



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
Phone 770.466.2633

Planning and Development Staff Report

Case #: A22-008
R22-009

Applicant: Split Silk Properties LLC
P.O. Box 1725
Loganville Ga. 30052

Property Owner: Teresa King Needham
4900 Atlanta Hwy
Loganville GA 30052

Property Location: 4900 Atlanta Highway

Tax Map/Parcel: CO210016 (Walton County)

Property Size: 5.84 acres

Current Zoning: B-2 A-2 (Walton County)

Proposed Zoning: CH

Proposed Use: Retail Development

Applicant's Request

The applicant proposes to redevelop the property as a Retail Development. The site plan submitted proposes a retail with an entrance on to Atlanta Hwy and an entrance on to Old Zion Cemetery Rd.

Existing Conditions

The property is currently an island located on Atlanta Hwy and Old Zion Cemetery Rd. 3 sides of the property abut to commercial hwy zonings inside the city limits. It was previously occupied by a single-family dwelling that is no longer habitable. Except for the parcel across Old Zion Cemetery Rd which is in incorporated Loganville and residentially zoned, it is abutted on all sides by CH zoned properties in the City. Abutting uses include the recently developed c-store on Commerce Drive consisting of a gas station and other multi-tenant retail uses. The parcel directly across Atlanta Hwy is Maxie Price Auto Sales. Property to the west consist of Popeyes and a Mr. Clean Car Wash zoned CH.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?

The property is partially vacant, consisting of open grass area and woods. The proposed retail development should improve the aesthetic condition of the property compared to the existing conditions.

What is the impact upon thoroughfare congestion and traffic safety?

The proposed development will increase traffic in the immediate vicinity. The site plan indicates an access drive on each of the two abutting streets. The Atlanta Highway driveway would probably be right in/right out only (determined by GDOT)

What is the impact upon population density and the potential for overcrowding and urban sprawl?

The proposed development does not increase population density and does not contribute to urban sprawl as it is within an already urbanized area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?

The city has sufficient capacity in its infrastructure and public services to accommodate the proposed development.

How does the proposed use provide protection of property against blight and depreciation?

The property is currently underutilized. The proposed development will add value to the property.

Is the proposed use consistent with the adopted Comprehensive Plan?

Yes. The Future Development Map suggests that the US78 corridor is appropriate for retail/commercial uses.

What is the impact upon adjacent property owners if the request is approved?

There should be little adverse impact to adjacent properties.

What is the impact upon adjacent property owners if the request is not approved?

None. The proposed development could be built under the existing zoning in unincorporated Walton County.

Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville?

Recommended action:

In the opinion of the staff, the annexation and development of the subject property as proposed would be in the best interest of the city as it would even the city's boundary and the proposed use is consistent with surrounding zoning and development. Therefore, the staff recommends that A22-008 be APPROVED and R22-009 be APPROVED.

Recommended Conditions

Planning Commission Recommendation