



Planning & Development
4303 Lawrenceville Road
P.O. Box 39
Loganville, GA 30052

Planning Commission

Public Hearing Meeting: Thursday, July 26, 2018

SIGN IN SHEET

Janice Tribble

Janice Tribble

Bruce Granoff

Bruce Granoff

Barbara Forrester

Barbara Forrester

Richard Homick

Richard Homick

Kathrine Self

Kathrine Self

Amanda Soesbe

Amanda Soesbe


Planning & Development

Planning Commission Public Hearing

Municipal Council Chambers

4303 Lawrenceville Road

Thursday, July 26, 2018 • 6:30 p.m.

AGENDA

- **CALL MEETING TO ORDER**
- **INVOCATION**
- **PLEDGE OF ALLEGIANCE**
- **APPROVE MINUTES FROM MAY 24, 2018 MEETING**

Case # 18-011: Amend Chapter 119-217 of the City of Loganville Zoning Ordinance regarding automotive sales lots in the Commercial Highway zoning.

Case # 18-012: Amend Chapter 119-218 of the City of Loganville Zoning Ordinance regarding auto service, sales and repair shops in the Light Industrial zoning.

Case # 18-013: A resolution for the City of Loganville, GA for the adoption of the revised City of Loganville Official Zoning Map.

ADJOURN -

In attendance: _____

Planning Commission Public Hearing

Municipal Council Chambers

4303 Lawrenceville Road

Thursday, July 26, 2018 • 6:30 p.m.

AGENDA

- CALL THE **JULY 26, 2018** MEETING TO ORDER
- INVOCATION
- PLEDGE OF ALLEGIANCE
- APPROVE MINUTES FROM **MAY 24, 2018** MEETING

Motion Bruce G. 2nd Barbara Forrester

Case #18-011 – Amend Chapter 119-217 of the City of Loganville Zoning Ordinance regarding automotive sales lots in the Commercial Highway zoning.

Motion Barbara F. 2nd Katherine Self

Case #18-012 – Amend Chapter 119-218 of the City of Loganville Zoning Ordinance regarding auto service, sales and repair shops in the Light Industrial zoning

Motion Bruce G 2nd Barbara F

Case #18-013– A resolution for the City of Loganville, GA for the adoption of the revised City of Loganville Official Zoning Map.

Motion Barbara F 2nd Amanda S

ADJOURN –

Motion Amanda S 2nd Katherine Self

CITY OF LOGANVILLE

ORDINANCE NO.

AN ORDINANCE TO AMEND SUBPART B, LAND DEVELOPMENT AND RELATED ORDINANCES, CHAPTER 119, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, TO DEFINE AND LIMIT AUTOMOTIVE SALES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

Section 1. That Chapter 119 of the Code of the City of Loganville, Georgia, shall be amended by deleting subsection 119-217(b)(1)(j) in its entirety and replacing it with the following:

“j. Automotive sales lots and associated service facilities (new).

Automotive sales lots and associated service facilities (used). No more than eight (8) total automotive sales (used) facilities are permitted in the City of Loganville, regardless of zoning district. ”

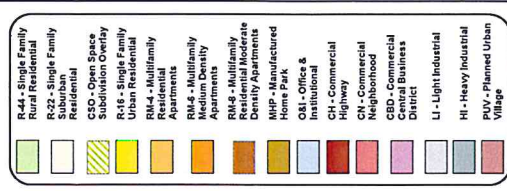
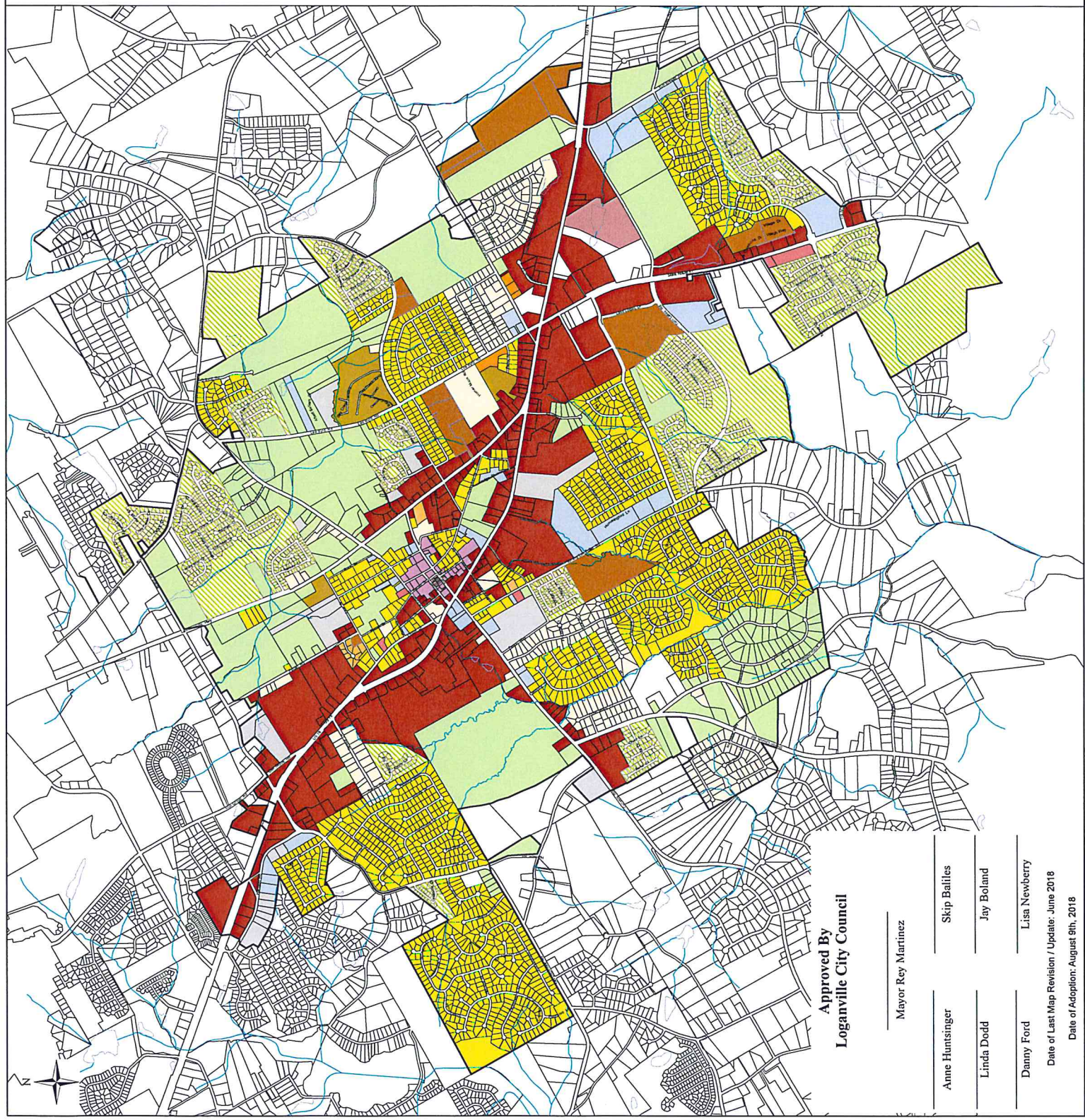
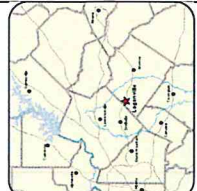
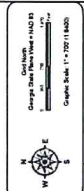
Section 2. That Chapter 119 of the Code of the City of Loganville, Georgia, shall be amended by deleting subsection 119-218(b)(5) in its entirety and inserting a new subsection 119-218(b)(5) to read as follows:

“5. Automotive sales lots and associated service facilities (new).

Automotive sales lots and associated service facilities (used). No more than eight (8) total automotive sales (used) facilities are permitted in the City of Loganville, regardless of zoning district. ”

Section 3. Should a court of competent jurisdiction deem any phrase, clause, sentence or section of this Ordinance unconstitutional, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are, to the extent of such conflict, hereby repealed.

[illegible]

Approved By
Loganville City Council

Mayor Rey Martinez

Anne Huntsinger Skip Bailes

Linda Dodd

Jay Boland

Danny Ford

Lisa Newberry

Date of Last Map Revision / Update: June 2018

Date of Adoption: August 9th, 2018

Planning Commission Public Hearing

Municipal Council Chambers

4303 Lawrenceville Road

Thursday, May 24, 2018 • 6:30 p.m.

ATTENDANCE: Planning & Development Director, Tim Prater; Planning Commission Chairman, Janice Tribble; Planning Commissioners, Barbara Forrester, Bruce Granoff, Amanda Soesbe, and Kathrine Self. Deputy Director, Shannon Bond 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 Amanda Soesbe to approve the minutes from April 26, 2018 Planning Commission meeting.

BUSINESS:

Case #R18-007 – William P. Way II filed an application requesting to rezone approximately 0.61+/- acres located at 104 Covington Street, Loganville, GA 30052, Map/Parcel #LG050093, Walton County, GA. The property owner is the William P. Way II. The current zoning is R-16, and the requested zoning is CBD.

Planning and Development Director, Tim Prater, presented the rezone case and the department's recommendation was for approval.

William Way, the applicant, discussed his intentions of renting out the property for office use.

A motion was made by Bruce Granoff and seconded by Kathrine Self to recommend the City Council approve the rezone. Motion carried 5-0.

Case #R18-008 – Leonard S. Smith filed an application requesting to rezone approximately 4.18+/- acres located on Brand Road, Loganville, GA 30052, Map/Parcel #5160183, Gwinnett County, GA. The property owner is the Leonard S. Smith. The current zoning is R-44, and the requested zoning is LI.

Planning and Development Director, Tim Prater, presented the rezone case, and the department's recommendation was for approval.

Leonard Smith, the applicant, discussed his intentions of renting out the property to a recovery company for short-term car storage.

A motion was made by Barbara Forrester and seconded by Bruce Granoff to recommend the City Council approve the rezone. Motion carried 5-0

Case #R18-009 – Steve Allen filed an application requesting to rezone approximately 17.82+/- acres located on Tommy Lee Fuller Drive, Loganville, GA 30052, Map/Parcel #LG060129B00, Walton County, GA. The property owner is Steve Allen. The current zoning is O&I, and the requested zoning is RM-6.

Planning and Development Director, Tim Prater, presented the rezone case, and the department's recommendation was for denial.

Steve Allen, the applicant, as well as Tip Huynh, the project engineer, discussed their intended use of the property as single-family instead of multi-family. They chose RM6 because it gave them a higher density than is allowed under single-family residential zoning districts. They stated that the streets are already existing and the lot's depth is not conducive for current single-family residential zoning districts.

Planning and Development Director, Tim Prater, reminded the commission that once the property was zoned RM6 anything allowed under that zoning could be built.

Planning Commission Chairman, Janice Tribble, stated she was concerned that making a recommendation for approval would set a predicent for others to use multi-family zonings to create smaller lot sizes for single-family dewllings than are allowed under single-family zoning districts.

A motion was made by Barbara Forrester and seconded by Kathrine Self to recommend the City Council deny the rezone. Motion carried 5-0

ADJOURN - A motion was made by Barbara Forrester and seconded by Amanda Soesbe to adjourn. Meeting adjourned at 7:01pm.



Planning & Development



Planning Commission Chairman