



Planning & Development
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Case #: R22-017

Applicant: Thomas E. Todd

Property Owner: T&T RI Properties

Property Location: 560 Conyers Road

Tax Map/Parcel: LG060124A00

Property Size: .68 acre

Current Zoning: O&I (Office and Institutional)

Proposed Zoning: CH (Commercial Highway)

Proposed Use: Addition of retail space

Applicant's Request

The applicant is seeking a rezone to allow for an apparel print shop to have retail space to sell their product.

Existing Conditions

The house was built in 1997 and is currently zoned O&I, a zoning classification that does not allow for retail sales.

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 a limited amount of additional traffic as a result of rezoning the property from office and institutional to commercial highway due to the addition of a retail operation.

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 office and institutional to commercial highway.

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 a commercial zoning.

What is the impact upon adjacent property owners if the request is approved? The property is surrounded by a mix of residential and commercial uses. There would be potentially additional traffic with the inclusion of a retail operation to the property.

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: The property is already zoned for commercial use and will retain its primary purpose even with the addition of a retail operation. Being along a state highway, this area is in transition with eight of the 10 parcels between Overlook Drive and Sharon Church Road already zoned commercial highway.

Staff recommends approval of the rezone.

Planning Commission Recommended Conditions

Planning Commission place no conditions on the application.

City Council Conditions Conditions