

## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** V25-017

**LANDOWNERS:** Smith Douglas Homes

**APPLICANT:** Kevin Hornbuckle

**PROPERTY ADDRESS:** Adjacent to 580 Tommy Lee Fuller Drive

**MAP/PARCEL #:** LG060129B00

**PARCEL DESCRIPTION:** Undeveloped housing project

**AREA:** 17.82 acres

**EXISTING ZONING:** RM-8

**PROPOSED ZONING:** No Change

**FUTURE LAND USE MAP:** Residential

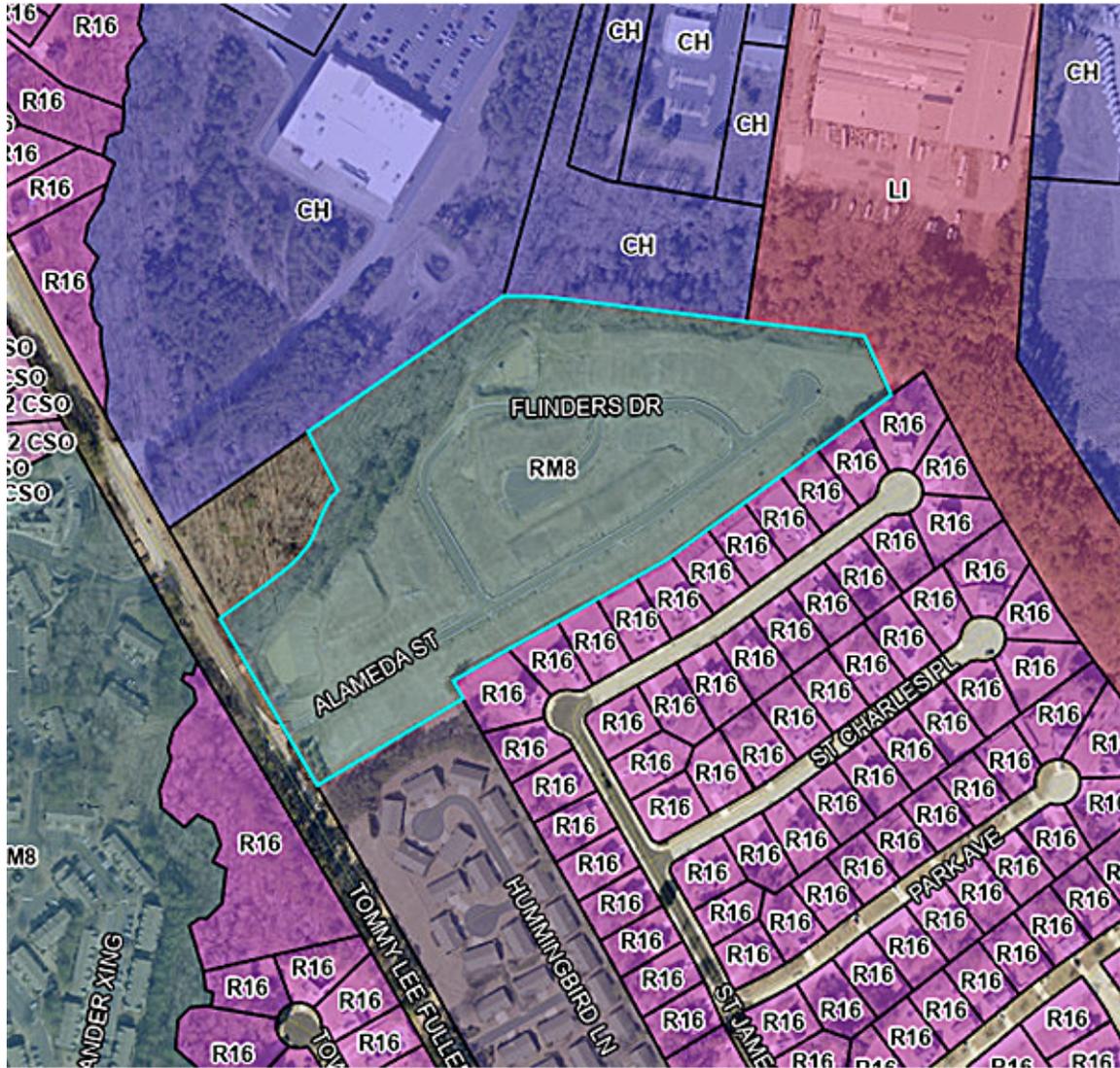
**REASON FOR REQUEST:** Relief from City of Loganville Roadway Design and Construction Standard

15.2.1(II)(a), which states, "Sidewalks shall be located at least 2 feet from the back of curb. The area between the curb and the sidewalk shall consist of grass or landscaping. Where no curb exists, or if road improvements are proposed for installation by the City, sidewalks, including appropriate drainage facilities, shall be constructed in a location acceptable to the City Engineer.

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

**CITY COUNCIL HEARING:** May 5 and 8, 2025

## ZONING MAP



## FUTURE LAND USE MAP



## Applicant's Request

Relief from City of Loganville Roadway Design and Construction Standard 15.2.1(II)(a) so that the project can proceed without putting a 2-foot grass strip between the curb and the sidewalk.

## Existing Conditions

In 2001 (case # 128076), the City Council unanimously approved Gardens of Southern Plantation's application to rezone the Subject Property from R-44 to O-I to build a three-story retirement facility. In 2004 (case # V04-048), the City Council unanimously approved Gardens of Southern Plantation's variance application to instead build 102 units of senior housing consisting of cottages.

Between 2004 and 2006, streets, sewer, water and stormwater infrastructure were installed for the 102 units of cottages to be built.

In 2006, the City Council unanimously approved the new owners of Gardens of Southern Plantation's site plan amendment application to build 146 residential units, consisting of 88 cottages and 58 living units in a 3-story building. The Property sat vacant until 2020, when the City Council approved the zoning change to allow the parcel to go from O&I to RM-8 (R19-021) for 121 townhomes to be developed.

## 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?** The roadway in place for this project was put in place years ago and done with a different project in mind. The developer is attempting to adapt his project to the conditions on the ground and a lot of the lots to the left of Alameda Street upon entering the complex are lots with minimal depth.

**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?** Because of the short lots, the inclusion of the beauty strip would place utilities under the sidewalk, which is less than ideal. Removal of the beauty strip will also allow for an additional 2-feet of length on the driveways, which may lessen the impact parking large vehicles in the driveway will have on people's ability to use the sidewalk.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** The purpose of the beauty strip is more for aesthetics, but also to allow work on underground utilities to be done with greater ease (tearing up grass vs. sidewalk). As this project is dealing

## Impact Analysis / Recommendation

with utilities that existed, it creates a unique situation. While it could be interpreted that the relief would impair the intent of the regulations, granting relief for the beauty strip would not cause substantial detriment to the public good.

**Recommended action:** The project is having to adapt and utilize a roadway that was designed for a much different project to what is being built now. The staff believes that this is a true hardship. *The staff recommendation is to approve this variance.*

## Planning Commission Recommended Conditions

## City Council Conditions