

Planning Commission Public Hearing

Municipal Council Chambers

4303 Lawrenceville Road

Thursday, August 22, 2019 • 6:30 p.m.

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

MEETING CALLED TO ORDER: The meeting was called to order at 6:40 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 the April 22, 2019 Planning Commission meeting. Motion carried 5-0.

BUSINESS:

Chairwoman Janice Tribble turns the floor over to Tim Prater and he begins the request of Case #A19-001 annexing 1.643 acre property located at GA hwy 20 and Brand Road, Gwinnett County, Parcel #R5161-007 to which Tim Prater then turns the floor over to the applicant Builders Professional Group, LLC to answer any questions. W.H. Britt had concerns over only one entrance from GA Hwy 20 and if there will be an entrance from Brand Road. Applicant explained that there will not be an entrance from Brand Road. The entrance from GA 20 will have a left turn in and decel lane with no construction within the buffer. Melanie Long asked if there would be a future light on GA hwy 20 at the entrance and will there be issues with the other subdivisions entrances along the same area. Applicant replied no to the redlight; that the entrances will all be staggered and nonintrusive among each other.

Janice Tribble asked if there were any commissioners that opposed and Barbara Forrester said "I". A motion was made by Richard Homick to approve Case #A19-001 with Melisa Arnold giving a 2nd. Motion carried 4-1.

Tim Prater read aloud Case #R19-009 to rezone 15.95 acre property at GA hwy 20 and Brand Road, Parcel # R5161-007 from R-44 to R-22 Overlay.

A motion was made by Melisa Arnold and 2nd by Richard Homick. Motion carried 5-0.

Tim Prater read aloud Case #A19-002 to annex .49 acre property at GA hwy 20 and Brand Road, Gwinnett County, Parcel #R5161-129

A motion was made by Amanda Soesbe and 2nd by Barbara Forrester. Motion carried 5-0.

Tim Prater read aloud Case #R19-010 to rezone 2.79 acre property at GA hwy 20 and Brand Road, Parcel #R5161-129 from R-44 to R-22 Overlay.

A motion was made by Barbara Forrester and 2nd by Bruce Granoff. Motion carried 5-0.

Tim Prater read aloud Case #R19-011 to rezone 7.25 acre property at GA hwy 20 and Brand Road, Parcel #R160-006 from R-44 to R-22 Overlay.

A motion was made by Amanda Soesbe and 2nd by Barbara Forrester. Motion carried 5-0.

Tim Prater read aloud Case #R19-007 to rezone 1.549 acre property at 4203 Logan Drive, Parcel #LG40007 from R-16 to CH. by Watkins Real Estate Group. Conditions were included in this rezone by the Planning Commission and are as follows:

A six (6) foot privacy fence at 4221 Logan Drive belonging to Ms. Linda Guthrie, to include Tract 3 and Tract 4 will be installed along property line and maintained by the commercial owner in addition to the required 30 foot natural veg. buffer or Evergreen trees.

A motion was made by Richard Homick and 2nd by Barbara Forrester with conditions. Motion carried 5-0.

Tim Prater read aloud Case #R19-008 to rezone 0.649 acre property at 4215 Logan Drive, Parcel #LG040006 from R-16 to CH. by Watkins Real Estate Group. Conditions were included in this rezone by the Planning Commission and are as follows:

A six (6) foot privacy fence at 4221 Logan Drive belonging to Ms. Linda Guthrie, to include Tract 3 and Tract 4 will be installed along property line and maintained by the commercial owner in addition to the required 30 foot natural veg. buffer or Evergreen trees.

A motion was made by Amanda Soesbe and 2nd by Bruce Granoff with conditions. Motion carried 5-0

ADJOURN - A motion was made by Amanda Soesbe and seconded by Bruce Granoff to adjourn. Meeting adjourned at 7:32pm. Motion carried 5-0.

Planning & Development

Planning Commission Chairman

CITY OF LOGANVILLE ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 119 OF THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, ENTITLED ZONING; TO PROVIDE FOR CHANGES; AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

Section 1. Chapter 119 of the Code of Ordinances shall be amended by omitting, Article IV. Division 3. Section 249 Open space subdivision, in its entirety and replacing it with the following:

Chapter 119 - ZONING

ARTICLE IV. - DISTRICT REGULATIONS

- DIVISION 3. - OVERLAY DISTRICTS
- Sec. 119-249. - Open space subdivision.

In the R-22 district, the minimum lot size, lot width and yards may be reduced upon special use approval by the city council for the development of a single-family, detached development that provides for the preservation, maintenance and restricted use of open space. The specific design standards for each development shall be established as conditions of special use approval by the city council, subject to the following minimum requirements:

(1) *Uses.*

- a. Permitted principal uses: single-family detached dwellings, not including mobile homes, and principal uses common to all residential districts.
- b. Permitted accessory uses: accessory uses common to all residential districts.
- c. Special uses: special uses common to all residential districts upon approval by the city council.

(2) *Space limits.* Following are the space limits for overlay districts:

Minimum lot area	16,000 square feet
Minimum lot width	100 feet
Minimum front yard	20 feet
Minimum rear yard	Interior lot—20 feet

	Perimeter lot or right-of-way—40 feet
Minimum side yard	Interior line—10 feet
	Street corner—20 feet
Maximum building height	35 feet

(3) *Design criteria.*

- a. Maximum density: 2.06 units per acre.
- b. Minimum heated floor area per dwelling unit: 2,000 square feet.
- c. Garage: Attached or detached garage for at least two automobiles is required.
- d. Exterior materials.
 1. Front exterior elevations shall have at least 75 percent of their surface clad in brick or stone.
 2. All other exterior elevations shall have at least 75 percent of their surface clad in brick or stone.
 3. Accent siding materials shall be of fiber cement type.
- e. Chimneys. When located on an exterior wall, chimneys shall extend to the ground and surface clad in brick or stone.
- f. Landscaping. All grassed areas shall be covered with sod.
- g. Trees.
 1. At least one over-story shade tree, two inches or greater in diameter as measured four feet from ground level, shall be planted or preserved in the front and rear yards of each lot.
 2. Trees shall not be planted closer than 13 feet from the back of curb along streets.
- h. Sidewalks. Sidewalks are required and shall be constructed in conformance with the development regulations of the city.
- i. Utilities.
 1. The development must be served by public water and sewer systems.
 2. All utilities must be placed underground.
- j. Open space.

1. At least 25 percent of the development's gross area shall be preserved as open space.
2. At least 90 percent of the minimum required open space shall remain natural and undisturbed.
3. No more than five percent of the minimum required open space may be covered in impervious surface, including walking trails or play areas.
4. No more than 50 percent of a lake or pond may be credited toward minimum open space requirements.
5. Open space shall not include areas devoted to public or private streets, or any land that has been or is proposed to be conveyed to any public agency.
6. Any land within a required recreation facility, utility easement or stormwater detention facility shall not be credited toward the minimum open space requirement.
7. Open space shall not be less than 30 feet wide at any point.
8. Open space shall be subject to permanent conservation restriction and legal title shall be held by a mandatory incorporated homeowners association or, in the case of natural and undisturbed areas within the open space, title to may be held by a land trust or conservation organization authorized for such purpose and recognized by the city.

k. Homeowners association.

1. A mandatory homeowners association shall be established for the maintenance of all stormwater detention facilities and for other common facilities and areas, including open spaces, to which it holds title.
2. Prior to final plat approval, a copy of the articles of incorporation and bylaws of the association and the covenants to be recorded shall be provided to the city manager or designee.

Section 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 3. If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

Section 4. This ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED, this ____ day of _____, 2019

Mayor Rey Martinez

City of Loganville

ATTEST:

City Manager Danny Roberts