



PLANNING COMMISSION MEETING MINUTES

Thursday, February 27, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt
Commissioner Linda Dodd
Commissioner Tiffany Ellis
Commissioner Michael Joyner
Commissioner Toyin Olaoluwa
Commissioner Cathy Swanson
Commissioner Joshua Wauters

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Minutes from 1/27/25

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

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Motion passed 6-0.

5. NEW BUSINESS

A. **A24-023** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.

Kirk Fjelstul with Smith Gambrell Russell Law, located at 1105 W Peachtree St Atlanta, GA 30309, was the representative for Case A24-023, A24-025, A25-027 and R24-024. The request is for a planned urban village called Brooks Landing, which involves three annexations and the rezone of five parcels totaling 67.69 acres to develop 99 single family homes, 60 townhomes and 16000 sf of commercial space. The community would include a privacy fence around the property, 2 points of access off of Tuck Road, a pickleball court, pool and walking trails. The single-family homes would be min 4 bedrooms, 1600 sqft and have parking for 4 cars, while the townhomes would be 3 bedrooms at 1200 sqft.

Public Opposition:

Sophia at 4235 Pecan Street was curious about the impact this type of development would cause on the schools.

Antonio Bejarano at 4909 HWY 20, who also sent an email (attached) stated he wasn't against the proposal but wanted there to be a privacy fence surrounding the entire property and to make sure the walking trails were 150' min away from his property line.

Director Robbie Schwartz then read an email from homeowner Mark Murray at 4966 Donald Dr, with his reasons for oppositions against the project (attached).

Mr. Fjelstul stated that even if this project was not approved, the land is still within Walton County and would still be built on increasing the population to schools. He also stated that the applicant would be willing to work with abutting property owners on conditions involving the fencing and walking trails.

Commissioner Swanson asked if Tuck Road could be widened but Director Schwartz stated at this time that part of Tuck Road is within the county, not the city.

Commissioner Wauters asked if sidewalks would be at the entrance which Director Schwartz answered that yes, they are required.

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

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- B. Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.

Motion made by Commissioner Dodd to deny annexation, Seconded by Commissioner Joyner.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- C. Case #A24-027** - Uprise Development LLC, requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.

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

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Annexation denied 6-0.

- D. Case # R24-024** – Uprise Development, LLC, filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA 30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052. Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

Motion made by Commissioner Dodd to deny rezone, Seconded by Commissioner Ellis.

Voting Nay: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Rezone denied 6-0.

- E. Case #R25-001** – Manor Restorations LLC files an application to rezone 9.80 +/- acres located on Pecan Street, Loganville, GA 30052. Map/Parcel #LG040014A00, Walton County, Georgia. The property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

Bernie Smith with Manor Restorations presented guidelines to the planning commission for this project (attached). The townhome development would have 1400 sqft homes with 3 differentiating architectural styles; landscaping and general maintenance would be apart of the community.

Public Opposition:

Jim McKiney, 157 Line Street, was concerned about the entrance to this community and the traffic it would bring, considering another development was underway on the same street. He also was wanting to make sure the green space proposed would preserve some of the trees and that drainage would be taken into consideration.

Wanda Lackey, at 4401 Pecan St, is a member of the nearby church, her concern was also the increase in traffic on Line Street.

Alexander Williams, 4235 Pecan Street, stated his concern was overcrowding of schools with another new development as well as traffic and tree preservation.

Director Robbie Schwartz read an email from Larry King, at CS Floyd Rd, who was in favor of this rezone (attached).

Commissioner Swanson stated that she appreciated the guidelines that were presented to them. Herself and Commissioner Ellis wanted to know if the city could look at doing street upgrades for Line Street. Director Schwartz stated that the city roads were on a graded system and he would need to check with Public Works for Line Street's priority.

Commissioner Dodd wanted to know if the units would be rentals and if the developer had spoken with members of the nearby church how they felt about the development.

Mr. Smith stated that all of the units would be for sale, except for the HOA restrictions that let 10% of the units be rented out. He stated they have not spoken with the church but would be happy to get their opinion on the project.

Motion made by Commissioner Ellis to approve rezone with the condition that trees would be planted in any areas where the buffer is less than 25ft, Seconded by Commissioner Olaoluwa.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Wauters.

Voting Nay: Commissioner Swanson. Motion passed 5-1.

- F. Case #25-002** – Amend Sec. 119-177(3)(c) of the City of Loganville Zoning Ordinance regarding places of religious worship in residential zoning districts to comply with Section 119-216 of the Zoning ordinance.

Sec. 119-177(3)(c) Churches, synagogues, chapels and other places of religious worship and instruction located in residential zoned districts shall comply with all building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc, of the **Office and Institutional** commercial zoning district outlined in **Section 119-216** of the Zoning Ordinance.

Motion made by Commissioner Dodd to adopt amendment, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Amendment adopted 6-0.

6. ADJOURN

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

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Meeting adjourned at 8:07pm.