



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
770.466.2633 • planning@loganville-ga.gov

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R24-021

LANDOWNERS: Terry L. Clayton

APPLICANT: Terry L. Clayton

PROPERTY ADDRESS: 180 CS Floyd Road

MAP/PARCEL #: LG050133

PARCEL DESCRIPTION: Residence on corner of CS Floyd Road, Pecan Street

AREA: 0.49 acres

EXISTING ZONING: R-16

PROPOSED ZONING: CH

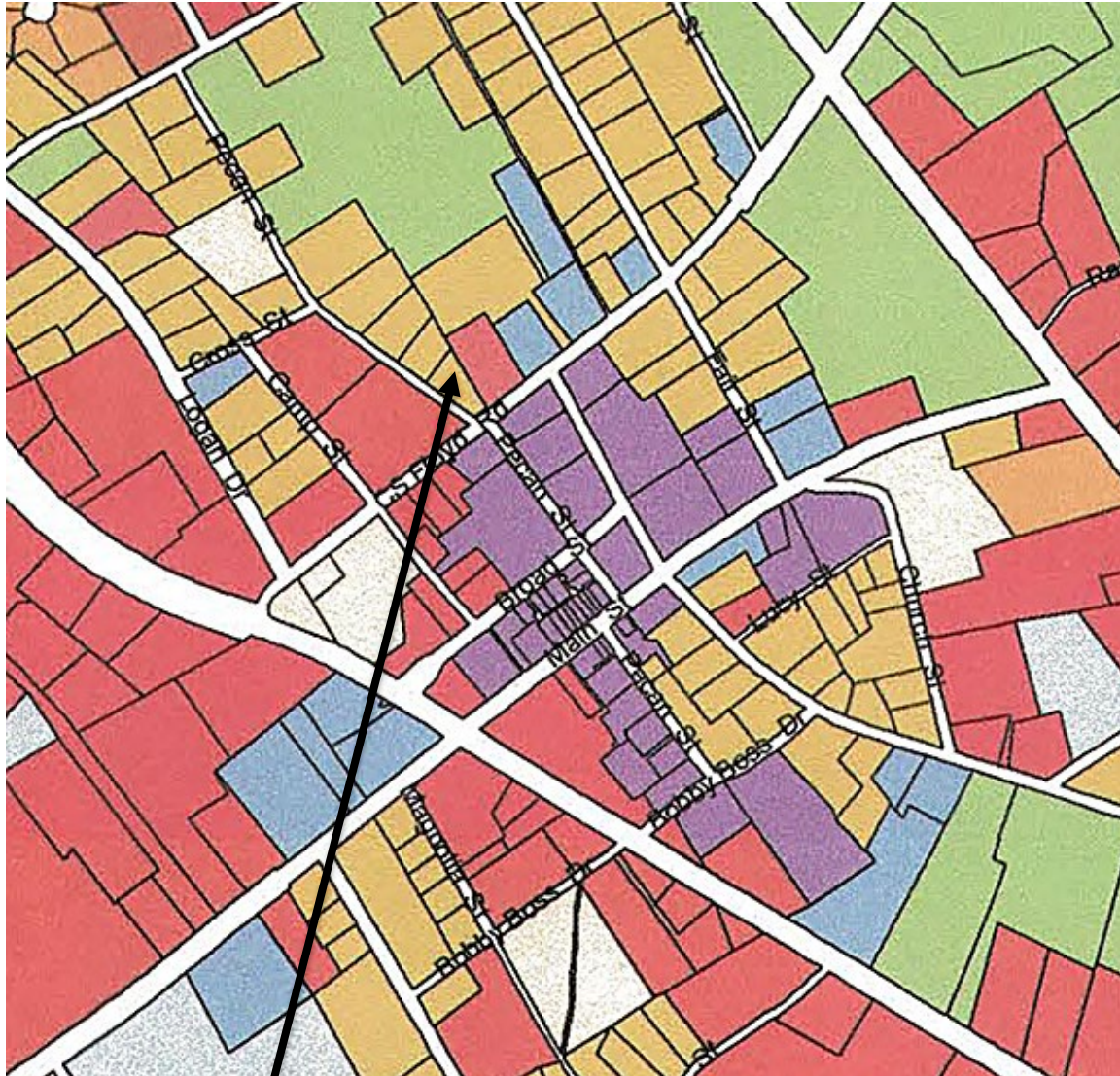
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Convert from residential to commercial purpose.

PLANNING COMMISSION HEARING: June 27, 2024

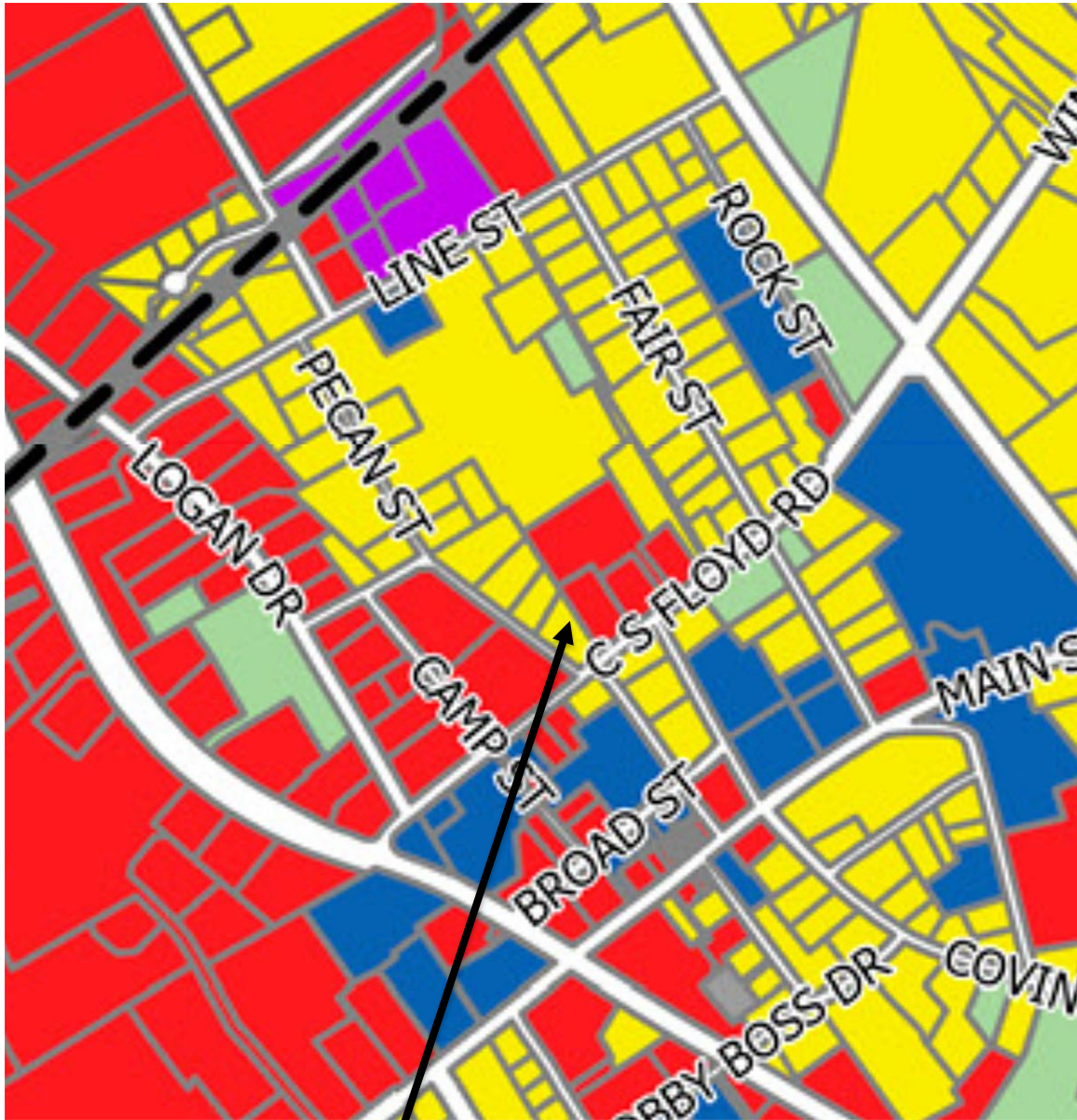
CITY COUNCIL HEARING: July 8 & 11, 2024

ZONING MAP



Subject Property

FUTURE LAND USE MAP



Subject Property

AREA ZONING



Applicant's Request

After recently remodeling the house, the applicant is seeking to transition the property from a residential purpose to commercial for a residential cleaning service and office for a home renovation company.

Existing Conditions

According to County records, the house was built in 1920 and has 1,627 square feet of heated space. The house is located on .49 acres of land and in 1980 a hay barn / pole shed was added to the site. The house was purchased in 2023 with improvements done to the property, according to their permit, including repairing the floors, installing new windows as well as board and batten siding, new doors and bringing an old addition to the house up to code, as well as re-doing the plumbing and electrical. A fence was also installed on the property.



Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? Improvements to the site have drastically improved the aesthetics that the property has on adjacent parcels. One potential issue on aesthetics in the area would be related to signage. If re-zoned for commercial purposes, signage should be limited to CS Floyd Road as Pecan Street still remains primarily residential.

What is the impact upon thoroughfare congestion and traffic safety? Any shift from a residential usage to commercial would naturally result in additional traffic in the area.

GDOT traffic counts on CS Floyd Road northeast of this property has shown an increase of traffic from 4,290 in 2020 to 4,550 in 2021 and 4,670 in 2022. The City of Loganville Comprehensive Traffic Study projects a traffic count between Logan Drive and Camp Street to be 6,675 in 2025 and 8,550 by 2045. The study also identified the capacity of the road to be 11,500 before the level of service decreases and negatively impacts traffic flow due to density.

It is likely that due to parking requirements, and taking into consideration similar properties in the area that have transitioned from residential to commercial, the number of additional cars would be negligible.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The transition of a single-family house to commercial would have a minor impact on population density and overcrowding. Due to its proximity to the downtown area, and mimicking the transition of other properties along CS Floyd Road, this project does not represent any significant amount of urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map shows this property maintaining its residential status. That being said, CS Floyd Road is transitioning from its residential roots to serve a variety of commercial endeavors, with nearby zoning including Commercial Highway, Commercial Neighborhood, Commercial Central Business as well as Office & Institutional. Most of the remaining residential on this road is located at the other end of CS Floyd Road near Fair Street.

What is the impact upon adjacent property owners if the request is approved? This project would likely complement other business parcels along CS Floyd Road but could potentially impact the residence currently under construction at 4352 Pecan Street.

What is the impact upon adjacent property owners if the request is not approved? The site will likely remain residential for a period of time before another request will likely be filed.



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Recommended action: As mentioned before, the end of CS Floyd Road starting at Highway 78 and going toward SR20 is transitioning from residential to commercial. While this reality is not reflected in the Future Land Use Plan, it is still something that is taking shape. There are concerns about the types of permitted uses allowed under Commercial Highway and whether or not all of them are conducive to the area. The purpose of the CH designation is to accommodate the traveling public and for uses that benefit from direct access to major streets. A better fit for this project would be either Commercial Central Business District but Commercial Neighborhood is also acceptable. In all cases, if the property is granted a rezone for commercial purposes, it is staff recommendation that signage be limited to CS Floyd Road.

Planning Commission Recommended Conditions

The Planning Commission voted 6-0 to recommend approval of the re-zone of this property to Commercial Central Business District with the condition that signage for the businesses is limited to the property's road frontage on CS Floyd Road.

City Council Conditions



DATA APPENDIX

WATER

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

Size of the water line? 6 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? To be determined.

SEWER

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

Size of the sewer line? 8 inches

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? To be determined.

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? Little Haynes 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? No.

Are there other topographical concerns on the parcel? No.

Are the storm water issues related to the application? No.

TRANSPORTATION

What is the road effected by the proposed change? What is the classification of the road? CS Floyd Road and Covington Street (both classified as minor collector)



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What is the traffic count for the road? GDOT traffic counts on CS Floyd Road northeast of this property has shown an increase of traffic from 4,290 in 2020 to 4,550 in 2021 and 4,670 in 2022. The City of Loganville Comprehensive Traffic Study projects a traffic count between Logan Drive and Camp Street to be 6,675 in 2025 and 8,550 by 2045. The study also identified the capacity of the road to be 11,500 before the level of service decreases and negatively impacts traffic flow due to density.

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? No.

Transportation improvements in the area? If yes, what are they? There are long-range goals for the intersections of CS Floyd Road with Highway 78 and State Route 20, but nothing in the immediate future.

EMERGENCY SERVICES

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

Distance of the nearest station? 1.5 miles

Most likely station for 1st response? Station 15

Service burdens at the nearest city fire station (under, at, or above capacity) No service burdens to the fire department.