

STAFF REPORT — REZONE

ZONING CASE #: R24-035

LANDOWNERS: John & Monica Man

APPLICANT: John & Monica Man

PROPERTY ADDRESS: 540 Bay Creek Road

MAP/PARCEL #: LG100057, LG100058

PARCEL DESCRIPTION: Wooded and Vacant land

AREA: 8.79 acres

EXISTING ZONING: R-44

PROPOSED ZONING: R-22 (OSC)

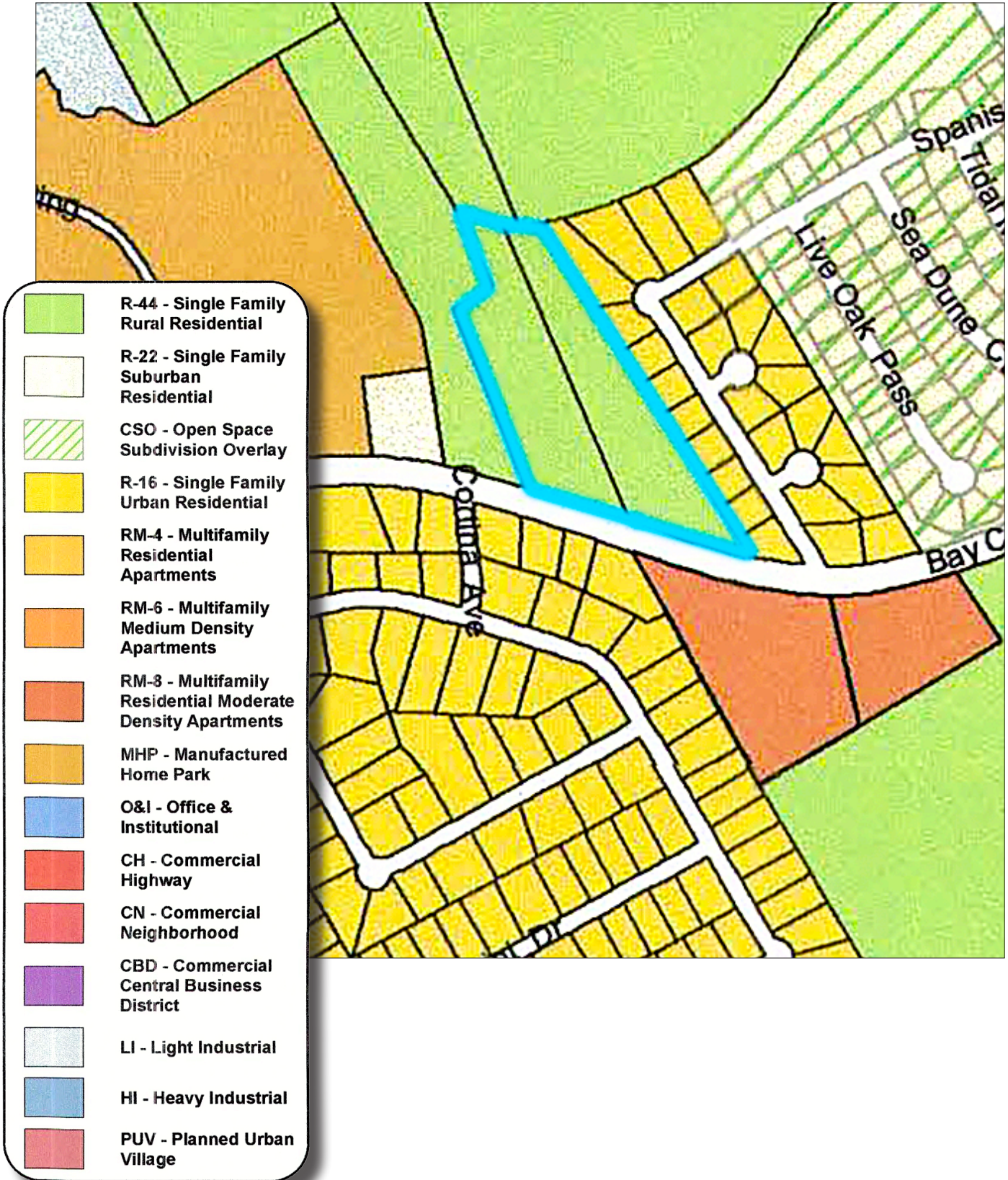
FUTURE LAND USE MAP: Residential, Agriculture / Forestry

REASON FOR REQUEST: Develop an small subdivision with 11 homes (10 new, 1 existing)

PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Legend

- County Limits
- City Limits
- Parcels

Future Land Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/Forestry

A compass rose is located to the right of the legend, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. The rose consists of a central point with eight lines extending outwards, representing the cardinal and ordinal directions.

Applicant's Request

The applicant is seeking to combine two parcels of land into a single, 8.79-acre tract and rezone the property to R-22, adding 10 homes to the already existing home at 540 Bay Creek Road for an R-22 Open Space Subdivision project.

Existing Conditions

The parcels are mostly woods, save for the house at 540 Bay Creek Road, which will remain and be incorporated into the new subdivision. The house has 1,623 square feet of heated space as well as a basement. It was built in 1980 and the Man family acquired the property in 2023.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The project fits in with the adjacent parcels, which are mostly residential with nearby zonings including R-44, R-22, R-16 and RM-8.

What is the impact upon thoroughfare congestion and traffic safety? Georgia Department of Transportation collected data along Bay Creek Road about 400 feet north of this proposed project and reported 2,240 vehicles in 2023, an increase over the 2,190 reported in 2022. If each home had two cars, it would represent less than a 1% impact on traffic on the roadway.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The addition of 10 single-family homes on land that is currently vacant would impact density.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? The City has an 8-inch water line located across the street from this project. There is an 8-inch sewer line located on the same side of Bay Creek Road as this project, as well as an 8-inch clay line on the back end of the property. With the water and sewer plant located in close proximity, the City should not have any issues providing water and sewer services. The City will likely require the applicant install a decel lane for those traveling south / southwest along Bay Creek Road to enter the development.

How does the proposed use provide protection of property against blight and depreciation? The property does not currently meet the criteria outlined by City ordinances to be considered blight. The proposed use itself does not impact blight but rather will be the result of the HOA and its enforcement of its rules and regulations. Developing otherwise vacant land can result in appreciation of neighboring home values.

Impact Analysis / Recommendation *(continued)*

Is the proposed use consistent with the adopted Comprehensive Plan? The City's Future Land Use Map has one parcel as being for residential purposes and the other for agriculture / forestry purposes. This project is surrounded on three sides by residential parcels, with the City's Utilities and Public Works departments located to the north. This project would fall in line with the City's comprehensive plan.

What is the impact upon adjacent property owners if the request is approved? A busy residential area would become a little busier with the addition of new homes.

What is the impact upon adjacent property owners if the request is not approved? There would be next to no impact if this rezone is not granted as the properties would remain as they exist currently.

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? There is a creek on the back end of the property that will require a 75-foot buffer. The applicant is also showing a sewer line and its respective easement going through the property of plot #6. The Development Regulations were updated and approved by Council in August 2025 stipulating the City does not allow sewer or stormwater easements to be included in a homeowner's property but rather must be on property owned by an HOA. The detention pond must also be built to a 4:1 slope and have a 20-foot easement around the structure.

Recommended action: This project falls in line with developments already in the area and would not create a significant burden on City infrastructure. Staff recommendation is to approve the rezone.



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Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? Closest water line is located across the street.

Size of the water line? 8-inch PVC

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? Located on the property.

Size of the sewer line? 8-inch clay

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? Little Haynes Creek

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

Do stream bank buffers exist on the parcel? Yes

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Bay Creek Road
(major collector)

What is the traffic count for the road? 2,240 in 2023

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? No

EMERGENCY SERVICES

Nearest city fire station from the development? Station 15

Distance of the nearest station? 0.7 mile

Most likely station for 1st response? Station 15

Service burdens at the nearest city fire station (under, at, or above capacity)? None