



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
770.466.2633 • planning@loganville-ga.gov

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V24-016

LANDOWNERS: Ann Jones

APPLICANT: Southern Yankee

PROPERTY ADDRESS: SW Corner of Covington Street and Hodges Street

MAP/PARCEL #: LG110008, LG11008A00

PARCEL DESCRIPTION: Vacant Property

AREA: 6.86 acres

EXISTING ZONING: R-44

PROPOSED ZONING: R-44

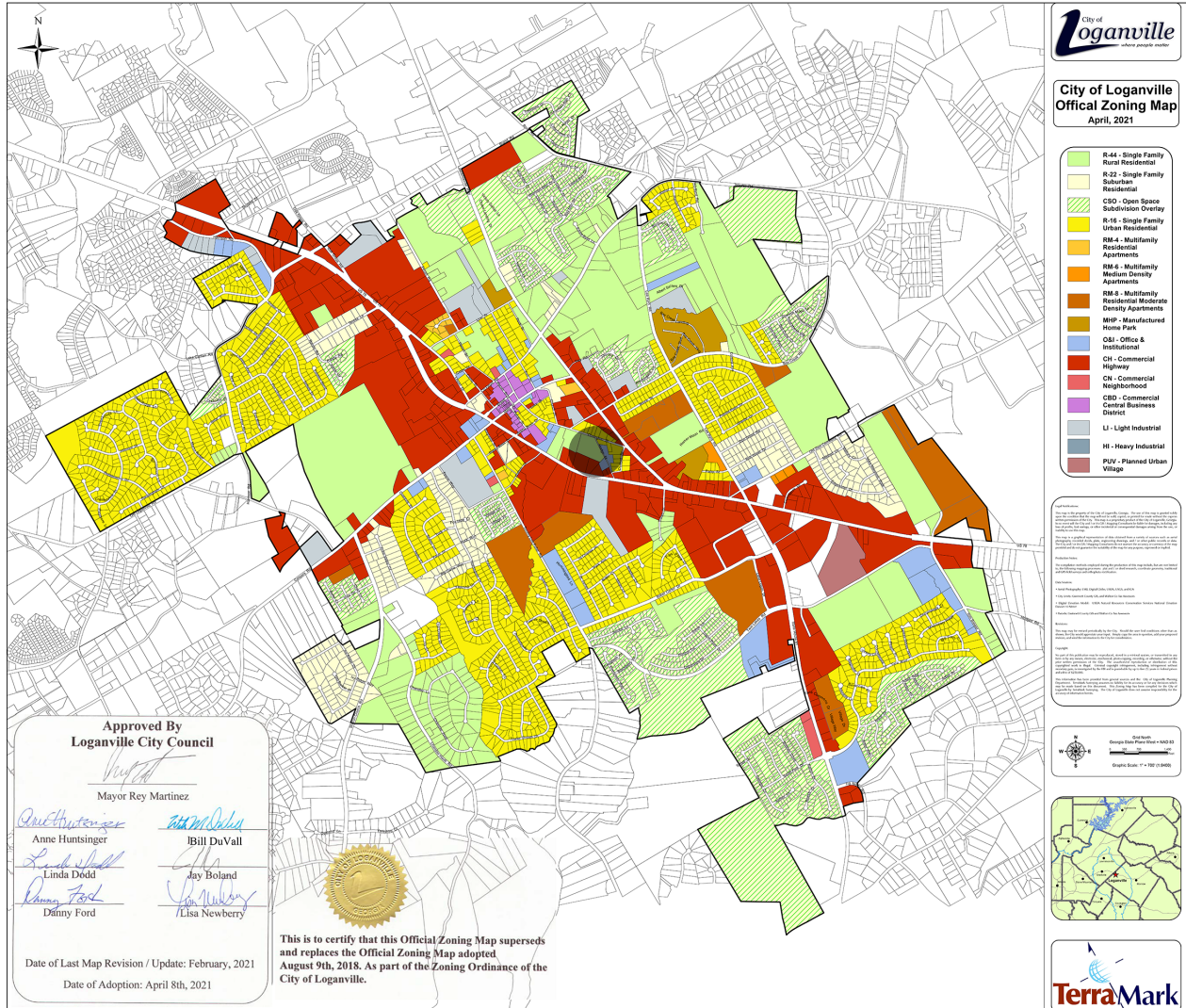
FUTURE LAND USE MAP: Agriculture / Forestry

REASON FOR REQUEST: Relief of 119.208(c) Minimum Lot Width for minor subdivision

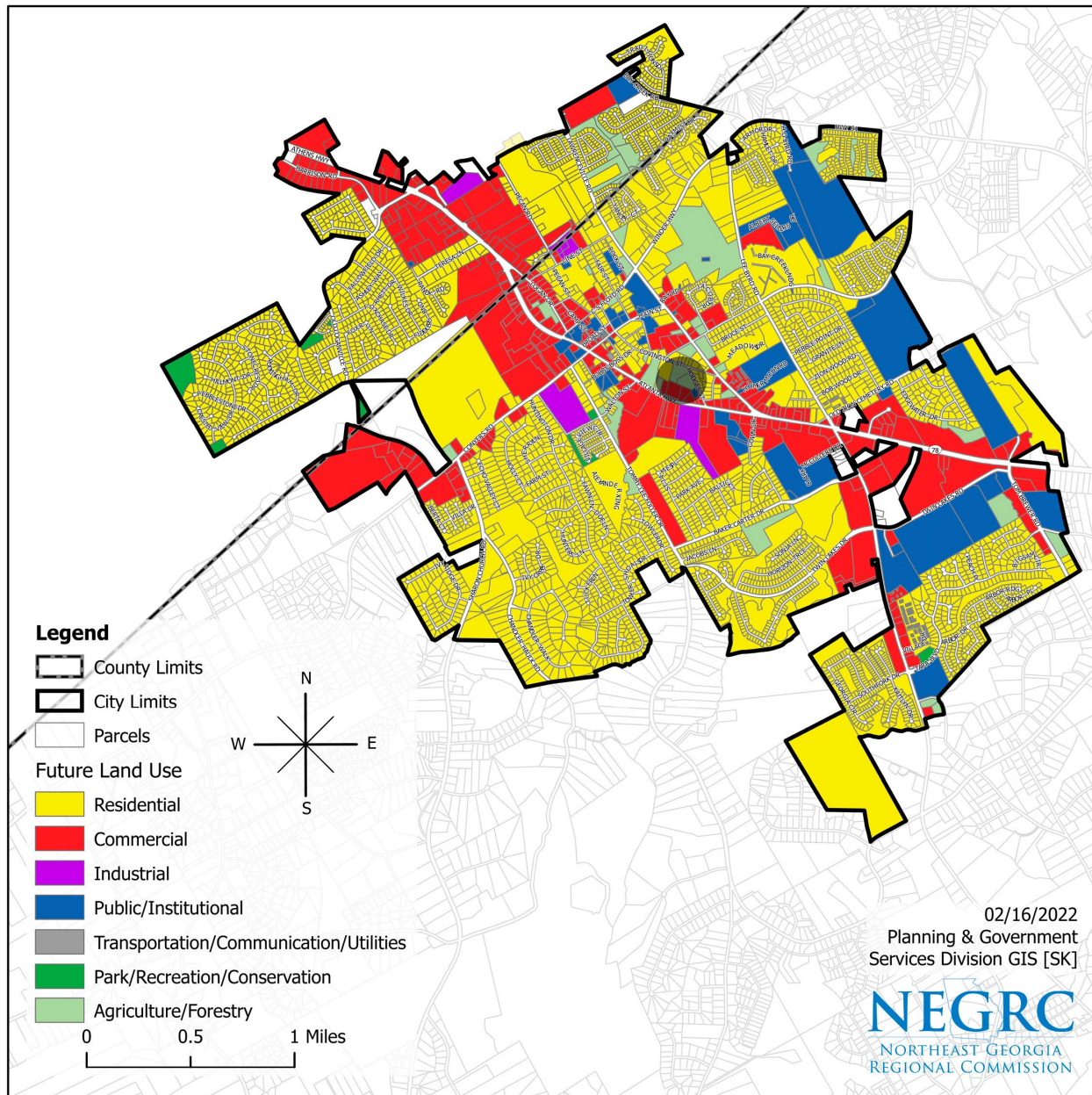
PLANNING COMMISSION HEARING: April 25, 2024

CITY COUNCIL HEARING: May 6 & 9, 2024

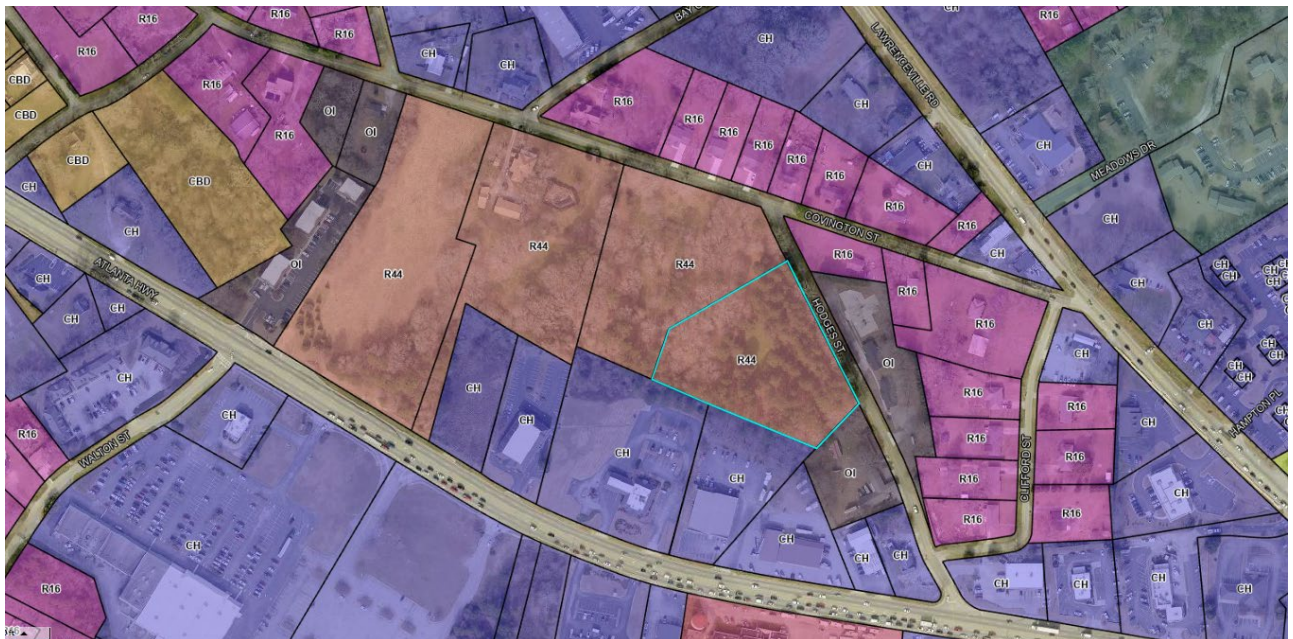
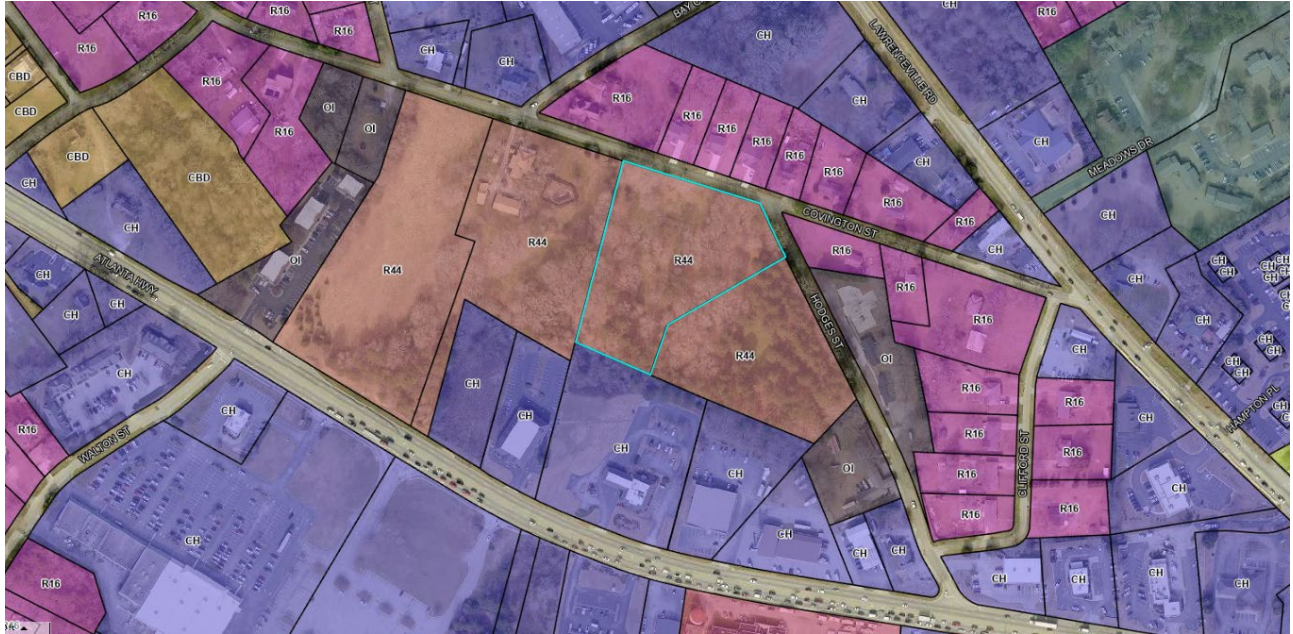
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

The applicant has applied for a variance from the R-44 zoning requirement that each lot have a minimum lot width of 150 feet at the building line. This is not allowable under the administrative variance criteria.

Existing Conditions

Both parcels have remained in the Jones family for a number of years. A rezone request was made for this property in 2020 to go from R-44 to R-22 CSO with a variance to reduce lot width from 100 feet to 75 feet to allow for a small, 10-lot subdivision. The case was approved by the Planning Commission but was denied by the City Council on Feb. 11, 2021.

Covington Street maintains a mixture of R-44, R-16 as well as Office and Institutional zoning. Hodges Street also has a mixture of these zonings, with Commercial Highway zoning between Bay Creek Road, Church Street.

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 lot is oddly shaped which creates subtle difficulties when subdividing the property in compliance with existing standards.

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? Application of current standards would force the reduction of the number of parcels being developed and result in larger than normal R-44 lots.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? There would be little to no impact on the public good and should the request be granted it would not negatively affect the intent of the ordinance.

Recommended action: What is being asked would normally fall under the purview of an administrative variance save the fact that this one criterion is omitted from City of Loganville Code of Ordinances 119-33. The property is already zoned for R-44 and the applicant intends on building in compliance with those rules and regulations, only seeking relief on one aspect of the City's space limits. The staff recommendation is to approve this variance with the condition that the applicant work with the Utilities Department to ensure adequate water and sewer can be made available to the area.



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Planning Commission Recommended Conditions

City Council Conditions



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DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? Yes.

Size of the water line? 6 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Logan Point and Chandler Haulk pump stations.

Capacity of the sewer line? Capacity analysis will be required.

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain?
Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands?
Unknown.

Do stream bank buffers exist on the parcel? Potentially as there is a creek near the property line.

Are there other topographical concerns on the parcel? Unknown.

Are the storm water issues related to the application? No.

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?
Hodges Street and Covington Street (both minor collectors).



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What is the traffic count for the road? No official traffic counts exist for the immediate area of this project. City's Comprehensive Traffic Study does offer concerns from the public about Covington Street – more specifically no one abiding by the stop sign at Bobby Boss Drive, failure to follow the speed limit and a need for sidewalks.

Estimated number of cars generated by the proposed development? Unknown.

Estimated number of trips generated by the proposed development? Unknown.

Do sidewalks exist in the area? No.

Transportation improvements in the area? If yes, what are they? No.

EMERGENCY SERVICES

Nearest city or county fire station from the development? Station 15 @ 789 Lee Byrd Road

Distance of the nearest station? 1 mile

Most likely station for 1st response? Station 15

Service burdens at the nearest city fire station (under, at, or above capacity) No service burdens to the fire department.