



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39 • 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3/7/2024

Application # V 24-018

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: E&S Rentals LLC ADDRESS: P.O. Box 628 CITY: Monroe STATE: Ga Zip: 30655 PHONE:	NAME: E&S Rentals LLC ADDRESS: P.O. Box 628 CITY: Monroe STATE: GA Zip: 30655 PHONE: (*attach additional pages if necessary to list all owners)
Applicant is: ☒ Property Owner ☐ Contract Purchaser ☐ Agent ☐ Attorney	
CONTACT PERSON: Robert M. Gardner, Jr. PHONE: 678-963-5045 EMAIL: rg@gardnerlawfirm.com. FAX: 678-806-4870	
PROPERTY INFORMATION	
MAP & PARCEL # LG060163 PRESENT ZONING: CH ACREAGE: 2.47 ADDRESS: 164 Bobby Boss Dr., Loganville, GA COUNTY: Walton Ordinance and Section from Which Relief is Sought: _____ Description of Request: See attached Letter of Intent	

You must attach: ☐ Application Fee ☐ Legal Description ☐ Plat of Property ☐ Letter of Intent
☐ Site Plan ☐ Names/Addresses of Abutting Property Owners ☐ Justification Analysis

Pre-Application Conference Date: _____

Accepted by Planning & Development: [Signature] **DATE:** 1/8/24 **FEE PAID:** \$500.00

CHECK # 9102 **RECEIPT #** 80169261 **TAKEN BY:** SB **DATE OF LEGAL NOTICE:** 4/3/2024 **NEWSPAPER:** THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☒ Approve ☐ Approve w/conditions ☐ Deny ☐ No RecommendationCommission Chairman: [Signature] **DATE:** 4/25/24

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☒ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

[Signature] **Mayor** [Signature] **City Clerk** 8/9/24 **Date**

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature]
Applicant's Signature

3/8/24
Date

Robert M. Gardner, Jr., Attorney for Applicant
Print Name and Title

Sworn to and subscribed before me this 8 day of March, 2024.

(Seal)



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) _____ the owner of record of property contained in this application, and/or
b) X the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature]
Owner's Signature

3-8-24
Date

Mitchell Blanchard, CEO

Print Name and Title

Sworn to and subscribed before me this 8 day of March, 2024.

(Seal)



[Signature]
Signature of Notary Public

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

In the space provided or in a separate attachment, provide responses to the following questions:

- 1. 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 size and topography of the property is such that a 4:1 pond slope, 30 foot buffer for driveway, 20 foot drainage easement, and 200 foot decel lane would not allow for any development of the site. The requested variance in retention pond slope, as well as reduction of buffers, would allow the site (and surrounding neighborhood) to be greatly beautified along with a badly-needed reduction in stormwater volume and flow.

- 2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?**

The site, as well as the surrounding streets, are currently subject to flooding in large storms. Allowing the proposed development would result in a 41% decrease in flow for a typical storm, and a 32% decrease in flow in a 5-year storm. The proposed variance will allow for a change in the property which would actually improve neighboring property by reducing existing flooding.

- 3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?**

Requirements for the existing buffer, decel lane, and a 4 to 1 slope for a detention pond would take up nearly all of the unimproved portion of the tract, allowing for no development whatsoever. This would deprive the owner of the highest and best use of the property and continue a flooding hazard to existing properties.

- 4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?**

No. Applicant proposes that the proposed use of the property with the variances would create an improvement to the public good by decreasing an existing flooding issue which has been prevalent in the area where the property is located. Additionally, as the purpose and intent of the applicable ordinance is to decrease unsightly detention areas and to decrease flooding, the landscaping and design proposed by the applicant is entirely consistent with the purpose and intent of such ordinance.

- 5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?**

No. The use of the proposed structures are consistent with what is currently allowed in the existing zoning classification

GARDNER LAW FIRM

114 N. BROAD ST. | PO Box 310
WINDER, GA 30680

ROBERT M. GARDNER, JR
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A. VINCE RAY
VR@GARDNERLAWFIRM.COM

PHONE (678) 963-5045
FAX (678) 806-4870
GARDNERLAWFIRM.COM

March 8, 2024

City of Loganville
Planning and Zoning Department

Re: Letter of intent regarding 164 Bobby Boss Dr. Loganville, Ga.

Dear City of Loganville:

Please consider the instant document as the letter of intent of E&S Rentals, LLC for their proposed modification to property located at 164 Bobby Boss Dr., Loganville, Ga. The instant proposal, in general, concerns the addition of two commercial buildings to the unimproved portion of the property, and for a number of variances which would be required in order to do so.

The Property:

164 Bobby Boss Dr. is a 2.47 acre parcel presently zoned CH within the city of Loganville. The parcel, as shown on the attached exhibit, is an L-shaped parcel with two existing smaller buildings adjacent to Bobby Boss Drive and two larger commercial buildings located behind the smaller ones and accessed from Bobby Boss Drive. The owner is proposing to add two more large commercial buildings directly to the northeast of the existing commercial buildings on what is now a grassy slope which leads from the existing large buildings to Tommy Lee Fuller Drive.

Variances (as shown and numbered on the attached parcel):

Variance 1: This request involves a reduction in the existing 50 foot buffer to a 15 foot buffer within the setback on the northeastern portion of the property. As the detention pond referenced in Variance 2 requires access, this variance will allow the applicant to remove an existing gravel area and to grade an area to allow access to the western portion of the property from the eastern, and to allow access to the detention pond for maintenance.

Variance 2: The most involved request for a variance concerns the placement of a detention pond on the portion of the property adjacent to Tommy Lee Fuller Drive. For reasons set forth extensively in the attached exhibits, a requirement for a detention facility with a 4 to 1 slope would require too much land in order to accomplish on this particular parcel, and make the applicant unable to place any new commercial buildings on the property. Any alternative requirement for underground detention given the nature of the property and the existing slope would not be economically feasible. Applicants propose a vertical-wall detention facility with

extensive landscaping which would not only beautify the existing property for adjacent property owners, but would also solve an existing and persistent flooding issue which has existed in the area for a number of years.

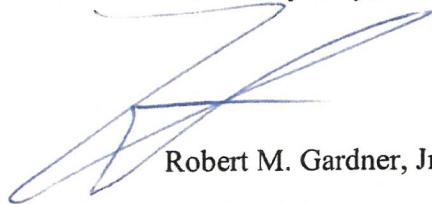
Variance 3: This would reduce the deceleration lane requirement from 200 feet to 157 feet to accommodate the correct road frontage and drainage requirements.

Variance 4: The current zoning and regulations require a 20 foot drainage easement around the detention area. The proposal calls for a reduction of this easement to 10 feet to allow for plantings within 10 feet of the detention area for increased aesthetics issues.

The applicant concedes the City's intentions to avoid unsightly detention areas within the city for aesthetic and safety reasons, but the existing requirements would not allow the applicant to improve what is now a thriving commercial area within the city. While this may seem as the applicant's bad fortune, the property as it now stands is a sloped field which has contributed to serious flooding issues for the City and the surrounding property owners for a number of years. It is our understanding the City has made efforts to create ditches or other means of alleviating the flooding in this area to no avail due to a lack of sewerage infrastructure in the area. As shown on the attached exhibits by applicants own engineers, the proposal by the applicants, though not exactly what the City may have desired when changes to their ordinance was made, would substantially alleviate the flooding issues in the area, and the proposed aesthetic improvements to be made should the application be approved would be a vast improvement to neighboring properties, who now see only a grassy slope and the backside of older commercial buildings.

We would be happy to sit down with any of your elected officials, engineers, planners, or other employees to discuss these proposals at any time, and look forward to hearing from you.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Robert M. Gardner, Jr.", with a stylized, sweeping flourish extending from the end of the signature.

Robert M. Gardner, Jr

For the Firm

Walton County, GA

Summary

Parcel Number LG060163
Location Address 164 BOBBY BOSS DR
Legal Description 2.47AC
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning CH
Tax District Loganville (District 03)
Millage Rate 44.425
Acres 2.47
Neighborhood 09700 - WHSE OFFICE ENC (09700)
Homestead Exemption No (S0)
Landlot/District 186 / 4

[View Map](#)



Owner

E & S RENTALS LLC
P O BOX 628
MONROE, GA 30655

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	09111-SF-LOGANVILLE CITY SECON	Square Feet	107,467	0	0	2.47	1

Residential Improvement Information

Style Single Family
Heated Square Feet 1410
Exterior Walls Concrete Block
Foundation Masonry
Basement Square Feet 0
Year Built 1958
Roof Type Composite Shingle
Heating Type Central Heat/ AC
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$56,400

Commercial Improvement Information

Description WHSE OFFICE ENC
Value \$109,100
Actual Year Built 2014
Effective Year Built 2014
Square Feet 3200
Wall Height 16
Wall Frames Steel
Exterior Wall Galvanized Metal
Roof Cover Galvanized Metal
Interior Walls Unfinished
Floor Construction Re-inforced Concrete
Floor Finish Concrete
Ceiling Finish No Ceiling
Lighting Standard
Heating No Heating
Number of Buildings 1

Description WHSE OFFICE ENC
Value \$198,300
Actual Year Built 2018
Effective Year Built 2018
Square Feet 3900
Wall Height 18
Wall Frames Steel
Exterior Wall Enamel Steel
Roof Cover Enamel Steel
Interior Walls 38% Sheetrock/Panel
62% Unfinished

Floor Construction	Concrete on Ground
Floor Finish	38% Asphalt Tile 62% Concrete
Ceiling Finish	38% Acoustical Tile 62% No Ceiling
Lighting	Standard
Heating	38% CH A/C 62% Suspended Heating
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving-Conc(L) 4" 500-1000	1985	0x0 / 1570	1	\$840
Residential Garages-Avg	1960	36x40 / 0	1	\$6,900

Permits

Sales

Sale Date	Sale Price
6/29/2022	\$1,070,000
10/19/2017	\$0
1/9/2013	\$183,000
4/2/2004	\$250,000
	\$0

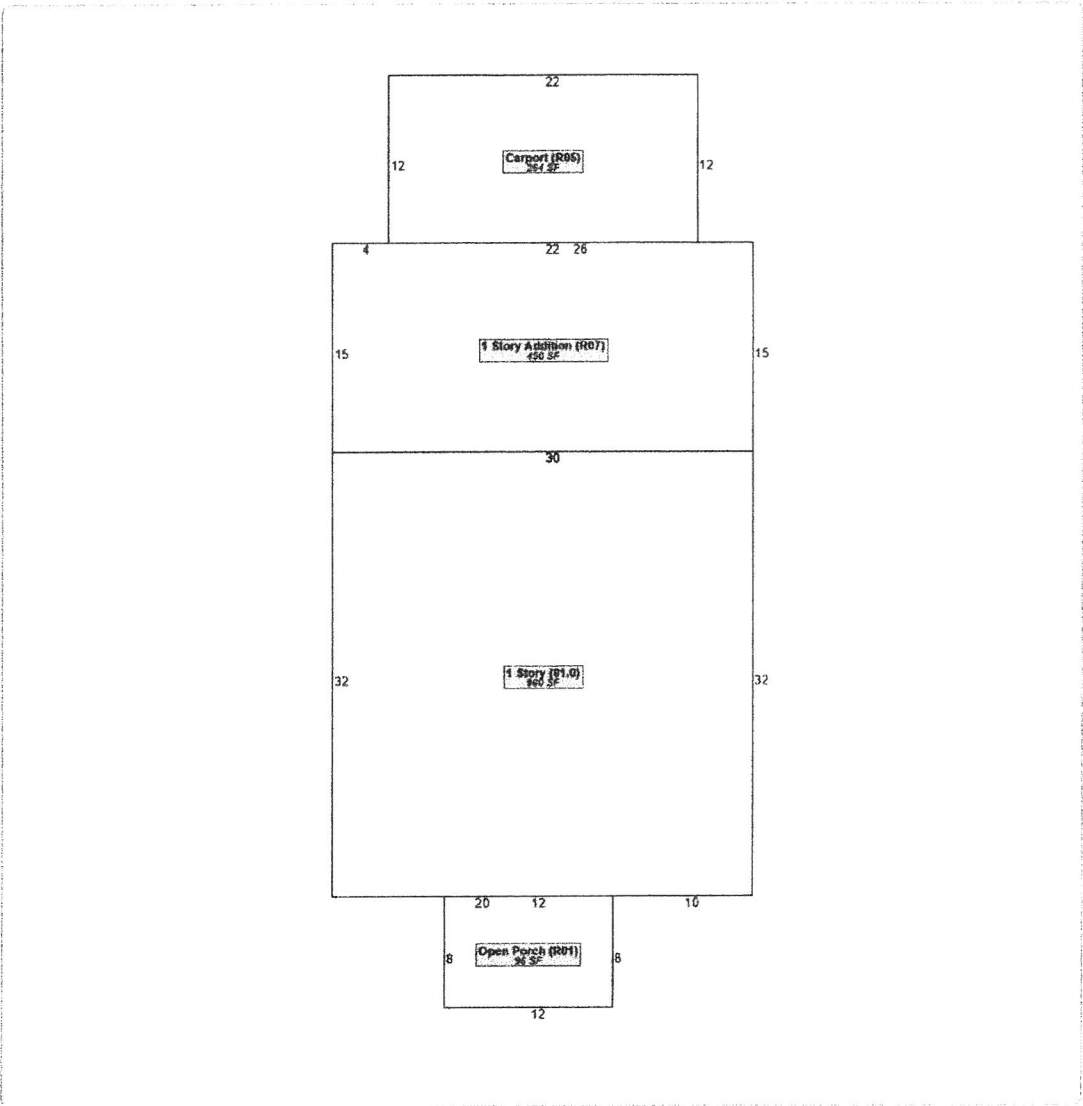
Valuation

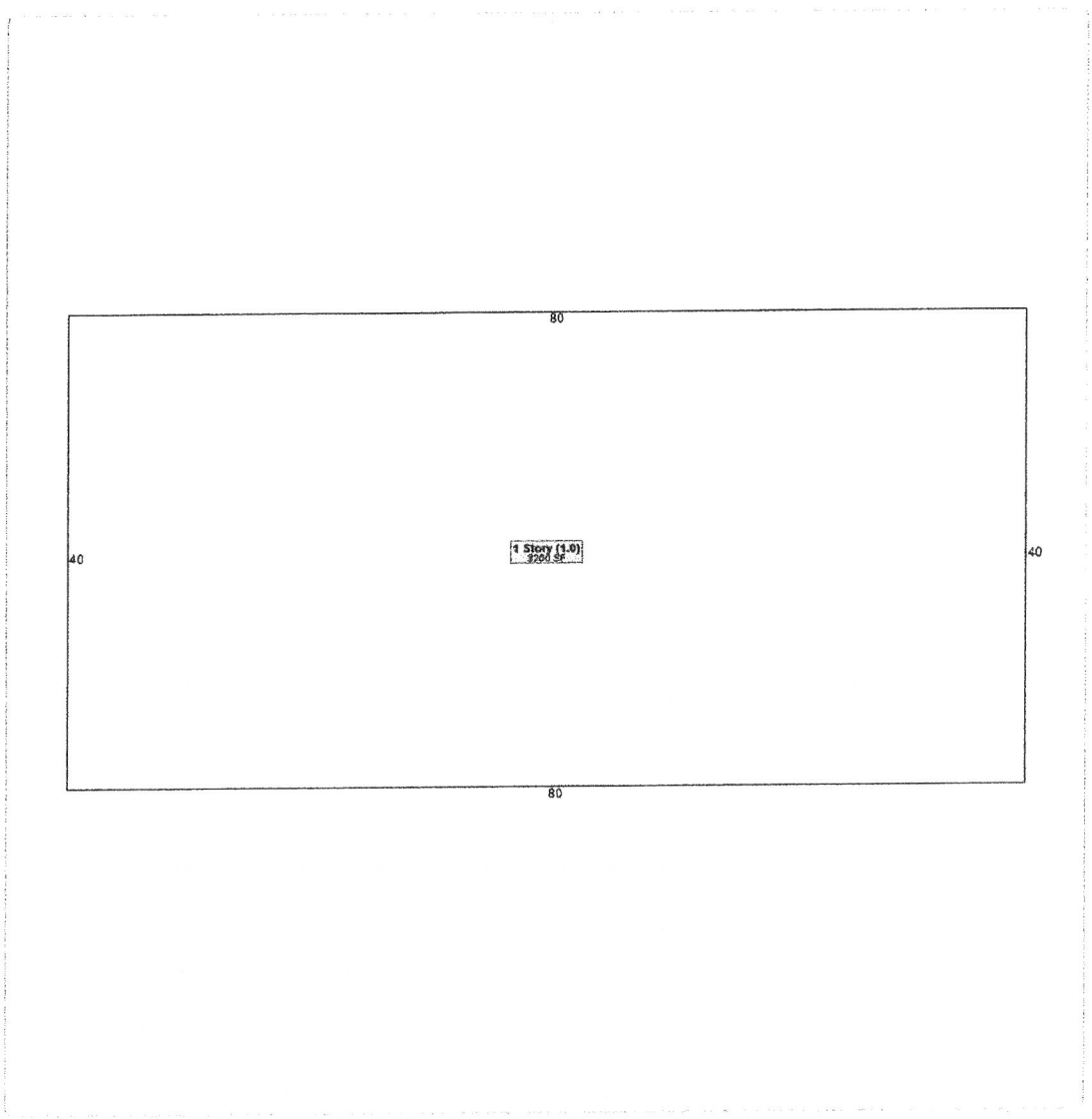
	2023	2022	2021	2020
Previous Value	\$436,630	\$433,130	\$433,030	\$433,130
Land Value	\$295,500	\$214,900	\$214,900	\$214,900
+ Improvement Value	\$363,800	\$214,300	\$210,800	\$210,700
+ Accessory Value	\$7,740	\$7,430	\$7,430	\$7,430
= Current Value	\$667,040	\$436,630	\$433,130	\$433,030

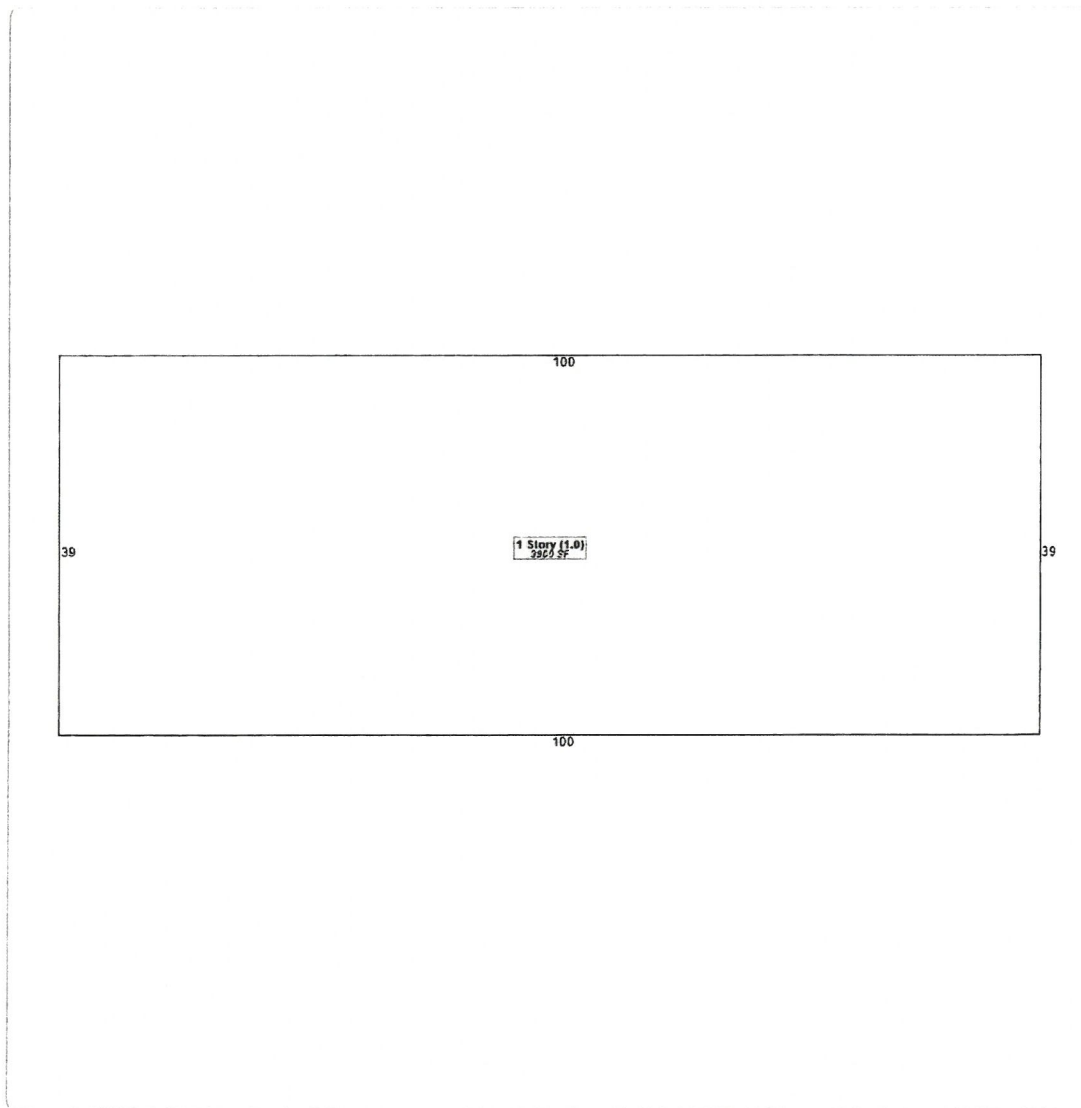
Photos



Sketches







No data available for the following modules: Rural Land, Manufactured Homes, Prebill Mobile Homes.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/7/2024, 9:43:01 AM

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

GARDNER LAW FIRM

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March 8, 2024

City of Loganville
Planning and Zoning Department

Re: Letter of intent regarding 164 Bobby Boss Dr. Loganville, Ga.

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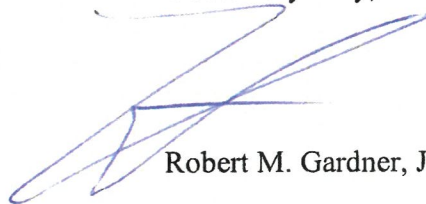
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Yours very truly,

A handwritten signature in blue ink, appearing to read "Robert M. Gardner, Jr.", written over a horizontal line.

Robert M. Gardner, Jr

For the Firm

List of Adjacent Property Owners

Geneva Haney
c/o Connie Haney
168 Tommy Lee Fuller Dr.
Loganville, Ga. 30052

Hillcrest Cemetery
Magnolia St. & Pear St.
Bobby Boss Dr.
Loganville, Ga. 30052

Alison Foskey
207 Magnolia St.
Loganville, Ga. 30052

Fouad Badshah & Tipu Jahangir
685 Pressing Dr.
Alpharetta, Ga. 30004

Jane Williams
220 Tommy Lee Fuller Dr.
Loganville, Ga. 30052

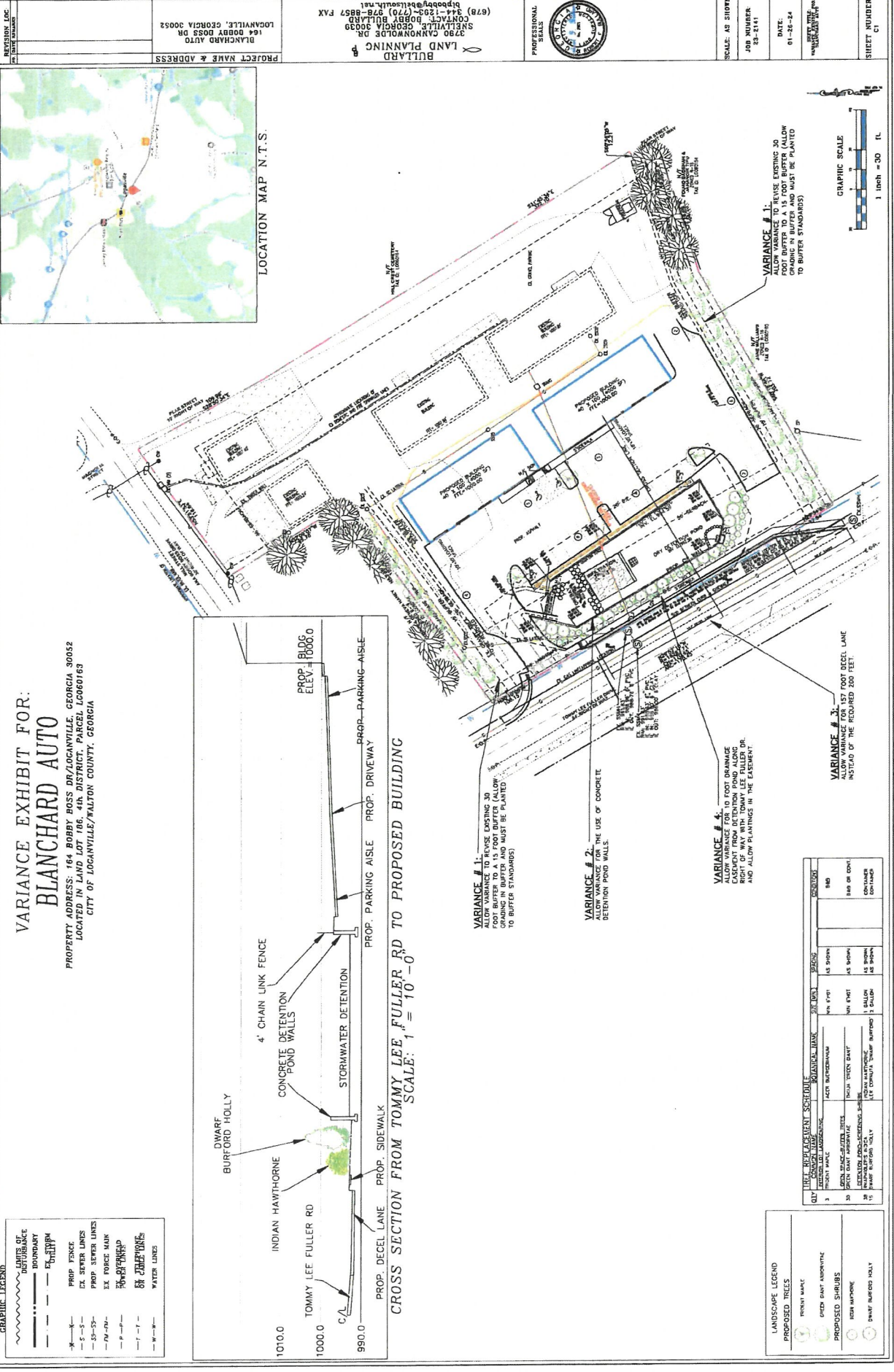
Morning Star Baptist Church
233 Tommy Lee Fuller Dr.
Loganville, Ga. 30052

Charles Randy Fletcher
197 Tommy Lee Fuller Dr.
Loganville, Ga. 30052

Fesco Systems, LLC
147 Tommy Lee Fuller Dr.
Loganville, Ga. 30052

Property Description

All that tract or parcel of land lying and being in Land Lot 185 of the 4th District, City of Loganville, Walton County, Georgia being 2.46781 acres, more or less, as shown on a plat of survey for Elizabeth J. McMillian, dated December 13, 2001, revised December 26, 2001, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., certified by Miles H. Hannon, Georgia Registered Surveyor, and being recorded in Plat Book 87, page 159, in the Office of the Clerk of the Superior Court for Walton County, Georgia, which recorded plat is incorporated herein by reference and made a part of this description.



GRAPHIC LEGEND

---	PROPERTY LINE
---	BOUNDARY
---	CHURCH
---	PROP. FENCE
---	EX. SEWER LINES
---	PROP. SEWER LINES
---	EX. FORCE MAIN
---	PROP. FORCE MAIN
---	POWER LINES
---	TELEPHONE LINES
---	WATER LINES

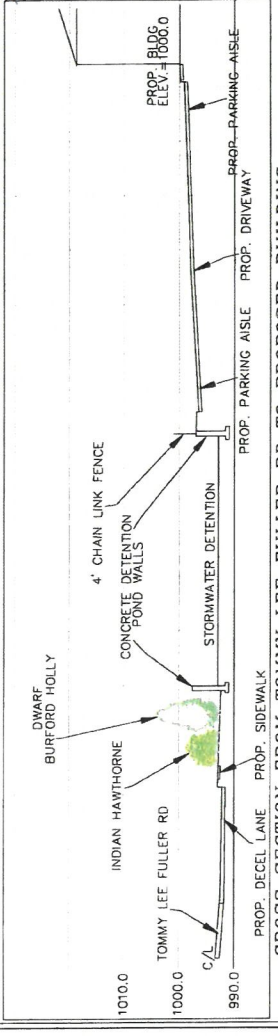
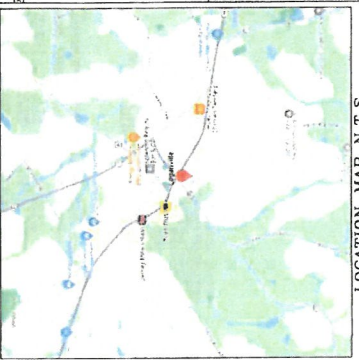
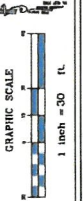
VARIANCE EXHIBIT FOR:
BLANCHARD AUTO
PROPERTY ADDRESS: 164 BOBBY BOSS DR/LOCANVILLE, GEORGIA 30052
LOCATED IN LAND LOT 106, 4TH DISTRICT, PARCEL LG060163
CITY OF LOCANVILLE/WALTON COUNTY, GEORGIA

REVISION LOG
DATE: 01-26-24
BY: [Signature]
REASON: [Text]

PROJECT NAME & ADDRESS
BLANCHARD AUTO
164 BOBBY BOSS DR
LOCANVILLE, GEORGIA 30052

LAND PLANNING
BULLARD
390 CANNONHOLE DR
SNELLYVILLE, GEORGIA 30039
CONTACT: BOBBY BULLARD
(678) 344-1235 (V) 344-1235 (F)
bipoboy@bksouth.net 378-8857 FAX

SCALE: AS SHOWN
JOB NUMBER: 23-2141
DATE: 01-26-24
SHEET TITLE: VARIANCE EXHIBIT
SHEET NUMBER: 1 OF 1



- VARIANCE # 1: ALLOW VARIANCE TO REVERSE EXISTING 30' DETENTION POND TO A 10' DETENTION POND ALONG RIGHT OF WAY WITH TOMMY LEE FULLER DR. AND ALLOW PLANTINGS IN THE EASEMENT.
- VARIANCE # 2: ALLOW VARIANCE TO REVERSE EXISTING 30' DETENTION POND TO A 10' DETENTION POND ALONG RIGHT OF WAY WITH TOMMY LEE FULLER DR. AND ALLOW PLANTINGS IN THE EASEMENT.
- VARIANCE # 3: ALLOW VARIANCE TO REVERSE EXISTING 30' DETENTION POND TO A 10' DETENTION POND ALONG RIGHT OF WAY WITH TOMMY LEE FULLER DR. AND ALLOW PLANTINGS IN THE EASEMENT.
- VARIANCE # 4: ALLOW VARIANCE TO REVERSE EXISTING 30' DETENTION POND TO A 10' DETENTION POND ALONG RIGHT OF WAY WITH TOMMY LEE FULLER DR. AND ALLOW PLANTINGS IN THE EASEMENT.

LANDSCAPE LEGEND

PROPOSED TREES	PROPOSED SHRUBS	PROPOSED GRASS	PROPOSED MULCH
PROPOSED TREES	PROPOSED SHRUBS	PROPOSED GRASS	PROPOSED MULCH

PLANT REPLACEMENT SCHEDULE

QTY	REPLACEMENT SCHEDULE	REPLACEMENT SCHEDULE	REPLACEMENT SCHEDULE
3	PROPOSED TREES	PROPOSED SHRUBS	PROPOSED GRASS
3	PROPOSED TREES	PROPOSED SHRUBS	PROPOSED GRASS