

Planning Commission Public Hearing

Municipal Council Chambers

4303 Lawrenceville Road

Thursday, February 27, 2019 • 6:30 p.m.

ATTENDANCE: Planning & Development Director, Tim Prater; Planning Commission Chairwoman, Janice Tribble; Planning Commissioners, Bruce Granoff, Amanda Soesbe, Richard Homick, Melisa Arnold, Katherine Self, Barbara Forrester and Admin. Assistant II, Angela Page recorded the minutes.

MEETING CALLED TO ORDER: The meeting was called to order at 6:30 p.m. Invocation was given by Janice Tribble followed by the pledge of allegiance.

APPROVAL OF MINUTES:

A motion was made by Barbara Forrester and seconded by Richard Homick to approve the minutes from the January 23, 2020 Planning Commission meeting. Motion carried 6-0.

A motion was made by Melisa Arnold and seconded by Barbara Forrester to adopt the agenda for February 27, 2020 Planning Commission meeting. Motion carried 6-0.

The reappointment of Bruce Granoff, Amanda Soesbe and Melisa Arnold for their next 4 year term was tabled until the March 26, 2020 meeting.

BUSINESS:

Chairwoman Janice Tribble turned the floor over to Tim Prater to read the Cases.

Case #R19-020: *(Tabled from January 23, 2020 meeting)* A Rezone requesting change of zoning for Map/Parcel #LG040057 Lawrenceville Road, Loganville, GA., Walton County from R-44 (Single Family Rural Residential) to CN (Commercial Neighborhood) for Retail/Mixed use. 2.69 acres.

John Stell presented the Rezone request for a small commercial shopping center. Citizen David Yancey was concerned as he is an abutting property owner and requested a 6' – 8' privacy fence between the shopping center and his residence. The applicant had no objection.

Citizen Ted Johns suggested a traffic study be done for specific location.

The Planning Commission made a recommendation to deny this request as the City of Loganville's Comprehensive Plan does not include Commercial property this far out on Lawrenceville Road so soon. The next update on the Comprehensive Plan will be 2027.

A motion was made by Melisa Arnold and seconded by Richard Homick. Motion carried 6-0.

Case #R19-021: *(Tabled from January 23, 2020 meeting)* A Rezone requesting change of zoning for Map/Parcel #LG060129B00, 0 Tommy Lee Fuller Road, Loganville, GA., Walton County from O/I (Office and Institutional) to RM-8 (Multifamily Residential Moderate Density Apartments) for Residential use. 17.82 acres.

Duncan Corley presented his Rezone request for 121 Townhomes to purchase – not for rent. Three story townhomes with 1300 sq. ft. to include 3 to 4 bedrooms with a purchase price in the low to mid 200's. A pool and Clubhouse as amenities.

Citizens Jane Williams, Paul Smith, Linda Miller all stated rental concerns of the townhomes.

Citizens Pat Pippin, Becky Martin and several others stated their concerns over traffic and school issues.

Many citizens stated their concerns and encouraged that a H.O.A. and covenants would be necessary.

This case was postponed until the April 6, 2020 meeting requesting applicant to meet all RM8 zoning requirements and to provide a more clear and legible site plan.

A motion was made by Amanda Soesbe and seconded by Katherine Self. Motion carried 6-0.

Case #R20-022: A Rezone requesting change of zoning for Map/Parcel #R5130001, 3875 Harrison Road, Loganville, GA., Gwinnett County from LI (Light Industrial) to CH (Commercial Highway) for a Mini Golf Course use. 2.955 acres.

This case was postponed until the April 6, 2020 meeting due to applicant had not completely fulfilled the requirements for the Rezone application.

This request was removed from the agenda at the start of the meeting by Tim Prater.

ADJOURN - A motion was made by Barbara Forrester and seconded by Bruce Granoff to adjourn. Motion carried 6-0.

Meeting adjourned at 7:23pm

Planning & Development

Planning Commission Chairman