffers will be heavily planted to create a nice buffer. He also stated that the detention pond is more of a runoff reduction, meaning that if it is 1 inch of rain or less, the water will not be seen since it will infiltrate into the ground.

Commissioner Williams II asked "What kind of businesses will be placed on this property? Can a condition be made that multiple vehicles not be parked on the property overnight?"

The property owner stated they would like a tint shop or an online retailer, they were not looking to host a paint or automotive type shop that would make the property have multiple vehicles on sight or "look like a junkyard."

Commissioner Ellis questioned if the proposed buildings were for single tenant use, which was verified by the property owner.

Commissioner Dodd questioned who is responsible for the upkeep of a privacy fence/landscaping? The property owner stated they would keep it up.

Commissioner Swanson stated that the property as a whole should be kept uniform. Pave the whole property, landscape it, update the older buildings etc.

Motion made by Commissioner Ellis to approve with the conditions of a privacy fence, evergreen trees being planted. Seconded by Commissioner Williams II.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Williams II. Voting Nay: Commissioner Swanson.

Motion to approve case 4-1.

- E. Case #V24-018** – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive, Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and section from which relief is sought is City of Loganville Development Regulations 6.3.3 (C) as it relates to the length of a deceleration lane required for this project to place additional commercial buildings on the site.

Motion made by Commissioner Dodd to approve, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Motion approved 5-0.

- F. Case #V24-016** – Southern Yankee requested a Major Variance for the property located at SW corner of Covington St and Hodges St, Loganville, GA 30052, Walton County. Map/Parcel#LG110008 & LG11008A. Present zoning is R44. Ordinance and section from which relief is sought is Zoning Ordinance 119.208(C) Minimum lot width for minor subdivision.

Mark Myers presented the case for property owner Ann Jones. The builder wants to build \$500k homes on large lots, however, with the four homes they want to build, need have the lot width adjusted in order to create the maximum amount of space for the homes.

Commissioner Dodd wanted to know where the driveways would come out at and if sidewalks would be involved in the builds. The builder stated the driveways would either go on the left hand or right-hand side of each lot, based off the slope of the property. The builder is not planning on creating sidewalks.

Motion made by Commissioner Dodd to approve, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Motion approved 5-0.

- G. Case #24-019** – That Chapter 119 of the Code of the City of Loganville, Georgia shall be amended by replacing the current zoning map dated April 8, 2021 and replaced with zoning map dated May 9, 2024 to be known as and to certify that this is the Official Zoning Map referred to in the 2005 Zoning Ordinance of the City of Loganville, GA.

Motion made by Commissioner Williams II to adopt updated zoning map, Seconded by Commissioner Joyner.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Motion to adopt new zoning map approved 5-0.

- H. Case #24-020** – Amend Chapter 119-211 of the City of Loganville Zoning Ordinance regarding RM-4 Multifamily Residential Duplex District.

Motion made by Commissioner Ellis to amend 119-211, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Motion to amend approved 5-0.


## 6. ADJOURN

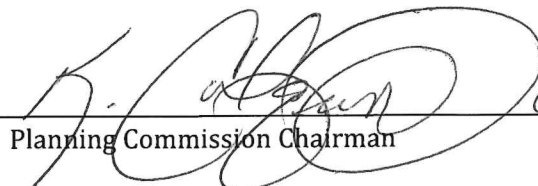
Motion made by Commissioner Williams II to adjourn, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II.

Motion to adjourn approved 5-0.

Meeting adjourn 7:46pm.

 7/27/24  
Planning Director Date

 7/27/24  
Planning Commission Chairman Date