



Planning & Development
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Case #: R23-005

Applicant: Sevan Multi-Site Solutions

Property Owner: GSA RE Highway 78

Property Location: 168 Lee Byrd Road

Tax Map/Parcel: #LG110061

Property Size: .71 acre

Current Zoning: R-16

Proposed Zoning: CH

Proposed Use: Parcel to become part of larger commercial development fronting Highway 78.

Applicant's Request

The applicant is seeking to re-zone this site to become part of an almost 2 acre commercial development adjacent to this parcel along Highway 78. The main purpose of this parcel will be for providing an access point off Lee Byrd Road to the commercial site.

Existing Conditions

The parcel currently has a residence on it that was originally built in 1960. Zoning in the area is a mix of residential and commercial as well as a nearby school.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The area is currently a mix of residential and commercial. The applicant has shown a willingness to meet requests by city officials for screening between this parcel and the adjacent residential property to the north. As most of this parcel is expected to be a driveway for access to the commercial properties, the aesthetics impact is the loss of a house to be replaced by greenery and a driveway.

What is the impact upon thoroughfare congestion and traffic safety? Traffic is already a problem in this area, as is traffic safety. While not directly related to this property, the applicant has indicated they will work with the City to bring the road behind the nearby gas station up to current standards and add a right turn lane that will extend from this property currently under consideration for a re-zone through to this improved roadway, which will potentially alleviate some traffic on southbound Lee Byrd Road by providing an alternative for those wishing to turn westbound onto Highway 78. Note that these discussions were done before the completion of the traffic study by the applicant.

What is the impact upon population density and the potential for overcrowding and urban sprawl? While it is expected that population density will go down as the property moves from residential to commercial, it does represent further encroachment of commercial development into a limited residential area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There are no direct impacts on services by the rezoning of this property, though the larger scale development will need to work with City departments as it relates to gravity sewer lines and other potential traffic measures.

How does the proposed use provide protection of property against blight and depreciation? The applicant will plant screening trees or bushes along the property line adjacent with residential properties.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map has this property retaining its residential zoning.

What is the impact upon adjacent property owners if the request is approved? The rezoning of this parcel to commercial would potentially be additional traffic in the area and light pollution in the area.

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

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: Approval with the condition that the applicant plant sufficient landscaping to screen the property from the nearby residences and work with the City on traffic improvements along Lee Byrd Road.

Planning Commission Recommended Conditions

City Council Conditions