



Planning & Development
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Case #: R23-009

Applicant: Twin Lakes Road LLC

Property Owner: Twin Lakes Road LLC

Property Location: 3520 Atlanta highway

Tax Map/Parcel: LG140020

Property Size: 27.84 acres

Current Zoning: PUV

Proposed Zoning: CH

Proposed Use: Contractor training facility with material storage and office space

Applicant's Request

The site will serve as a training facility for a contracting business and will include a 20,000-square-foot office building with 107 parking spaces in addition to space for outdoor storage of equipment and materials.

Existing Conditions

Two homes as well as a barn and two utility buildings were originally built on this property in 1960. It is difficult to pinpoint the last date it served a residential purpose, but the houses have been vacant for a few years now. There is a lake encompassing approximately 3.8 acres of the site.

An application was filed in 2008 seeking to annex an adjacent 26.844 acres to be combined with the 1 acre already inside City limits seeking a PUV designation for the property for the purpose of mixed use development that included 69 flats or lofts above ground floor office or retail. The Planning Commission recommended approval with the conditions that the project be tied to a site plan submitted on March 28, 2005, the total gross floor area will not exceed 300,000 square feet without a Development of Regional Impact study, and the applicant must complete a traffic study prior to construction. The City Council approved the re-zone with conditions on Aug. 14, 2008.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The project would likely fall in line with the commercial character of the area.

What is the impact upon thoroughfare congestion and traffic safety? Traffic counts along Highway 78 near this site have steadily been increasing from 24,300 vehicles in 2020 to 27,300 in 2021 and 27,900 in 2022, according to GDOT traffic counts. About 5 percent of this traffic is considered to be large trucks. It is unlikely that the project would have any significant impact on the highway, though the City must give special consideration to the potential impact of this project on Twin Lakes Road, which is not rated to handle large vehicles.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The impact would be minimal.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? While there is water readily available to the site, the City cannot guarantee sewerage service as initially there did not appear to be a tie-in to the system within 200 feet of already existing sewer service. The applicant would likely have to work with the City to find the best way to tie-in to the system or, due to the size of the parcel, coordinate efforts with the Walton County Health Department for the installation of a septic system, as was the case with the nearby Dollar General. As mentioned before, while the potential impact to traffic on Highway 78 would likely be negligible, there is potential for a negative impact to Twin Lakes Road which is not designed to handle large trucks.

How does the proposed use provide protection of property against blight and depreciation? As the property currently remains vacant, any development would potentially offer limited protection against blight and depreciation.

Is the proposed use consistent with the adopted Comprehensive Plan? The City's future land use map shows this property as maintaining a PUV zoning, though a shift to CH would put the parcel more in line with adjacent parcels along the Highway 78 corridor.

What is the impact upon adjacent property owners if the request is approved? There would be limited impact on adjacent property owners as the site is surrounded predominantly by various commercial zonings.

What is the impact upon adjacent property owners if the request is not approved? None as the property would likely continue to remain in its current vacant state.

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?
The City hopes that the applicant is true to its word in preserving a tree conservation area and maintaining the existing lake.

Recommended action: Staff recommendations are to approve the rezone with the condition that no trucks over six wheels are permitted to use Twin Lakes Road.

Amended Staff Recommendations: After a meeting on Sept. 5, 2023 with the applicant and representatives from the City's Streets and Highway Department, the Staff Recommendation is to approve the rezone with the following conditions:

1. Prior to the issuance of a certificate of occupancy, the Applicant will coordinate with the City of Loganville to perform a full depth reclamation repair on the portion of Twin Lakes Road located between the intersection of Tom Brewer Road and Twin Lakes Road, and the entrance of the Applicant's proposed development on Twin Lakes Road. The full depth reclamation repair will generally consist of 8 inches of reclaimed subgrade, 2 inches of asphalt binder, and 2 inches of asphalt topping. The City of Loganville will pay for the materials needed to perform the full depth reclamation repair in an amount not to exceed \$100,000.00, and the Applicant will donate the labor to perform the full depth reclamation repair in the approximate amount of \$135,000.00.
2. Additionally, the Applicant and the City of Loganville shall endeavor to enter into a separate parking agreement ("Parking Agreement") to allow the City of Loganville to use an approximately 22,500 square foot area as a gravel parking area for patrons of West Walton Park ("Parking Area") in the approximate area shown on the Applicant's revised site plan. Nothing contained in this condition shall create or be deemed to create any easements or use rights in the general public or constitute a public dedication for any public use whatsoever. If the Applicant and the City of Loganville do not enter into a parking agreement, then Applicant's trucks with more than six (6) wheels shall not be permitted to use Twin Lakes Road (except in the case of emergency use) between the hours of 3:00 p.m. through 9:00 p.m. Mondays through Fridays, and the hours of 9:00 a.m. to 9:00 p.m. Saturdays and Sundays.

Staff recommends approval of the rezone.

Planning Commission Recommended Conditions

- 1) No trucks over six wheels are permitted to use Twin Lakes Road pending the outcome of talks with the transportation department.

City Council Conditions