



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052 770.466.2633 •
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STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V24-032

LANDOWNERS: Ann R. Jones

APPLICANT: BAMB Real Estate LLC c/o Mahaffey Pickens Tucker LLP

PROPERTY ADDRESS: Atlanta Highway

MAP/PARCEL #: LG060129, portion of LG110007

PARCEL DESCRIPTION: Vacant

AREA: 5.09 acres

EXISTING ZONING: R-44

PROPOSED ZONING: CH

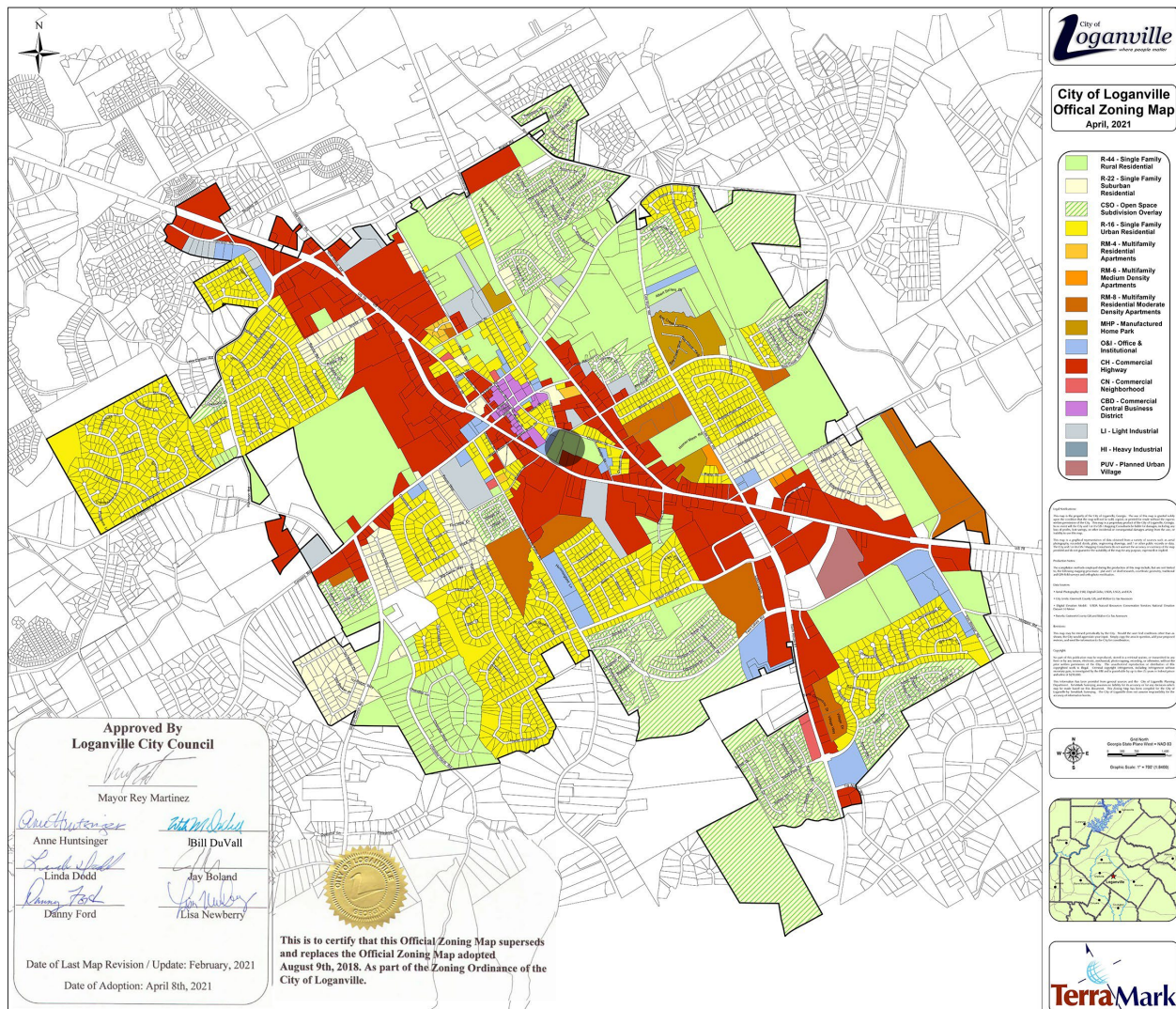
FUTURE LAND USE MAP: Agriculture / Forestry

REASON FOR REQUEST: Relief from City of Loganville Code of Ordinances 119-432 Minimum Buffer Specifications. Specifically, the applicant wants to reduce the 30 feet of buffer required between a parcel zoned Commercial Highway and a property with a residential designation.

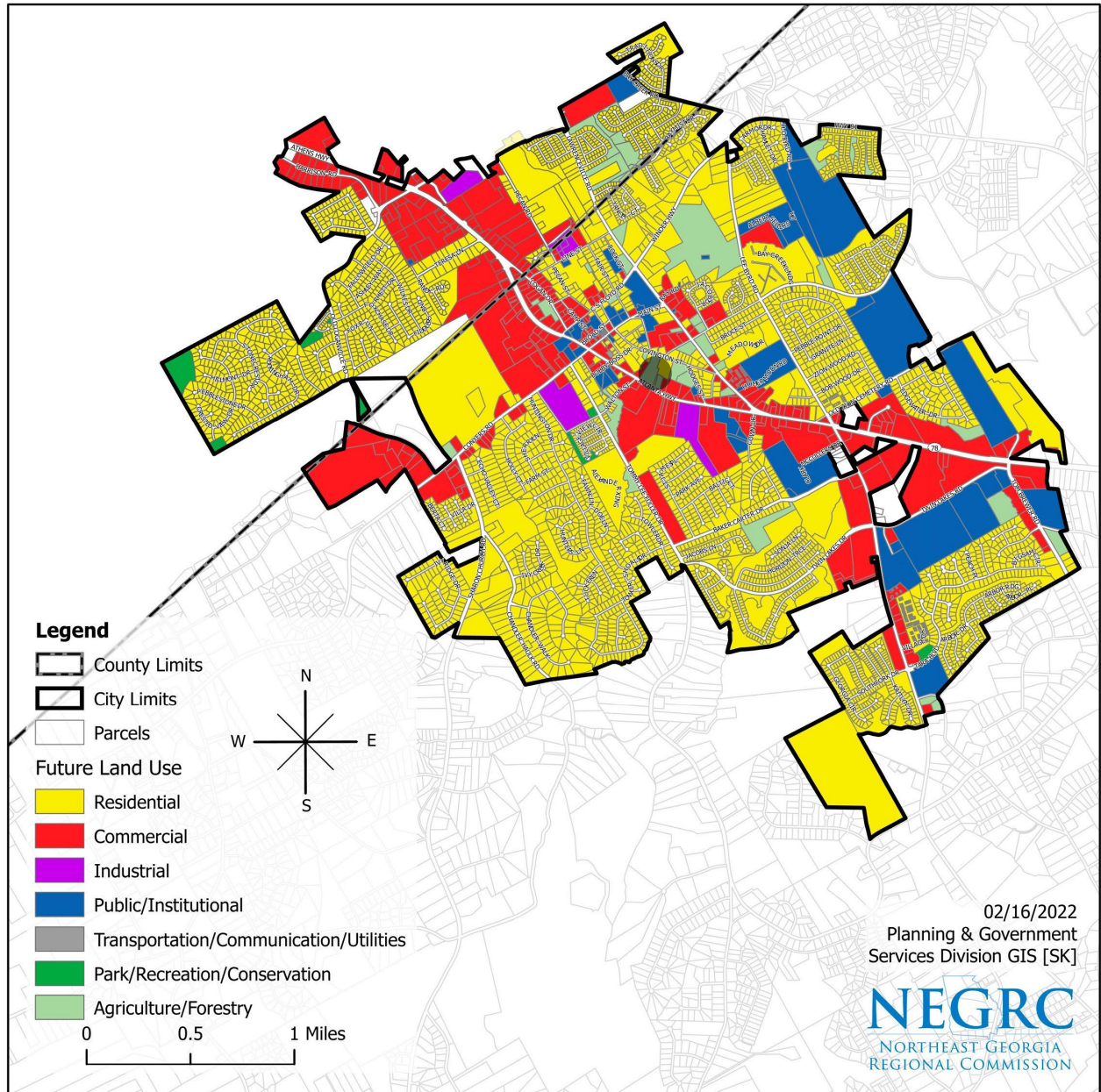
PLANNING COMMISSION HEARING: Oct. 24, 2024

CITY COUNCIL HEARING: Nov. 14, 2024

ZONING MAP



FUTURE LAND USE MAP



AREA ZONING



Applicant's Request

The applicant is seeking a variance from the City of Loganville's Code of Ordinances 119-432 – Minimum Buffer Specifications. The ordinance states that any commercial property abutting a residential parcel must provide buffer screening, in this case 30 feet since the applicant is seeking a Commercial Highway designation.

Existing Conditions

The property is currently vacant.



Impact Analysis/Recommendation

What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief? The applicant is pleading hardship based on the size and shape of the property, although the area in question is currently being proposed for parking purposes. While there is a water feature on the property, City staff have already worked with the applicant to address the potential impact of this. City staff do not see any other potential issues based on size, shape or topography.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? The applicant claims that the residential parcel is in a “heavily commercial area and will likely be converted into a commercial use in the future.” That is not a criteria the City can base any decision upon.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? It would appear that the applicant is seeking relief from the buffer standards to help the project meet its parking requirements. Applying the buffer regulations as written would require them to lose at a minimum of 20 parking spots but ultimately the buffer requirements do not create an unnecessary hardship.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? Per the City’s own ordinance, “A planted buffer strip is required to protect residential land uses from excessive heat, dust, wind, light, spill, unsightly views, odor and other characteristics commonly associated with commercial and industrial land uses and related vehicular and pedestrian traffic which can adversely impact the quality of residential life.” While the applicant states that they will provide a 5-foot landscape strip and adequate screening, it is hard to see how the elimination of 30 feet of undisturbed land can easily be replaced with something one-sixth of the size and still meet the same intent and purpose.

Recommended action: The purpose of buffers is to provide the necessary visual and acoustical privacy for the conduct of residential lifestyles in a pleasing environment. While the applicant argues that the house is sufficiently far enough away that their solution will work, it is hard to see a true hardship being presented. *The staff recommendation is for denial of this variance.*

Planning Commission Recommended Conditions

City Council Conditions



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DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? Yes

Size of the water line? 12 inch on Atlanta Highway

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes

Size of the sewer line? 8-inch

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain?
Unknown

What is the drainage basin for the property? Big Flat Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands? Unknown

Do stream bank buffers exist on the parcel? Unknown

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? Unknown

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?
Highway 78 (major collector), Covington Street (minor collector)



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What is the traffic count for the road? 37,500 for Highway 78, unknown for Covington Street
Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? Yes

Transportation improvements in the area? If yes, what are they? No, but a decel lane will likely be required for the entrance on Covington Street.

EMERGENCY SERVICES

Nearest city fire station from the development? Station 15 @ 789 Lee Byrd Road

Distance of the nearest station? 1 mile

Most likely station for 1st response? Station 15

Service burdens at the nearest city fire station (under, at, or above capacity) At capacity.