



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

ZONING CASE #: V24-015

LANDOWNERS: E&S Rentals LLC

APPLICANT: E&S Rentals LLC

PROPERTY ADDRESS: 164 Bobby Boss Drive

MAP/PARCEL #: LG060163

PARCEL DESCRIPTION: Four commercial buildings exist on the land

AREA: 2.47 acres

EXISTING ZONING: CH

PROPOSED ZONING: CH

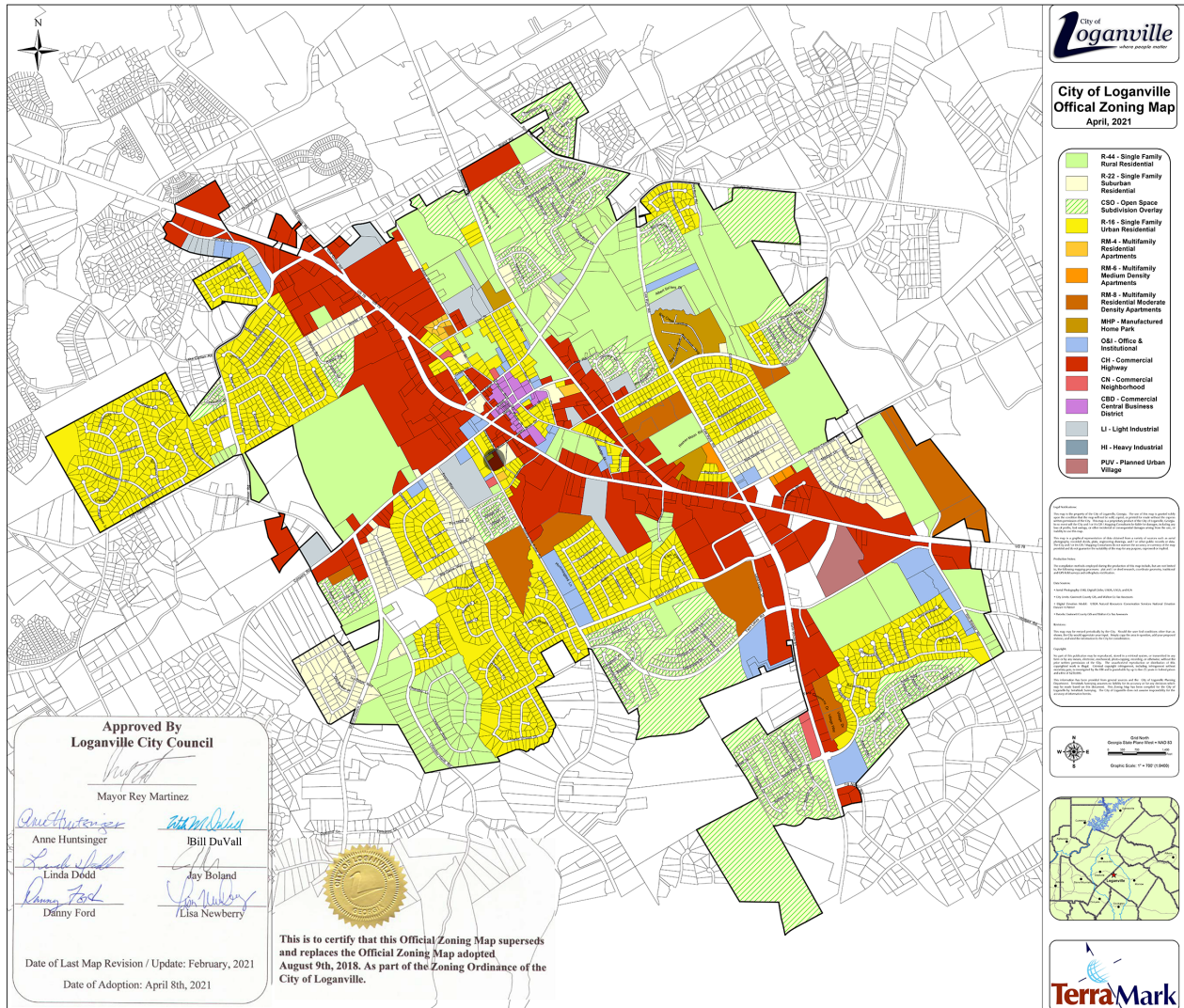
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Relief from City of Loganville Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has requested this reduced to 15 feet.

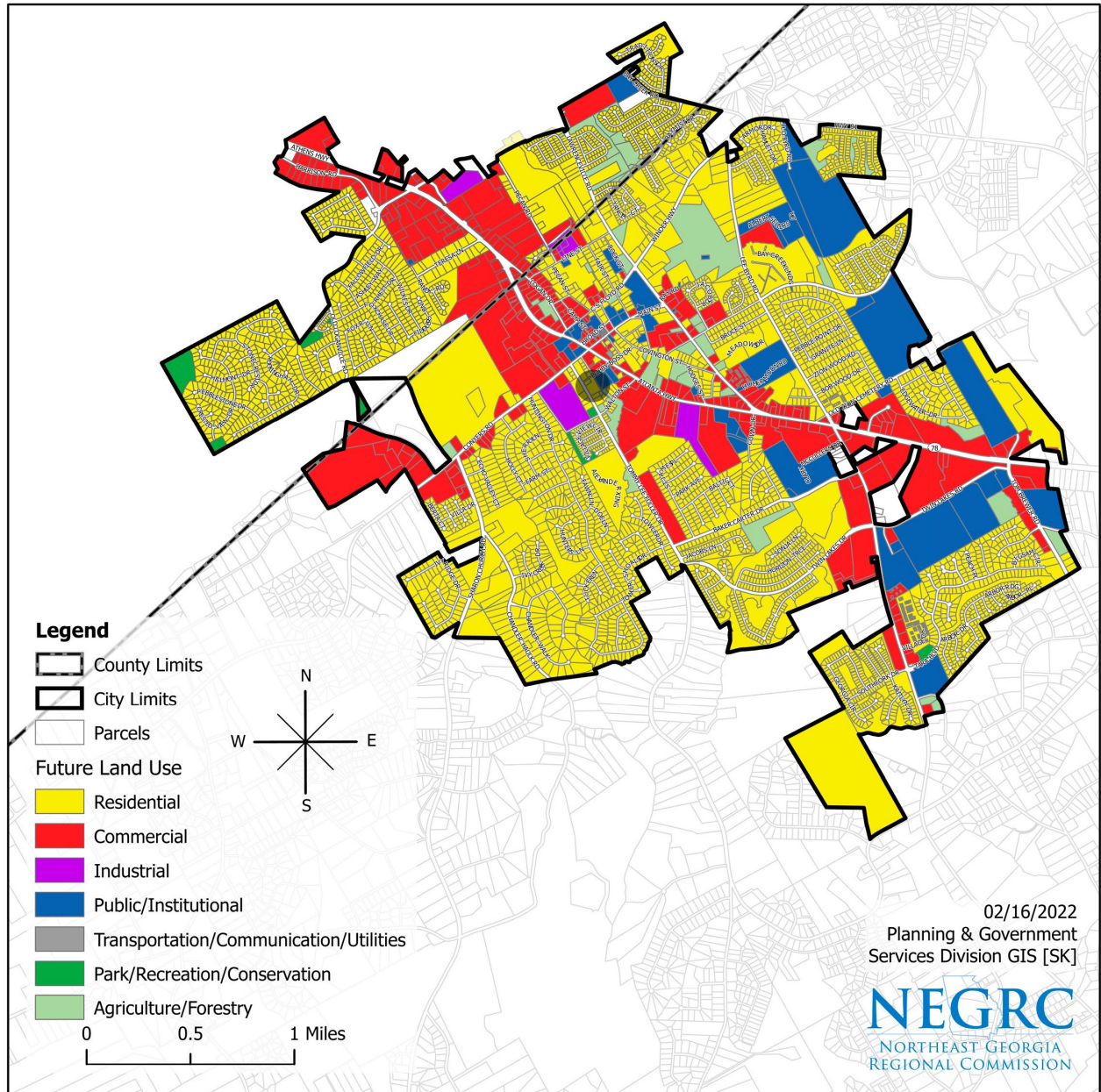
PLANNING COMMISSION HEARING: April 25, 2024

CITY COUNCIL HEARING: May 6 & 9, 2024

ZONING MAP



FUTURE LAND USE MAP



AREA ZONING



Applicant's Request

The applicant has applied for a variance to reduce the existing 30-foot buffer required for CH zoning where adjacent to residential zoning to 15 feet along the northwestern and southeastern portions of the property.

Existing Conditions

This property has been zoned CH dating back to the 1980s and contains a 1,410-square-foot single-family home, a 3,200-square-foot warehouse/office building, and a 3,900-square-foot warehouse/office building. According to records, a garage was added in 1960, paving done in 1985, a metal storage building was added in 2018 and a build out was done on one of the buildings on site in September 2022. City records indicate that a permit was pulled for this address for a sign for a tattoo parlor that went 6 months without any work being done and a "no inspection" letter was included in the file.

The immediate vicinity of this project includes CH and R-16 zoning.



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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? None.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? None.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? The hardship that relief is being sought for is a result of the design of their project.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? While the project is conducive to what already exists on the parcel, a reduction in the buffer could potentially have a negative impact on the adjacent residences.

Recommended action: City of Loganville Code of Ordinances Section 119-34(b) stipulates “relief may be granted only to the extent necessary to alleviate such unnecessary hardship and not as a convenience to the applicant nor to gain any advantage of interest over similarly zoned properties.” The applicant has not shown that complying with the minimum buffer standards would create a true hardship for this project. 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? 8 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? Undetermined

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? Unknown.

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

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?
Tommy Lee Fuller (major collector), Bobby Boss Drive (minor collector)



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What is the traffic count for the road? No official traffic counts exist for the immediate area of this project. Nearby traffic counts include 5,320 cars per day on Tommy Lee Fuller Road between Alexander Crossing and the Ingles driveway. Most comments in the City's Comprehensive Traffic Study were related to the needed improvements at Tommy Lee Fuller Road and Highway 20.

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? Not in the immediate area.

Transportation improvements in the area? If yes, what are they? Potentially the improvements that will result from GDOT discussions with the City related to the realignment of Tommy Lee Fuller Road with Highway 20.

EMERGENCY SERVICES

Nearest city or county fire station from the development? Station 18 @ Old Loganville Road

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

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