



where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

To: Honorable Mayor Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: June 13, 2024

Subject: Variance for Blanchard Auto (Detention Pond)

DEVELOPER REQUEST:

E&S Rentals, LLC is requesting a variance at 164 Bobby Boss Drive For the following:

1. Change the detention ponds required 4:1 slope to concrete vertical walls.
2. Reduce the detention pond easement from 20 foot to 10 foot.

RECOMMENDATION:

The Department of Utilities recommends that city council deny E&S Rentals, LLC requested variance to change the requirements of a 4:1 pond slope, and to reduce the detention ponds easement to 10'. A reasonable hardship to justify these changes has not been provided. This site does not meet the requirements to modify the pond slopes from a 4:1 with the property size being over an acre as noted on (pg.8) in our Landscape Design Standards and Guidelines for Stormwater Detention Facilities. The 20' easement is a requirement as noted in (section 7.4.5) in our development regulations. Their request to reduce this to 10' also includes trees, and trees are not allowed to be planted within the easement. The required 20' easement will also encroach into the 10' landscape strip. Even with approval of a 10' easement, this will still encroach into the landscape strip and this is prohibited.

GUIDELINES AND REGULATIONS:

The City of Loganville Landscape Design Standards and Guidelines for Detentions Ponds states on page 8 that "side slopes of 3:1 or underground detention facilities are permitted for office and commercial tracts under 1 acre in size; underground detention and GI/LID practices are encouraged to reduce the need for a pond when possible."

The City of Loganville Development Regulations (section 7.4.5) states "drainage easements shall be provided where development is traversed by or contains a water course, impoundment, detention facility, improved channel, floodplain, natural stream or channel. It shall conform substantially to the flooding limits of the 100 year storm based on fully developed conditions, but shall be no less than 20 feet in width."



DEPARTMENT OF UTILITIES
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052

Application for an Administrative Modification

Owner / Applicant: E&S Rentals, LLC

Address of Owner: c/o Robert M. Gardner, Jr., P.O. Box 310, Winder, Ga. 30680

Phone number: 678-963-5045

Address of Property Modification is requested for: 164 Bobby Boss Dr. Loganville, Ga. 30052

District: Land Lot: Parcel Number: LG060163 Current Zoning District: C3

Project Name: Bobby Boss Detention Variance

Description of Modification Requested: Applicant seeks a variance from the requirement of a 4:1 slope for a required detention pond so that a vertical wall may be used in the alternative.

Justification (attach supporting documents if necessary): requirements of a 4:1 sloped detention pond would not leave enough room for the addition of two new commercial properties on the site. Master plan is attached showing the location of the proposed detention pond and wall, as well as the letter of intent describing in detail the nature of the project.

Signature of owner: [Handwritten Signature] Date: 5-3-24

Do not write below this line

Date Received: 5-7-2024

Approved _____ or Denied

Director Signature: [Handwritten Signature] Date: 5-7-2024

Notes:



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Address of Owner: c/o Robert M. Gardner, Jr., P.O. Box 310, Winder, Ga. 30680

Phone number: 678-963-5045

Address of Property Modification is requested for: 164 Bobby Boss Dr. Loganville, Ga. 30052

District: Land Lot: Parcel Number: LG060163 Current Zoning District: C3

Project Name: Bobby Boss Detention Variance

Description of Modification Requested: Applicant seeks a variance from the requirement of a 25 foot maintenance buffer between the wall of the detention pond on the beginning of the landscaping surrounding the pond.

Justification (attach supporting documents if necessary): rthere is no need for a 25 foot buffer from the wall of the detention pond and the landscaping due to an alternative access for maintenance as shown on the master plan. Master plan is attached showing the location of the proposed detention pond and wall, as well as the letter of intent describing in detail the nature of the project.

Signature of owner: [Signature] Date: 5-3-24

Do not write below this line

Date Received: 5/7/2024

Approved _____ or Denied

Director Signature: [Signature] Date: 5-7-2024

Notes: Need better clarification on the referenced "25 foot buffer" and what this means exactly? Is this a buffer or an easement? Is this in relation to your variance #4 and the 20' easement around the pond? Unable to review the small "master plan" that was submitted.

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.

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,

Robert M. Gardner, Jr

For the Firm



December 11, 2023

Mr. Tim Prater
Planning Director
City of Loganville
4303 Lawrenceville Road
P.O. Box 39
Loganville, Georgia 30052

Re: Blanchard Auto
164 Bobby Boss Dr
Loganville, Ga.
Development Review No. 1
K&W Ref. No. 000018

Dear Mr. Prater:

As requested, I have reviewed the initial submittal of the proposed auto service center plans to be located at the eastern quadrant of the intersection of Tommy Lee Fuller Drive and Bobby Boss Drive. The Zoning of the development is identified as within a CH Zoning District. The electronic submittal was received on November 17, 2023. The proposed development consists of miscellaneous on-site improvements for the 2.47 acre parcel and includes creation of an auto service center. The plans were prepared by Bullard Land Planning under the landscape architect seal of Robert F. Bullard. My comments are as follows:

1. All jurisdiction notes should be changed to City, not County and to the City of Loganville and not Walton County.
2. A list of the Utility Providers for the project should be included on the Cover Sheet of the plans.
3. Any conditions or restrictions associated with the zoning of the property should be stated on the cover sheet.
4. An overall property boundary survey showing property line monuments, bearings, distances, surveyors' certification, and accuracy statement should be shown. These should be signed/sealed.
5. The curb and gutter details need to meet the dimensions shown in Section 13.0 of the Development Regulations for curb and gutter in the Right-of-Way and outside the Right-of-Way.
6. Construction details shown on the drawings should reflect City of Loganville standard details.
7. The driveway does not appear to be in compliance with Section 7.2.1 of the Loganville Roadway Design & Construction Standard Specifications.
8. Applicant should clarify the location of the required loading zone. Per Section 119-378(b), this space should be a min. of 10'x30'.
9. Dimensions of the proposed islands in the paving should be shown to verify compliance with Section 6.6 of the Loganville Roadway Design & Construction Standard Specifications.
10. The provisions to address the acceleration/deceleration lane are not adequate. Each lane should be 200-feet in length based from turn-in, followed by a 50-foot taper section. The petitioner is referred to Section 6.3.4.c. of the Development Regulations for guidance.
11. Per Section 7.5 of the City of Loganville Roadway Design and Construction Standard Specifications, the maximum number of driveways serving a single project is one for every 400' of property frontage.
12. Applicant should provide labels indicating the size of all curb and gutter on the site plan.
13. Applicant should clarify how drainage from the roadway will drain to the proposed French drain.
14. Dimensions of the pavement and right of way lines at Tommy Lee Fuller Drive should be shown to verify compliance with Section 7.2.1 of the Loganville Roadway Design & Construction Standard Specifications.

15. Information on traffic control signs and pavement striping for the development should be shown on the drawings.
16. If the development will be used at night, lighting shall be required per Section 119-378 (a) (3) of development regulations.
17. Hydraulic Grade Lines should be shown for the 25-yr and 100-yr storms in the drainage profiles.
18. The drainage easement for the stormwater facility should encompass the entire facility and not be offset on the inside of the pond. The easement is to be provided for the entire facility.
19. Because the project adds more than 5,000 square feet of impervious area, City code chapter 115 applies. A proposed stormwater management and inspection agreement per Section 115-38 of the Code of Loganville should be provided for review. Execution of the final agreement will be necessary before permit issuance. An executed access easement agreement and estimated annual maintenance costs of the stormwater facilities should also be provided.
20. Construction details of the proposed retaining walls should be shown on the drawings.
21. The size and pipe material for the proposed sanitary sewer should be shown.
22. Sanitary sewer lines require 7 feet of cover when beneath a paved area and 4 feet of cover when beneath a non-paved area. If the minimum cover cannot be provided, the sewer must be DIP in accordance with the Loganville Sanitary Sewer Design Standards Section 2.3. It is not clear if this is met as there is no information for the proposed sewer.
23. Sanitary sewer slopes should be a minimum 0.70% to comply with Section 2.3.6 of the Loganville Sanitary Sewer Design Standards
24. The developer is responsible for preparing and filing the Erosion, Sedimentation and Pollution Control Plan to comply with the Georgia EPD General National Pollutant Discharge Elimination System Permit (NPDES) for storm water discharges from construction activities. A copy of the EPD online GEOS NOI submittal receipt for proof that the plan and Notice of Intent was filed before construction activities are begun should be furnished to the City for record purposes.
25. A copy of the GSWCC approval should be provided to the City for record purposes.
26. Applicant needs to clarify the proposed OCS. The pond report indicates that there is a 24" pipe discharging from the pond, however the plans and OCS detail do not show this.
27. The OCS detail indicates that there is an emergency spillway, however this is not shown on the plans. Applicant should provide location and verify that no stormwater will discharge into the roadway.
28. It appears as though the stormwater discharging from the OCS is entering the roadway. This is unacceptable and all stormwater discharging from the site should be piped.
29. Applicant should clarify where the stormwater will drain as the provided contours do not indicate there will be positive drainage at the discharge location.
30. Applicant should clarify the proposed grading behind the buildings as the grading appears to drain to the building with no indication of how this is to maintain positive drainage.
31. When the necessary revisions are made, applicant should be aware that Channel Protection will be required if the post-development flow rate exceeds 2 cfs at the outfall.
32. The provided pre-development map indicates there is 3.89 acres in the drainage area. All the post-development basins shown on the post-developed map add up to 2.47 acres. Applicant should clarify the missing 1.42 acres and updated the post-developed discharge at the study point as needed. It is understood that the site is only 2.47 acres, however total drainage areas in the pre and post conditions should match. The pre-developed map should also show the basin delineation.
33. The pre-development hydrographs use a drainage area of 2.47 acres which does not match the pre-development map. Applicant should provide a narrative to clarify the intent.
34. Results of a nearby fire hydrant flow test in accordance with the Loganville Water Main Design and Construction Standards Section 2.1.13 and 2.2.6 should be provided on the drawings to show availability of water flow and pressure to the development.
35. Fire hydrant and valve spacing should comply with the Loganville Water Main Design and Construction Standards.

36. Temporary traffic control measures and details should be shown for handling existing traffic on Tommy Lee Fuller Drive for the road widening.
37. All water and sanitary sewer details should comply with City of Loganville standards.
38. A certificate of development plans approval statement per Article 10.6.6 of the Regulations should be on the cover sheet of the drawings.

I have retained the electronic copy of the plans provided for review in the event there are questions. The applicant should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review process. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,
KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

CC: Greg Sistrunk, PE (Keck+Wood)