



PLANNING COMMISSION MEETING MINUTES

Thursday, January 25, 2024 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt
Commissioner Tiffany Ellis
Commissioner Barbara Forrester
Commissioner Lisa Luttrell
Commissioner Alma Thomas
Commissioner William Williams II
Director Robbie Schwartz
Sarah Black

ABSENT

Commissioner Amanda Soesbe

Motion made by Commissioner Luttrell to commence meeting, Seconded by Commissioner Ellis.
Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Thomas, and Commissioner Williams II.

Meeting called to order, 5-0.

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from August 24th 2023

Motion made by Commissioner Luttrell to approve Minutes from 8/24/23, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Thomas, and Commissioner Williams II.

Minutes Approved 5-0.

5. NEW BUSINESS

A. **Case #R24-001** – Koch Orthodontics filed an application requesting to rezone approximately 0.854+/- acres located at 123 Bobby Boss Road, Loganville, GA 30052, Map/Parcel #LG060141, Walton County, GA. The property owner is Strive Real Estate Loganville, LLC. The current zoning is CBD and the requested zoning is CH with the proposed development of an office for orthodontic practice.

Jack Wilson with Robert Jackson Wilson PC Law, located at 295 Culver St., Lawrenceville, GA, was the attorney/applicant for case R24-001 and R24-002. He presented the proposal of the rezone cases to the planning commission. The office would take up three parcels off of Bobby Boss Road, one of

which was already zoned as CH. The other two parcels, those under R24-001 and R24-002, were looking to be rezoned to CH in order to submit a combination plat. The proposed rezones would only include the 1 office building on the parcel which would be about 7200 sq ft, 1 story and include 10 chairs for patients. Mr. Wilson stated that he had already spoken with abutting property owner, Melanie Long, in reference to some conditions that would be placed on the rezone and stated that his client would agree to these conditions, if rezone was granted.

Commissioner Ellis asked to clarify that the building being proposed would be 100% just the orthodontics office – no room for rentals/suites within the building. Mr. Wilson confirmed that yes, only the office would be on the parcel.

Chairman Colquitt asked if there were any questions from the public.

Melanie Long at 219 Covington Street stated that she requested a few conditions on this rezone. One being a 75 ft. stream buffer on the property. Another, a screened dumpster, in order to follow standard city restrictions.

The list of conditions was passed to members of the planning commission for them to review. They are as followed:

Proposed Conditions of Zoning R24-001 and 002

1. Property shall be used for dental, medical or other office use. The property shall not be used for the following:

Automotive body repair

Automotive car wash

Automotive parts stores

Auto repair shops or tire stores including lubrication or tune-up centers (full-service and self-service)

Automotive service stations, with or without fuel pumps.

Convenience food stores with or without fuel pumps

Drive-in restaurants.

Garages.

Hotels

Lawnmower repair shops

Machine, welding, radiator or muffler repair shops

Recreation facilities (indoor, such as bowling alleys, skating rinks, and movie theaters, and commercial outdoor, such as miniature golf courses, driving ranges, water slides or drive-in theaters)

Recovered materials processing facility

Restaurants and lounges

2. The Applicant shall plant a row of evergreen trees adjacent to the northeastern edge of its parking lot (nearest Tax Parcel LG050037) and behind its dumpster enclosure. Trees shall be at least six feet in height at the time of planting.

3. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

4. The dumpster shall be screened in accordance with the City's regulations.

5. The 75 foot stream buffer shall be undisturbed except as permitted by the City's regulations.

Joyce Davis at 4421 Pecan Street stated her concern for traffic increasing in the area and wanted to know where the entrance of the office would be at. Chairman Colquitt let her know that the entrance would be off of Bobby Boss. Mr. Wilson stated that it would align with Pecan Street and have a decelerated lane on 78. Mrs. Davis had one more question, to know if a service station would be put on the property. Mr. Wilson stated that no, it would just be the Orthodontics office.

Terry Malcolm also stated that he was concerned about traffic however, he was fine and for an orthodontic office going on that property.

Motion made by Commissioner Williams II to approve the rezone with the proposed conditions, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Thomas, and Commissioner Williams II. Motion approved, 5-0.

- B. Case #R24-002** – Koch Orthodontics filed an application requesting to rezone approximately 2.68+/- acres located at 115 Bobby Boss Road, Loganville, GA 30052, Map/Parcel #LG050036, Walton County, GA. The property owner is Strive Real Estate Loganville, LLC. The current zoning is CBD and the requested zoning is CH with the proposed development of an office for orthodontic practice

Motion made by Commissioner Williams II to approved the rezone with the proposed conditions, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Thomas, Commissioner Williams II. Motion approved, 5-0.

C. City of Loganville Official Zoning Map

The updated Official Zoning Map was presented to the Planning Commission by Director Robbie Schwartz. He stated that it was last adopted on April 8th, 2021 and this new one reflected any zoning changes since that adoption.

Motion made by Commissioner Luttrell to adopt the updated Official Zoning Map, Seconded by Commissioner Forrester. Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Thomas, and Commissioner Williams II. Motion approved, 5-0.

6. ADJOURN

Motion made by Commissioner Forrester to adjourn the meeting, Seconded by Commissioner Luttrell.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Thomas, and Commissioner Williams II. Motion approved to adjourn, 5-0.

Adjourn at 7:00pm.



Planning and Development Director Date 2/23/24



Planning Commission Chairman Date 2/22/24