



Planning & Development  
4303 Lawrenceville Road  
Loganville, GA 30052  
Phone 770.466.2633

**Case #:** A23-001 / R23-002 / A23-002 / R23-004

**Applicant:** Dina Vasquez

**Property Owner:** Dina Vasquez

**Property Location:** 315 Skyland Drive

**Tax Map/Parcel:** 5159013 and 5159014

**Property Size:** .49 and .46 acres

**Current Zoning:** Office & Institutional (Gwinnett County)

**Proposed Zoning:** Commercial Highway

**Proposed Use:** Continuation of Existing Business

### **Applicant's Request**

The applicant is seeking annexation into the City of Loganville and a zoning designation of CH to allow for storage of materials and equipment. This is not allowed under neither Gwinnett County nor City of Loganville zoning criteria for O&I.

### **Existing Conditions**

The current business attempted an annexation and commercial rezone into the City of Loganville in May/June 2020 but were denied out of concerns of the impact on the residences along Skyland Drive. The property was granted the O&I zoning by Gwinnett County in September 2020 with the condition that a fence be placed on the property to screen it from the nearby residential zoning.

### **Impact Analysis/Recommendation**

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** There would be limited impact on the overall appearance of the City as this property already serves a commercial purpose in its current form. There may be some concern about the impact on the aesthetic conditions of adjacent parcels as it relates to the size of the equipment and materials stored and whether or not it will be visible above the current fencing.

**What is the impact upon thoroughfare congestion and traffic safety?** As this property is already being used for commercial purposes, there would be no greater impact on congestion than what already exists. Traffic safety could potentially be impacted by the size of the equipment being brought to and taken from the site.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** None as the property is maintaining its commercial use.

**What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?** None as the property is maintaining its already existing use.

**How does the proposed use provide protection of property against blight and depreciation?** It does not.

**Is the proposed use consistent with the adopted Comprehensive Plan?** The property was not inside city limits and as a result not included in the City of Loganville's Comprehensive Plan, though properties in the area that are inside the city limits are zoned CH. The Gwinnett County Future Land Use Map identifies this property as Community Mixed Use (non-residential).

**What is the impact upon adjacent property owners if the request is approved?** As this property already exists as commercial, the potential impact to adjacent property owners would be minimal.

**What is the impact upon adjacent property owners if the request is not approved?** There would be no impact on adjacent property owners if the request is denied.

**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:** This property meets the criteria for annexation and the CH zoning is in line with other properties in the vicinity.

<b>Planning Commission Recommended Conditions</b>
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**City Council Conditions Conditions**