

Planning Commission Public Hearing

Municipal Council Chambers

4385 Pecan Street

Thursday, January 28, 2016 • 6:30 p.m.

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

ATTENDANCE: Planning & Development Director, Tim Prater; Planning Commission Chairman Janice Tribble; Planning Commissioners, Bruce Granoff, Faye Lamb, Barbara Forrester, Richard Homick and Danny Ford were present. Michael Lynch was absent. City Manager Bill Jones and City Councilman Skip Baliles were also present. Administrative assistant, Nina Ramsey recorded the minutes.

MINUTES APPROVED:

A motion was made by Danny Ford and seconded by Bruce Granoff to approve the minutes from May 28, 2015. Motion carried 5 – 0.

A motion was made by Barbara Forrester and seconded by Danny Ford to approve the minutes from the June 8, 2015 called meeting. Motion carried 5 – 0.

BUSINESS:

CASE #A15-002 AND R15-003 – 2.00+/- acres, Map/Parcel #5159-129 Annex and Rezone CH
CASE #A15-004 AND R15-005 – 0.25 +/- acres, Map/Parcel #5159-256 Annex and Rezone CH
CASE #A15-006 AND R15-007 – 1.86 +/- acres, Map/Parcel #5159-260 Annex and Rezone CH

Mahaffey Pickens Tucker, LLP on behalf of Garrard Development Services, LLC filed applications listed above with the City of Loganville to Annex and Rezone properties located on Athens Highway, Gwinnett County, Georgia. The current zoning is C-2. The requested zoning is CH to combine and develop a 55,000 sq. ft. commercial/retail center. The property owner is Brand Banking Company. Shane Lanham, representing Garrard Development Services, LLC was present. No one spoke in opposition. The Planning & Development Department recommended that the Rezone Cases R15-003, R15-005 and R15-007 be approved conditional subject to the following conditions: 1) Development and proposed use of the site will be in accordance with the site plan submitted by the developer. The configuration or placement of the building may be altered or modified during development and construction phases but in no case shall the building square footage set on the submitted site plans be less than 55,000 sq. ft. 2) These conditions are imposed pursuant to the City of Loganville's police power for the protection or benefit of the neighboring properties to ameliorate the effects of this rezoning. Shane Lanham said he read and agreed with the recommended conditions.

Case #A15-002 – A motion was made by Barbara Forrester and seconded by Danny Ford to recommend approval of Annexation Case #A15-002. Motion carried 5 – 0.

Case #R15-003 – A motion was made by Danny Ford and seconded by Richard Homick to recommend approval of Rezone #R15-003 with the conditions recommended by the Planning & Development Department. Motion Carried 5 – 0.

Case #A15-004 – A motion was made by Barbara Forrester and seconded by Faye Lamb to recommend approval of annexation Case #A15-004. Motion carried 5 – 0.

Case #R15-005 – A motion was made by Danny Ford and seconded by Barbara Forrester to recommend approval of Rezone #R15-005 with the conditions recommended by the Planning & Development Department. Motion Carried 5 – 0.

Case #A15-006 – A motion was made by Barbara Forrester and seconded by Danny Ford to recommend approval of annexation Case #A15-006. Motion carried 5 – 0.

Case #R15-007 – A motion was made by Bruce Granoff and seconded by Danny Ford to recommend approval of Rezone #R15-005 with the conditions recommended by the Planning & Development Department. Motion Carried 5 – 0.

Case #R16-001 - Trifecta Properties, LLC filed an application with the City of Loganville to rezone 2.002 +/- acres located at 3805 Harrison Road, Map/Parcel #5130-200, Gwinnett County, Georgia. The current zoning is LI. The requested zoning is O&I for the development of a new medical office building. Tracey Mason representing Trifecta Properties, LLC was present. No one spoke in opposition.

A motion was made by Barbara Forrester and seconded by Richard Homick to recommend approval of Rezone #R16-001. Motion carried 5 – 0.

Adjournment – A motion was made by Danny Ford and seconded by Barbara Forrester to adjourn. Motion carried 5 – 0 therefore meeting was adjourned at 6:51 p.m.