

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V26-008

LANDOWNERS: Scott Stephens - Estate of Barbara Stephens

APPLICANT: Katie Bullard

PROPERTY ADDRESS: No address (Sharon Church Road)

MAP/PARCEL #: LG060046

PARCEL DESCRIPTION: Undeveloped

AREA: 0.55 acres

EXISTING ZONING: R-22

PROPOSED ZONING: No Change

FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Seeking relief from the City of Loganville Code of Ordinances 119-209(c). Specifically, the applicant is seeking to reduce the minimum lot width of 125 feet at the building line to 100 feet.

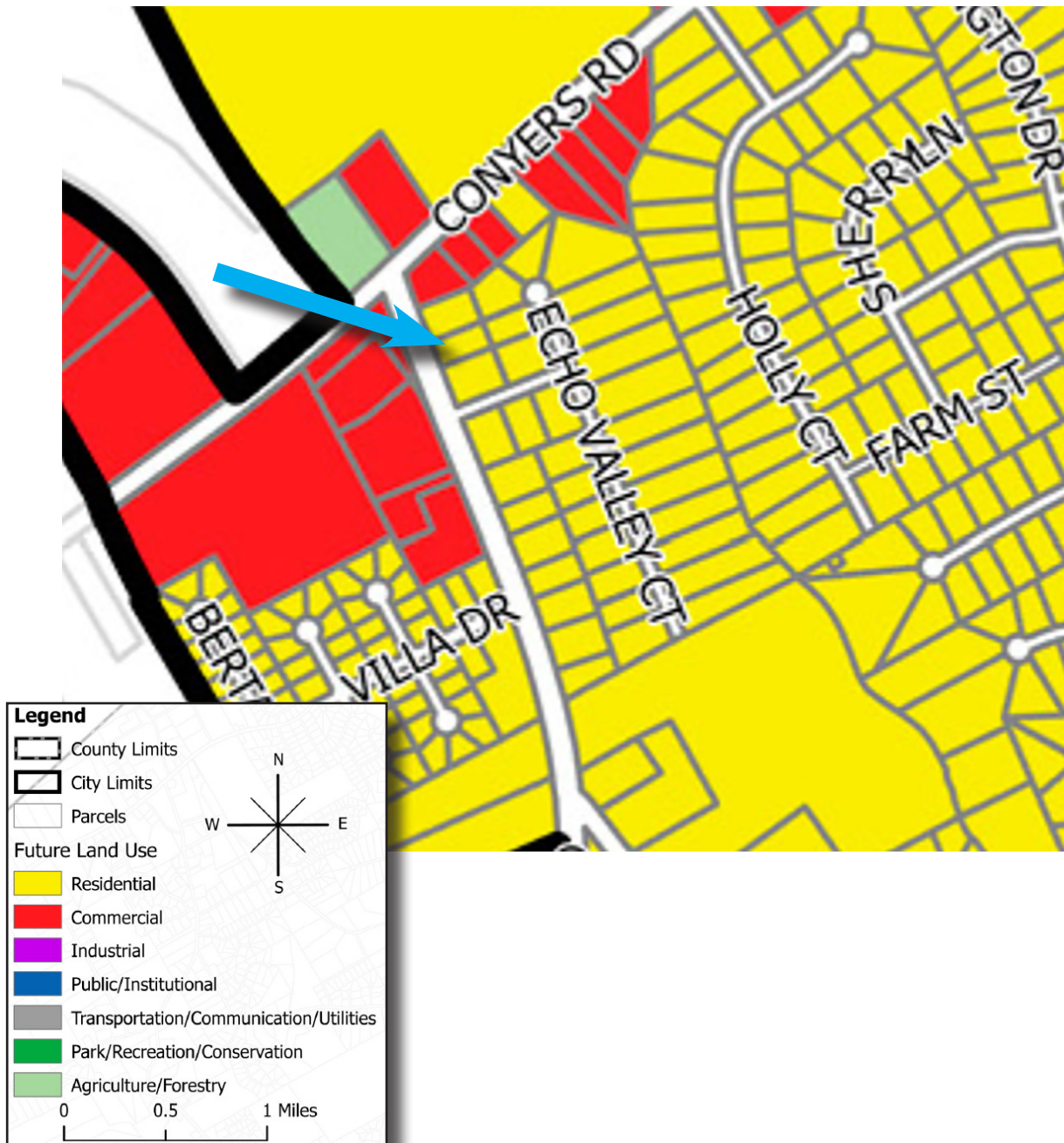
PLANNING COMMISSION HEARING: August 27th, 2026

CITY COUNCIL HEARING: September 10, 2026 (combined session)

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

District regulations for the R-22 zoning classification require the lot width to be 125 feet at the building line.

Existing Conditions

The property in question was part of the Overlook Point subdivision, which was approved in 1973. Lots 27, 28 and 30 originally belonged to Billy Jack Stephens and was passed down to his family in 1989 via a quit claim deed. The original plat showed the parcel in question, Lot #27, had road frontage of 120 feet, it has never been developed and the lot currently averages about 100 feet in width. Lot #28 showed road frontage of 140 feet on the final plat and now averages 155 feet.

Looking back at previous zoning ordinances, this standard has been in place since at least 1998 but it is hard to locate any information before that time as it relates to the R-22 zoning classification.

Impact Analysis / Recommendation

What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief? The parcel meets the minimum lot size requirements but not the minimum width at the building line or at any point on the property.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? None.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? Sec. 117-14 (4) Variance Procedures provides six factors that may be considered in determining whether the variance should be issued. One of the criteria includes shape, size, topography, slope, soils, vegetation and other physical characteristics of the property. While City records do not indicate any knowledge of a shift in the lot lines between this parcel and the adjacent parcel of 118 N. Sharon Church Road, the parcel in its current format is unbuildable without the variance.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? The parcel directly behind this property at 1095 Echo Valley Court has a road frontage of about 100 feet. There are several parcels along Echo Valley Court that would not meet the 125 feet width at the building line.

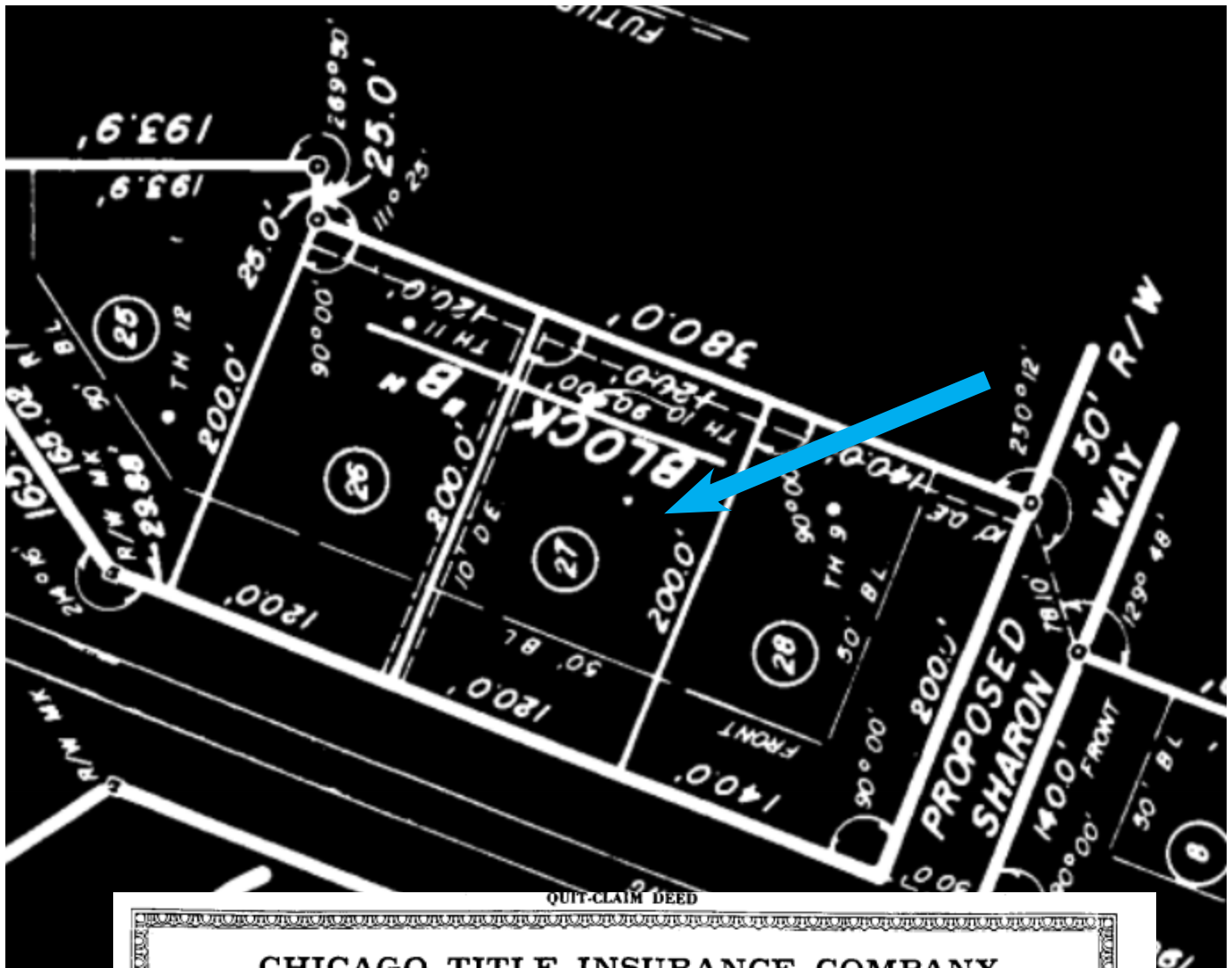
Recommended action: It is going to be difficult to develop the property and adhere to the 20-foot side setbacks, but in the end, the property is unbuildable without the variance and there are comparable lots in the immediate vicinity. The staff recommendation is to approve this variance.



Planning & Development
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Loganville, GA 30052
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Planning Commission Recommended Conditions

City Council Conditions



CHICAGO TITLE INSURANCE COMPANY

STATE OF GEORGIA, DEKALB County.

THIS INDENTURE, made this 25th day of January in the year of our Lord One Thousand Nine Hundred and Eighty-nine between BARBARA HAYS STEPHENS and B. SCOTT STEPHENS, individually and as heirs of BILLY JACK STEPHENS, deceased of the first part and BARBARA H. STEPHENS of the second part.

WITNESSETH: That the said part ies of the first part for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations----- Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained, sold and do by these presents bargain, sell, remise, release, and forever quit-claim to the said part Y of the second part her heirs and assigns, all the right, title, interest, claim or demand which the said part ies of the first part ha ve or may have had in and to

All that tract or parcel of land lying and being in Land Lot 187 of the 4th District of Walton County, Georgia, being Lots 27, 28 and 30, Block B, Unit One, Overlook Point Subdivision, as per plat recorded in Plat Book 17 page 212, Walton County, Georgia Records.

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CLERK
WA