



Planning & Development
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Case #: R22-016

Applicant: Property Guys LLC

Property Owner: Property Guys LLC

Property Location: 202 Fair St.

Tax Map/Parcel: LG050082

Property Size: .38 acre

Current Zoning: R16

Proposed Zoning: O&I

Proposed Use: Office space

Applicant's Request

The applicant is seeking to remodel and revise the floor plan to allow for two separate offices. In addition, the applicant seeks to divide the existing 4-car garage into two separate garages for the offices.

Existing Conditions

The house was built in 1920 and is currently zoned R16, a zoning classification that has since been inactivated by the City. Recent work has included installation of A/C unit in 2022 and a new roof in 2021.

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 no aesthetic impact.

What is the impact upon thoroughfare congestion and traffic safety? This would potentially result in additional traffic as a result of rezoning the property from residential to office and institutional.

What is the impact upon population density and the potential for overcrowding and urban sprawl? There would be no impact.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There would be no impact on water and sewerage usage though traffic could potentially increase due to change in use from residential to office and institutional.

How does the proposed use provide protection of property against blight and depreciation? There would be no protection.

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

What is the impact upon adjacent property owners if the request is approved? Being on the corner of Fair Street and CS Floyd Road, this project is surrounded immediately by other parcels with the inactivated R16 residential zoning which could potentially be negatively impacted by the increased traffic of an office and institutional zoning.

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

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: While Fair Street remains residential, there is a growing trend of parcels along CS Floyd Road of transforming to commercial zoning, with 8 of the 15 parcels on the same side of CS Floyd Road as this project already zoned for commercial use. This property is also across the street from the Main Street Overlay District.

Staff recommends approval of the rezone.

Planning Commission Recommended Conditions

Planning Commission placed no conditions on the application.

City Council Conditions Conditions