

## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** R25-004

**LANDOWNERS:** M&C Investments

**APPLICANT:** Chris Barber

**PROPERTY ADDRESS:** 220 CS FLoyd Road

**MAP/PARCEL #:** LG050094

**PARCEL DESCRIPTION:** Residential

**AREA:** 1.07 acres

**EXISTING ZONING:** Office & Institutional

**PROPOSED ZONING:** R-44

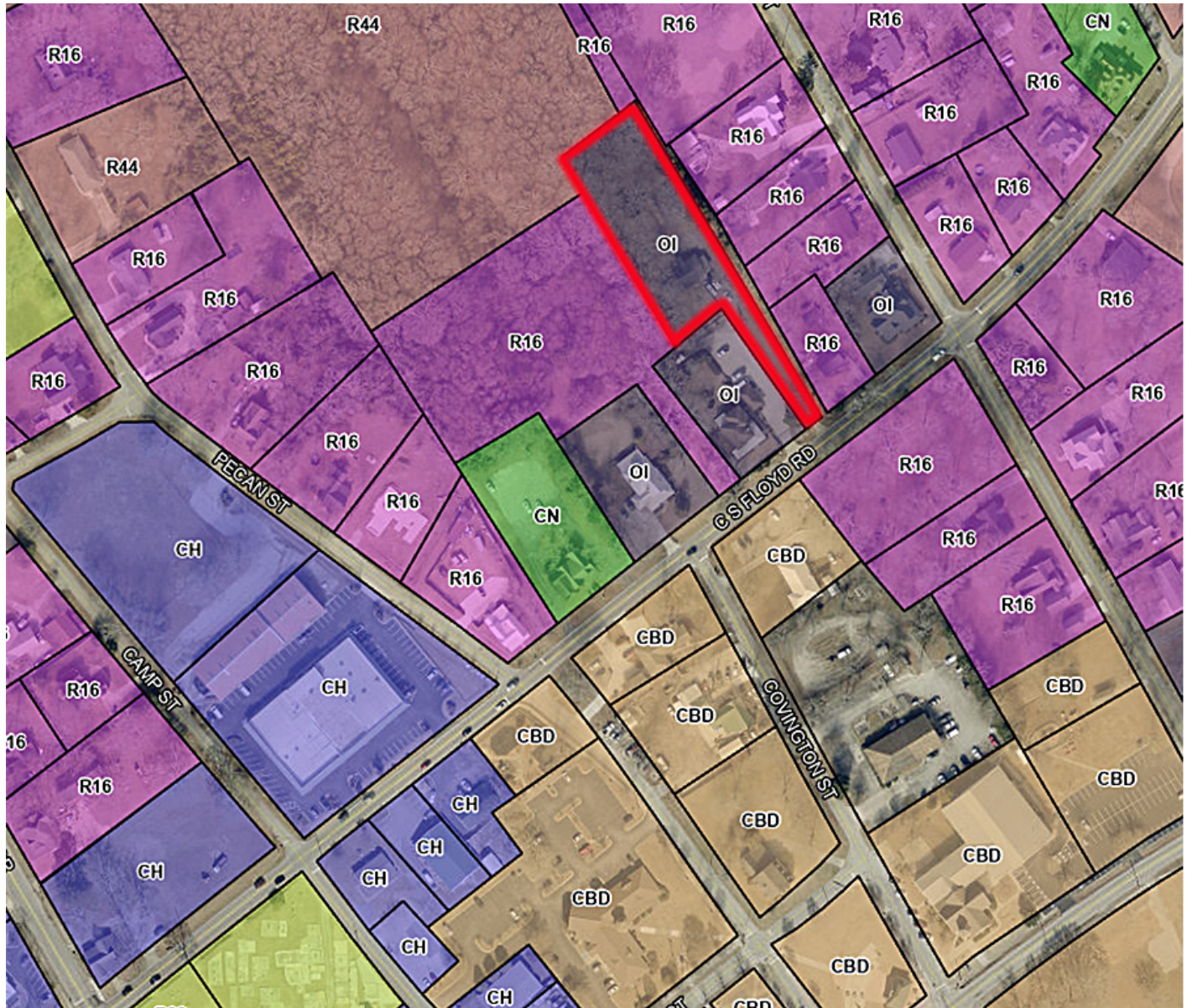
**FUTURE LAND USE MAP:** Residential

**REASON FOR REQUEST:** The applicant wants the parcel to revert back to its residential purpose.

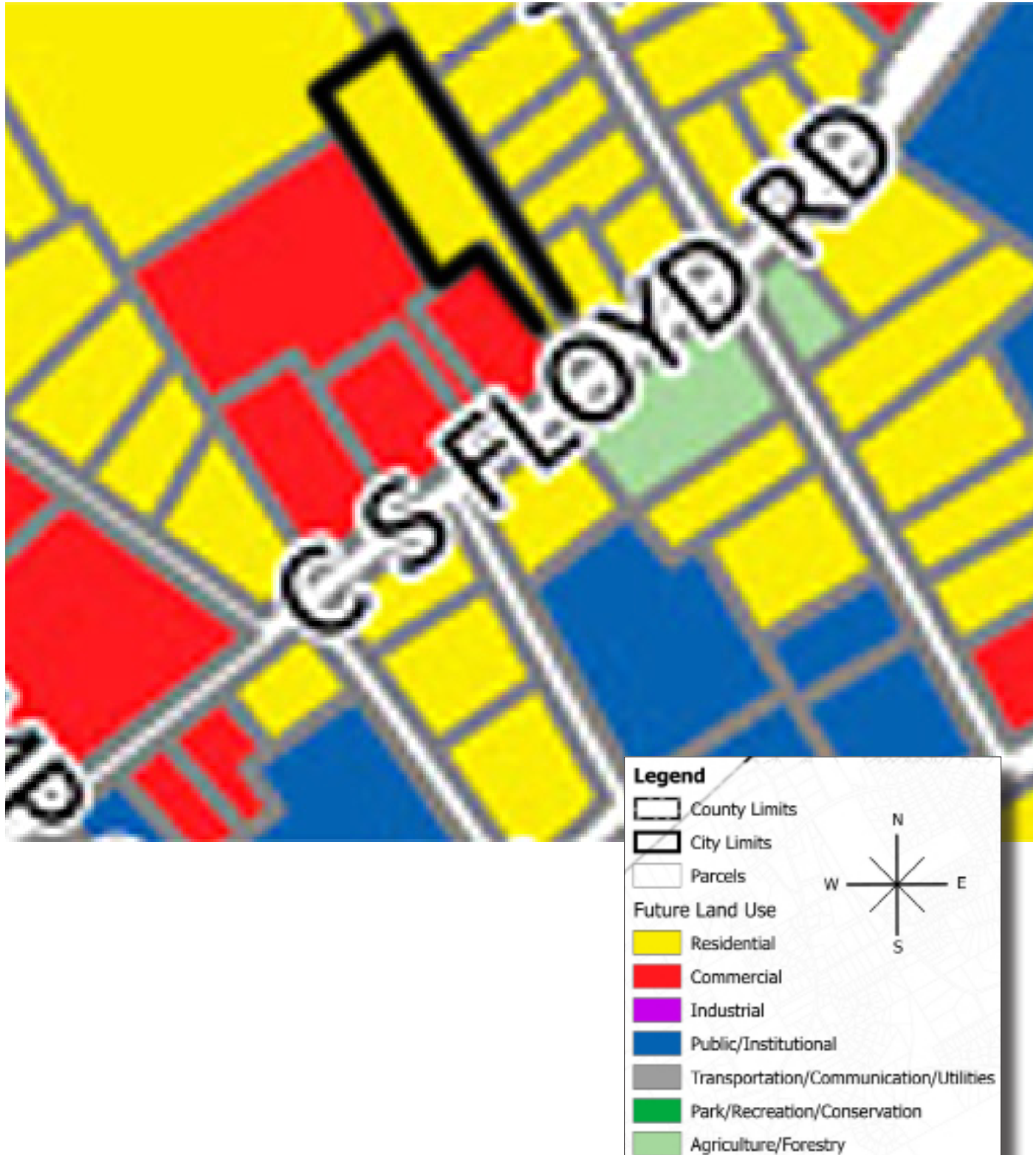
**PLANNING COMMISSION HEARING:** April 24, 2025

**CITY COUNCIL HEARING:** April 5 & 8, 2025

## ZONING MAP



## FUTURE LAND USE MAP





## Applicant's Request

The applicant wants the property to revert back to residential use for the temporary housing of a family member.

## Existing Conditions

The 1.07 acre tract has a 1,664-square-foot residence on the property that was constructed in 1991. County records indicate that two utility buildings were added — a 12 foot by 20 foot structure was added in 1998 and a 12x28 was added in 2002. The current owner purchased the property in 2017.

## Impact Analysis / Recommendation

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** There will be no impact since the structure is not changing its physical appearance.

**What is the impact upon thoroughfare congestion and traffic safety?** There would be minimal impact as the property has been functioning as residential for a period of time.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** The City's zoning maps show this property was residential until 2005, after which the property was turned to O&I before the 2011 zoning map was approved. There would be minimal impact on overcrowding and urban sprawl.

**What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?** There would be no impact.

**How does the proposed use provide protection of property against blight and depreciation?** The property owner has done well maintaining the property so it is likely there would be no impact on blight or depreciation.

**Is the proposed use consistent with the adopted Comprehensive Plan?** The City's Future Land Use Map has this property as being for residential purposes.

**What is the impact upon adjacent property owners if the request is approved?** There would be little impact on adjacent property owners if approved.

**What is the impact upon adjacent property owners if the request is not approved?** The property would remain as it has for the past few years.

**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.

## Impact Analysis / Recommendation *(continued)*

**Recommended action:** As the future land use has their parcel as being residential, staff has no objections to this reverting back to residential purposes as R-44. Staff recommendation is to deny the rezone.

## Planning Commission Recommended Conditions

## City Council Conditions