



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

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## Planning and Development Staff Report

**Case #s:** A22-012, R22-013  
A22-014, R22-015

**Applicant:** Mark Myers  
2130 Highway 81 S.  
Loganville GA 30052

**Property Owner:** A22-012, R22-013  
Richard Byrd Smith  
100 Christy Marie Lane  
Piedmont, SC 29673

Rodney Don Smith  
113 Sherman Ct.  
Piedmont, SC 29673

A22-014, R22-015  
Peggy Byrd  
4255 Eddie Byrd Lane  
Loganville, Ga 30052

Donald Minsk  
1801 Peachtree Street  
Atlanta, GA 30309

**Property Location:** 4706 Hwy 81 N. (A22-012, R22-013)  
4746 Hwy 81 N. (A22-014, R22-015)

**Tax Map/Parcel:** CO160006 (Walton County) (A22-012, R22-013)  
CO160006A00 (Walton County) (A22-014, R22-015)

**Property Size:** 2.5 acres (A22-012, R22-013)  
10.0 acres (A22-014, R22-015)

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

**Proposed Zoning:** CH

**Proposed Use:** Retail Development

### **Applicant's Request**

The applicant proposes to combine and develop the property as a Retail Development. The site plan submitted proposes a retail development with a gas station with the realignment of Rock Road to align with Lee Byrd Road. The property would consist of a 50' strip to remain in the county along Hwy 81 to prevent the creation of an island to the property across Hwy 81 N.

### **Existing Conditions**

The property is currently in unincorporated Walton County located on Hwy 81 N. and Rock Rd. Property is occupied by a single-family dwelling at present time. Except for the parcel across Hwy 81 N. which is in unincorporated Loganville residentially zoned and an existing parcel to the north zoned A-2, it is abutted on all sides by zoned properties in the City.

### **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 not increase traffic in the immediate vicinity. The site plan indicates a realignment of two of the abutting streets Rock Road and Lee Byrd Road. The City is currently in discussion with GDOT in regards to either a round-a-bout or a traffic light at the newly formed intersection.

**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?**

The Future Development Map does not show this property however the 81 corridor is a state route and 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 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 road improvements would be a positive to improve traffic flow and reduce wrecks at the Rock Road intersection. Therefore, the staff recommends that A22-012 and R22-013 be APPROVED and A22-014 and R22-015 be APPROVED.

**Recommended Conditions**

**Planning Commission Recommendation**