



Planning & Development
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Case #: R24-001

Applicant: Koch Orthodontics

Property Owner: Strive Real Estate Loganville LLC

Property Location: 123 Bobby Boss Road

Tax Map/Parcel: LG060141

Property Size: .854

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 structures on the property – including a house and two accessory structures – were left vacant for more than two years and eventually 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? While the parcel was zoned Commercial Central Business District, the property remained residential until its most recent sale in 2021. While the loss of an older home can be viewed as a negative to the character of the community, the fact that it had fallen into disrepair and will be replaced with a service potentially needed in the area will help the aesthetic conditions of the overall 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 the project, 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

City Council Conditions