

where people matter

## City of Loganville

Public Utilities  
Brandon Phillips  
Director

P.O. Box 39  
Loganville, GA 30052

Tel: 770-466-3240

## Staff Report Department of Public Utilities

**To:** Honorable Mayor Baliles and Members of the City Council

**Through:** Danny Roberts, City Manager

**From:** Brandon Phillips, Director of Utilities

**Date:** August 14, 2025

**Subject:** Variance Request for Fuller Station

### **Developer Request:**

Smith Douglas Homes is requesting a variance for Fuller Station Townhomes to allow 20 sewer stubs and cleanouts in the driveways.

### **Recommendation:**

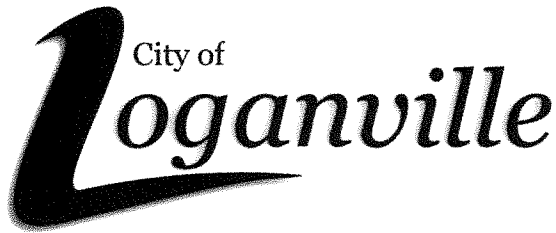
The Department of Utilities recommends that City Council denies this request, as in our opinion, does not qualify for a hardship. The developer is requesting that 20 sewer cleanouts remain in the paved driveways. The Utilities Department estimates 26 cleanouts within driveways that must to be relocated. City Specifications (Section 3.4 c. & d.) note cleanouts are to be outside of paved driveway, or will be the responsibility of the homeowner to maintain. (See attached ordinance)

The city has requested a complete set of as-builts for review showing all water meters and service lines in their final locations. The developer has failed to provide what we requested, and the drawings submitted show water meters to be moved, and with no service lines to determine locations. Precise locations need to be verified to ensure all utilities are outside of driveways. Plans also show units with two sewer service lines, with one supposedly servicing an adjacent property. These will need to be relocated, as sewer and water service lines for each unit must remain within the property lines. Smith Douglas Homes will need to relocate all necessary utilities to comply with City of Loganville's Utility Specifications.

### **Background:**

In 2022, Steve Allen redesigned and relocated utilities in the neighborhood to accommodate for two bedroom townhomes. Smith Douglas Homes has since purchased the property and wishes to build three bedroom townhomes. This change in design will interfere with the existing utilities due to a change in unit size and driveways. Changing to three bedroom units conflicts with the water and sewer service lines, putting some of them in, or on the edge of the driveways. Without an accurate set of as-built drawings, a precise number of water meters, service lines, laterals and cleanouts in driveways cannot be determined by city staff.





DEPARTMENT OF UTILITIES  
P.O. Box 39  
4303 Lawrenceville Road  
Loganville, GA 30052

### Administrative Modification Appeal Request

Owner / Applicant: Smith Douglas Homes

Address of Owner: 110 Village Trail #215 Woodstock, GA 30188

Phone Number: 770-675-0118

Address of Property for Requested Modification Appeal: GPS Location: LAT 33.8296 LON -83.8985

Project Name: Fuller Station

District: Land Lot: Parcel Number: LG060129B00 Current Zoning District: RM-8

Justification for Appeal of Staff Interpretation of the Development Regulations:

The current zoning for the project allows for 2 and 3 bedroom townhome units. Smith Douglas Homes plans to construct 3 bedroom townhomes in the project. In connection with the construction of 3 bedroom townhomes, the City requires driveways that are not less than 9 feet wide and 19 feet in length. Given the layout on the City approved plat for the project combined with the foregoing driveway requirement, approximately 20 units will require sewer stub cleanouts to be located in the driveway serving such units. Pursuant to Section 333000 Part 1: 3.4 – B.3.d. of the City's Utility Department Specifications, Smith Douglas Homes requests the City's approval to install sewer stub cleanouts in driveways where needed with the stipulation that the City approved plat for the project be amended to provide that the owners of such units are responsible for all costs associated with the repair and/or replacement of the sewer line between the City sewer main and the sewer cleanout. Smith Douglas Homes will install a traffic rated cleanout cover for any cleanout located in a driveway (example detail attached). Please see the attached plans detailing the locations of cleanouts located in driveways.

**Additional Justification (attach additional supporting or explanation if needed)**

Signature of owner:  Date: 7/24/25

**Do not write below this line**

Date Received: \_\_\_\_\_ Council Meeting Date: \_\_\_\_\_

- ☐ COUNCIL APPROVED  
☐ COUNCIL APPROVED WITH CONDITIONS: \_\_\_\_\_  
☐ COUNCIL DENIED

Brandon Phillips, Director of Utilities - Office: 770-466-3240 - Email: [bphillips@loganville-ga.gov](mailto:bphillips@loganville-ga.gov)



**B. Residential Lateral Line:**

1. Minimum Size: 4 inches, (per plumbing code).
2. Minimum Slope (grade): 1/8 inch per foot, (per plumbing code).
3. Cleanout Locations:
  - a. Minimum 4 inch cleanout outside building and within 10 feet of building, (per plumbing code).
  - b. Minimum 6 inch cleanout will be placed at the tie in of the lateral to the City sewer system stub.
  - c. Locate City sewer stub cleanout outside of any paved driveway or parking area subject to vehicular traffic.
  - d. Under extenuating circumstances, with approval by the City, sewer stub cleanouts are permitted to be located within any paved area subject to vehicular traffic, with the stipulation that the property plat notes that the property owner is responsible for all costs associated with the repair and/or replacement of the sewer line between the City sewer main and the sewer cleanout.
4. Backflow preventer required on every building regardless of the finished floor elevations. Backflow must be placed a minimum of 3 feet from foundation.
5. Maximum of one lateral system per building (per plumbing code)
6. A 4" to 6" PVC glue coupling will be used on all laterals except for any clay pipe which an adapter gasket and Fernco type coupling shall be used at connection to service stub (per plumbing code).
7. Damaged ends of 6" stub must be sawed square prior to connection of house service.

**C. Commercial Lateral Line:**

1. Minimum Size: 6 inches, (a maximum of 10 feet of 4 inch is allowed out of the building).
2. Minimum Slope (grade): 1/8 inch per foot, (per plumbing code).
3. Test Manhole: must be located on lateral system in non-paved area where possible and must be on property (see section on test manholes). Connect other sewer lines after the test manhole.
4. Backflow preventer required on every building regardless of the finished floor elevations. Backflow must be placed a minimum of 3 feet from foundation.
5. Maximum of one lateral system per building (per plumbing code)

**3.5 PIPE JOINT CONSTRUCTION**

- A. Make all pipe connections with standard factory fabricated fittings except where special connection details (if any) are shown on Drawings.