



Planning & Development
4303 Lawrenceville Road
Loganville, GA 30052
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Case #: R24-002

Applicant: Koch Orthodontics

Property Owner: Strive Real Estate Loganville LLC

Property Location: 115 Bobby Boss Road

Tax Map/Parcel: LG050036

Property Size: 2.68

Current Zoning: CBD

Request: CH

Proposed Use: Combine 3 parcels together for an orthodontics office.

Applicant's Request

The applicant is seeking to combine three parcels – two currently zoned CBD and the other CH – to provide a suitable location for an orthodontist's office.

Existing Conditions

Previous accessory structures on the property were torn down in August of 2023. The site is currently vacant.

Impact Analysis

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? No residential structures were located on this property – only an old barn. The immediate area will likely benefit from the aesthetic improvements in the area.

What is the impact upon thoroughfare congestion and traffic safety? Staff have determined the change of commercial zonings for the addition of an orthodontics' office will not have a major impact on congestion and traffic safety in the immediate area. Staff would like to note that any potential future addition to this site would likely require the addition of a deceleration lane on Bobby Boss Drive from Highway 78 leading to the development.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The change in commercial designations would likely not have a significant impact on population density nor overcrowding / urban sprawl.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? The impact would be minimal.

How does the proposed use provide protection of property against blight and depreciation? The project will replace dilapidated structures.

Is the proposed use consistent with the adopted Comprehensive Plan? The City's future land use map shows this property maintaining its CBD zoning.

What is the impact upon adjacent property owners if the request is approved? With its close proximity to both Main Street and Highway 78, this area is a unique blend of residential and commercial properties. The overall project will fall in line with much of the other developments along Highway 78, which are predominantly CH. The fact a stream exists on the northern side of this parcel, combined with the minimum setback requirements for CH and residential parcels (30 feet), means there should be enough protection for the adjacent R16 properties.

What is the impact upon adjacent property owners if the request is not approved? The property will likely sit vacant as the project will likely not move forward.

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? No.

Recommended action: Staff recommendations are to approve the rezone.

Planning Commission Recommended Conditions

1. Property shall be used for dental, medical or other office use. The property shall not be used for the following:
Automotive body repair
Automotive car wash

Automotive parts stores

Auto repair shops or tire stores including lubrication or tune-up centers (full-service and self-service)

Automotive service stations, with or without fuel pumps.

Convenience food stores with or without fuel pumps

Drive-in restaurants.

Garages.

Hotels

Lawnmower repair shops

Machine, welding, radiator or muffler repair shops

Recreation facilities (indoor, such as bowling alleys, skating rinks, and movie theaters, and commercial outdoor, such as miniature golf courses, driving ranges, water slides or drive-in theaters)

Recovered materials processing facility

Restaurants and lounges

2. The Applicant shall plant a row of evergreen trees adjacent to the northeastern edge of its parking lot (nearest Tax Parcel LG050037) and behind its dumpster enclosure. Trees shall be at least six feet in height at the time of planting.

3. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

4. The dumpster shall be screened in accordance with the City's regulations.

5. The 75 foot stream buffer shall be undisturbed except as permitted by the City's regulations.

City Council Conditions

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