

Planning Commission Public Hearing

Municipal Council Chambers

4303 Lawrenceville Road

Thursday, April 26, 2018 • 6:30 p.m.

ATTENDANCE: City Manager, Danny Roberts; Planning & Development Director, Tim Prater; City Council Member, Skip Baliles; Planning Commission Chairman, Janice Tribble; Planning Commissioners, Barbara Forrester, Bruce Granoff, Fay Lamb, Amanda Soesbe, and Kathrine Self. Richard Homick was absent. 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 Amanda Soesbe and seconded by Barbara Forrester to approve the minutes from February 22, 2018 Planning Commission meeting.

BUSINESS:

Case #R18-003 – Blue River Development LLC filed an application requesting to rezone approximately 23.55+/- acres located on Lawrenceville Highway, Loganville, GA 30052, Map/Parcel #R5161-016, Gwinnett County, GA. The property owner is the Marc Unterman. The current zoning is R-22 with conditions, and the requested zoning is R-22 CSO.

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

A motion was made by Barbara Forrester and seconded by Faye Lamb to recommend the City Council approve the annexation. Motion carried 5-0.

Case #A18-004 – DR Horton, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting annexation of approximately 101.846+/- acres located at 2467 Claude Brewer Road, Loganville, GA 30052, Map/Parcel #C0250014, Walton County, GA. The property owner is Ann R. Jones.

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

One citizen spoke in favor of the annexation.

Several citizens spoke in opposition because of traffic concerns.

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 #R18-005 – DR Horton, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 101.846+/- acres located at 2467 Claude Brewer Road, Loganville, GA 30052, Map/Parcel #C0250014, Walton County, GA. The property owner is Ann R. Jones. The current zoning is A1, and the requested zoning is R-22 CSO.

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

Several citizens spoke about traffic concerns, and the lack of an amenity area causing issues of trespassing in neighboring amenity areas.

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

Case #V18-006 - DR Horton, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting a major variance to approximately 101.846+/- acres located at 2467 Claude Brewer Road, Loganville, GA 30052, Map/Parcel #C0250014, Walton County, GA. The property owner is Ann R. Jones. The request is a variance from the requirement that at least ninety percent of the minimum required open space shall remain natural and undisturbed.

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

A citizen speaking on the behalf of a larger group requested that a 6' privacy fence surrounding the property be a condition of the variance.

A motion was made by Kathrine Self and seconded by Barbara Forrester to recommend the City Council approve the variance with the condition that a 6' privacy fence be required around the entire property. Motion carried 5-0

ADJOURN - A motion was made by Barbara Forrester and seconded by Amanda Soesbe to adjourn. Meeting adjourned at 7:42pm.