

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.

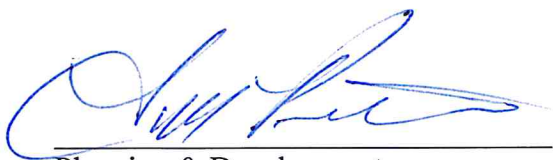
Steve Allen, the applicant, as well as Tip Huynh, the project engineer, discussed their intended use of the property as single-family instead of multi-family. They chose RM6 because it gave them a higher density than is allowed under single-family residential zoning districts. They stated that the streets 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