



PLANNING COMMISSION PUBLIC HEARING MINUTES

Thursday, March 23, 2023 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

Meeting called to order at 6:30 pm by Chairman Keith Colquitt

PRESENT

Chairman Keith Colquitt

Commissioner Tiffany Ellis

Commissioner Barbara Forrester

Commissioner Lisa Luttrell

Commissioner Amanda Soesbe

Commissioner Alma Thomas

Commissioner William Williams II

Planning Director Tim Prater

Assistant Planning Director Robbie Schwartz

Administrative Assistant Sarah Black

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 1.26.2023

Motion made by Commissioner Forrester to approve the minutes, Seconded by Commissioner Luttrell.

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

Motion carried, Minutes Approved 6-0.

5. NEW BUSINESS

A. Case # A23-001 – Dina Vasquez, requests Annexation of property located at 315 Skyland Drive Loganville, GA Gwinnett County. Map/Parcel #5159 013. 0.49+/- acres.

All four cases, A23-001, R23-002, A23-003 and R23-004, were read off by Chairman Colquitt before opening comments due to them being the same applicant and property. Chuck Ross, with Powell and Edwards Law firm and the attorney representing Dina Vasquez, presented the case to the Commission. He noted that 315 Skyland Drive was purchased by Dina Vasquez in September 2022. The property is in Gwinnett County and zoned as Loganville's equivalent of O&I. Dina Vasquez runs a business out of this property that includes a fleet of 4 trailers and 10 trucks. The equipment that is used are in-line drills, wood chippers and reel trailers. The applicant wants to store her equipment (trailers and trucks) on her property after a day's work. She has already installed a fence around the property to conceal the equipment when parked as required by Gwinnett County. The County's zoning designation does not allow "storage" of large vehicles on the property with its current zoning code. The applicant feels that Loganville's zoning code of CH (Commercial Highway) would be best fit for their need. They would need to be annexed into the City of Loganville first and then rezoned to CH in order to store their fleet on their property.

At this time Chairman Colquitt asked the Planning Commissioners if they had any question in reference to Mr. Ross's statement. No questions were asked. Chairman Colquitt opened the floor to the public for comment.

Jada Swaffer, Donna and Michael Hane, David Walker, Carol Hartman, David Bateman, Andrew Manning, Terry Dubose, Lucia Silva and Bernardo, who did not provide a last name, were all citizens who lived near the property who opposed the annexation and rezone. They stated that the vehicles that Dina Vasquez uses as part of her business are constantly going down Skyland Drive (near residential homes). They are loud and do not drive with caution. Statements were made that the trucks were parked illegal down Skyland Drive, at times blocking the road. They felt disrespected by the business and their actions so close to a residential area. They also stated that the property was in disarray (which has been corrected now). A common suggestion was for the trucks/trailers only use Highway 78 to travel by, to prevent going down Skyland Drive. Another suggestion was to create a driveway from the property to Highway 78.

Chairman Colquitt closed the public comments and asked the Planning Commissioners if they had any comments. None were made. At this time, Chuck Ross provided rebuttal.

Mr. Ross stated that the applicant would work with the concerned citizens on the issues they brought up. He stated that the trucks would only start to use Highway 78 to travel. He also stated that the applicant has been doing things to update her property to make it much less of an "eyesore." The Board of Commissioners for Gwinnett County had approved the 6-foot fence that was on the property but with the property's current zoning, they still were not allowed to park their trailers and trucks overnight.

Chairman Colquitt opened discussion with the Planning Commissioners. Commissioner Barbara Forrester suggested the annexation being granted but perhaps assignment of a different zoning code. Commissioner Bill Williams suggested that the vehicles be restricted on Skyland Drive, which Director Tim Prater stated the city was not allowed to do. Commissioner Alma Thomas asked Mr. Ross why the property was being annexed into the city, what kind of trailers the company had, and if they were annexed in who would be the first responders. Mr. Ross stated they wanted to be annexed into the city as it appeared Gwinnett County would not provide them with a zoning code which provided storage of their equipment on the property. Mr. Ross stated they had in line drill trailers, water trucks and reel trailers. Director Tim Prater stated that the first responders would be either county or city, it was whoever would get to the call first. Commissioner Ellis asked why the applicant had not requested a different zoning within Gwinnett County. Mr. Ross stated that the county does not provide a zoning code of CH and also believes that Gwinnett County would not rezone the property. Commissioner Tiffany Ellis then suggested to see if Judah Crossing (the commercial development behind the property) would allow the applicant to have an easement between the properties, perhaps an inter-parcel agreement of some sort. Mr. Ross stated they had not explored that option but would be willing to do so. Commissioner Ellis suggested the cases be tabled in order for Mr. Ross and the applicant ask the property owner of Judah Crossing if an easement could solve their issues.

Motion made by Commissioner Lisa Luttrell to table the case for one month, Seconded by Commissioner Ellis.

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

- B. Case # R23-002 – Dina Vasquez - filed an application to rezone 0.49+/- acres located on 315 Skyland Drive Map/Parcel #5159 013, Gwinnett County, Georgia. The property owner is Dina Vasquez. The current zoning is O&I. The requested zoning is CH for the development of existing office with opaque fenced outdoor storage.

Motion made by Commissioner Williams II to table the case for one month, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner

Soesbe, Commissioner Thomas, Commissioner Williams II

- C. Case # A23-003 – Dina Vasquez, requests Annexation of property located at 315 Skyland Drive Loganville, GA Gwinnett County. Map/Parcel #5159 014. 0.46+/- acres.

Motion made by Commissioner Williams II to table the case for one month, Seconded by Commissioner Forrester.

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

- D. Case # R23-004 – Dina Vasquez - filed an application to rezone 0.46+/- acres located on 315 Skyland Drive Map/Parcel #5159 014, Gwinnett County, Georgia. The property owner is Dina Vasquez. The current zoning is O&I. The requested zoning is CH for the development of existing office with opaque fenced outdoor storage.

Motion made by Commissioner Williams II to table the case for one month, Seconded by Commissioner Forrester.

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

- E. Site Plan

- F. Staff Report for 315 Skyland Drive

6. **ADJOURN**

Meeting adjourned at 7:42 pm.

Motion made by Commissioner Ellis to adjourn meeting, Seconded by Commissioner Luttrell.

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

Motion to adjourn approved 6-0.