



## PLANNING COMMISSION MEETING MINUTES

Thursday, October 27, 2022 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

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### 1. CALL MEETING TO ORDER

Meeting called to order at 6:30pm

PRESENT

Chairman Keith Colquitt

Commissioner Tiffany Ellis

Commissioner Barbara Forrester

Commissioner Lisa Luttrell

Commissioner Amanda Soesbe

Commissioner Alma Thomas

Commissioner William Williams II

Planning and Development Director Tim Prater; Administrative Assistant II Sarah Black

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

#### A. 7.28.2022 PLANNING COMMISSION MINUTES

Motion made by Commissioner Forrester to approve minutes, Seconded by Commissioner Ellis.  
Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

### 5. NEW BUSINESS

#### A. **Case #A22-008:** Split Silk Properties LLC, requests Annexation of property located at 4900 Atlanta Hwy Loganville, Ga. 30052 Walton County. Map/Parcel #C0210016. 5.84+/- acres.

Jeff Timler was the representative for the Needham Family. He addressed the Planning Commission with the annexation for the property at 4900 Atlanta Hwy.

Chairman Colquitt asked if the citizens had any comments on the annexation of this property. No comments were given by the public.

Motion to approve annexation made by Commissioner Luttrell, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

#### B. **Case #R22-009:** Split Silk Properties LLC - filed an application to rezone 5.84+/- acres located on 4900 Atlanta Hwy Loganville, GA 30052, Map/Parcel # C0210016, Walton County, Georgia. The property owner is Teresa Needham. The current zoning is B2 & A2. The requested zoning is CH for the development of Commercial Center.

Jeff Timler was the representative for the Needham Family. He suggested the Rezone of the property at 4900 Atlanta Hwy from B2 & A2 to CH for the purpose of a Commercial Center.

Chairman Colquitt asked if the citizens had any comments on the rezone of this property. No comments were given by the public.

Motion to approve the rezone of property to CH made by Commissioner Ellis, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

- C. Case #A22-012:** Mark Myers, requests Annexation of property located at 4706 Hwy 81 Loganville, Ga. 30052 Walton County. Map/Parcel #C0160006. 2.5+/- acres with a 50' strip along front of property to remain in the county.

Mark Myers was the representative for Peggy Byrd. He requested annexation of her property located at 4706 Hwy 81.

Chairman Colquitt asked if the citizens had any comments on the annexation of this property.

A citizen stated that she agrees that the intersection is dangerous and the road realignment would be a good thing. However, she stated that she would rather the road realignment/improvement be provided before a rezone case was made on the property. Another citizen stated the same thing that commercial development would create more traffic and a red light would be needed first. Cathy Swanson stated that the traffic around Lee Byrd Road is horrendous and that the intersection at HWY 81 is already dangerous enough without adding a commercial property. She stated that a timeline would be nice to know (how long would this road realignment and development effect the surrounding communities). She also wanted to know if it can be established whether a roundabout or a traffic light was going to be installed. Tim Prater with the Planning and Development department stated that the GA DOT would dictate the timeline of the road realignment as well as if to put in a red light or round about in the area due to the HWY being a state road. Mr. Prater did say that the City of Loganville has spoken with the GA DOT and would prefer a traffic light. Mrs. Swanson also wanted to know if SPLOST would be involved in the road realignment. Tim Prater stated that no, SPLOST is not going to be used on this road realignment. Citizen Richard spoke about how difficult it was to get out of his driveway due to the amount of traffic at the intersection. He stated that the road realignment he was in favor of "it looks great to me." Citizen Ted Johns stated that the traffic around the area is horrible. He was against a roundabout in the area, that it would make traffic worse. He does agree that there is a problem at the intersection of Rock Road and HWY 81. Citizen Joe wanted to know if a GA DOT study has been conducted on how to realign the road. Another citizen had a comment on how would a roundabout would help the flow of traffic. Another citizen wanted to know how this potential buyer would be able to expedite the process of realigning the road if the City of Loganville has been unable to do so. Tim Prater stated that it came down to cost. The cost to the city for this project is around \$1,000,000.

Motion to approve annexation made by Commissioner Williams II, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

- D. Case #R22-013:** Mark Myers - filed an application to rezone 2.5+/- acres located on 4706 Hwy 81 Loganville, GA 30052, Map/Parcel # C0160006, Walton County, Georgia. The property owner is Smith, Richard Byrd & Rodney Don. The current zoning is A2. The requested zoning is CH for the development of Retail Shops with road alignment and outparcels.

Mark Myers was the representative for Peggy Byrd. He stated that the potential buyers of this property at 4706 HWY 81 would dedicate the road realignment and road improvement to the City of Loganville if it was approved to be rezoned for CH. Many citizens in the audience had attended the meeting to speak on this rezone. The main consensus was the issue of traffic increase on Lee Byrd Road and Rock Road that would be created by the rezoning of this property to CH. Timelines of how long the road realignment would take along with what would be put in place to help traffic

flow (red light) was asked by many citizens. Tim Prater also let the Planning Commission know that the realignment of this road has been on the city's agenda for quite sometime but has been delayed due to the cost of this project. To have the potential buyers of this property dedicate this road realignment to the City of Loganville would expedite the opportunity to help with traffic flow in the area.

Chairman Colquitt asked if the citizens had any comments on the rezone of the property. One citizen was questioning why the zoning could not just stay as it was. Commissioner Luttrell let the public know that they could not because its current zoning was under the county and the city does not have that zoning assignment available. They would have to rezone it based on zoning within the city limits.

The Planning Commission was hesitant on making a vote for the rezone due to the public concern and comments. However, since the Annexation of the property was voted in favor, a rezone of the property had to be assigned.

Motion to approve rezone to CH made by Commissioner Williams II, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Luttrell, Commissioner Williams II

Voting Nay: Commissioner Ellis, Commissioner Forrester, Commissioner Soesbe, Commissioner Thomas. Motion carried -2-4. Motion Denied.

The Planning Commission voted against the rezone of this property to CH. Commissioner Ellis made a motion to instead rezone the property to R44 single family rural residential.

Commissioner Forrester seconded the motion.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II.

Motion carried 6-0.

- E. Case #A22-014:** Mark Myers, requests Annexation of property located at 4746 Hwy 81 Loganville, Ga. 30052 Walton County. Map/Parcel #C0160006A00. 10.0+/- acres with a 50' strip along front of property to remain in the county.

Mark Myers was the representative for Peggy Byrd. He requested annexation of her property located at 4746 Hwy 81.

Chairman Colquitt asked if the citizens had any comments. One citizen stated that this seems like the same property that was just discussed. The Planning Commission explained that yes, it is the same area, the property just has two road frontages so it has two address that have to be voted on. Two different address two different cases. Another citizen asked if the annexation did not pass if the county could do what they wanted with the property. Chairman Colquitt stated that yes, the county could do what they wanted with the property if the city did not annex it in. One citizen stated that yes that is a possibility with the county and she would rather stay with that "what if" She also questioned why the property was up for annexation. Chairman Colquitt stated that was what the property owner was requesting. Mark Myers stated that the reason the property owner was requesting annexation was because they wanted to rezone and sell to their potential buyers.

Motion to approve annexation made by Commissioner Luttrell, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

- F. Case #R22-015:** Mark Myers - filed an application to rezone 10.0+/- acres located on 4746 Hwy 81 Loganville, GA 30052, Map/Parcel # C0160006A00, Walton County, Georgia. The property owner is Peggy Byrd and Donald Minsk. The current zoning is A2. The requested zoning is CH for the development of Retail Shops with road alignment and outparcels.

As with case R22-013, Mark Myers was the representative for Peggy Byrd. He stated that the potential buyers of this property at 4746 HWY 81 would dedicate the road realignment and road

improvement to the City of Loganville if it was approved to be rezoned for CH. Commissioner Ellis suggested that this property be rezoned to R44 single family rural residential instead of CH.

Chairman Colquitt asked if the citizens had any comments. No comments were made at this time.

Motion to approve rezone of R44 made by Commissioner Ellis, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II

Motion carried 6-0.

Commissioner Luttrell thank the citizens for showing up and speaking on the concerns and what they believed is best for the city.

## **6. ADJOURN**

Motion made by Commissioner Forrester, Seconded by Commissioner Luttrell.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, Commissioner Thomas, Commissioner Williams II.

Motion carried 6-0.

Meeting adjourned at 7:37pm.