



## PLANNING COMMISSION MEETING MINUTES

Thursday, March 27, 2025 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 Toyin Olaoluwa

Commissioner Joshua Wauters

ABSENT

Commissioner Cathy Swanson

**2. INVOCATION**

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES**

**A. Minutes from 2/27/25**

Motion made by Commissioner Joyner to approve the minutes, Seconded by Commissioner Olaoluwa.

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

Minutes approved 5-0.

**5. NEW BUSINESS**

- A. Case #R24-003** – The Revive Land Group, LLC c/o Mahaffey Pickens Tucker LLP, filed an application requesting to rezone approximately 27.85+/- acres located at Twin Lakes Road Loganville, GA 30052, Map/Parcel #LG140020, Walton County, GA. The property owner is Twin Lakes Road LLC. The current zoning is CH and the requested zoning is RM-6 with the proposed development of 149 residential units.

Shane Lanham, with Mahaffey Pickens Tucker LLP, was the representative for this case. The proposal is for 149 residential units, 123 being townhomes and 26 being single family homes. The parcel is 27.850 acres which would be 5.35 units per acre. Included would be “resort style” amenities including a pool, cabana, dog park, 3.5-acre lake, a pavilion with fire pit and pocket parks and walking trails. A conditional use approval from city council would be needed to include the 26 single family homes under the requested zoning of RM-6.

Pete Walker, at Pines at Tara, expressed his concerns about the increase in traffic.

Commissioner Dodd asked if the applicant would consider doing commercial property facing HWY 78 instead of the single-family homes and changing the zoning to RM-4. Mr. Lanham responded that yes, he believes the applicant would be open to exploring the zoning conditions between RM-4 and RM-6. He stated, though, that adding commercial frontage and taking away the 9 lots facing the road could lead to a smaller amenity package for the community. Commissioner Joyner asked if the rendering provided in the PowerPoint were the actual elevations for this project. Mr. Lanham stated that the applicant’s main role is to develop the property and the actual elevations would be up to the builder who was assigned this project. Commissioner Ellis and Commissioner Dodd decided

that it would be best for them to do a re-proposal for this project which includes commercial frontage on HWY 78.

Motion made by Commissioner Ellis to table the case for 30 days, Seconded by Commissioner Dodd.

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

Motion to table approved 5-0.

## **6. ADJOURN**

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

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

Meeting adjourned 5-0.