



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
770.466.2633 • planning@loganville-ga.gov

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: A24-029

LANDOWNERS: Red Lion Acquisitions & Management

APPLICANT: Juan Ramon

PROPERTY ADDRESS: 520 Brand Road

MAP/PARCEL #: R5160 059

PARCEL DESCRIPTION: Residential

AREA: 3 acres

EXISTING ZONING: R100 – Single Family Residence

PROPOSED ZONING: LI

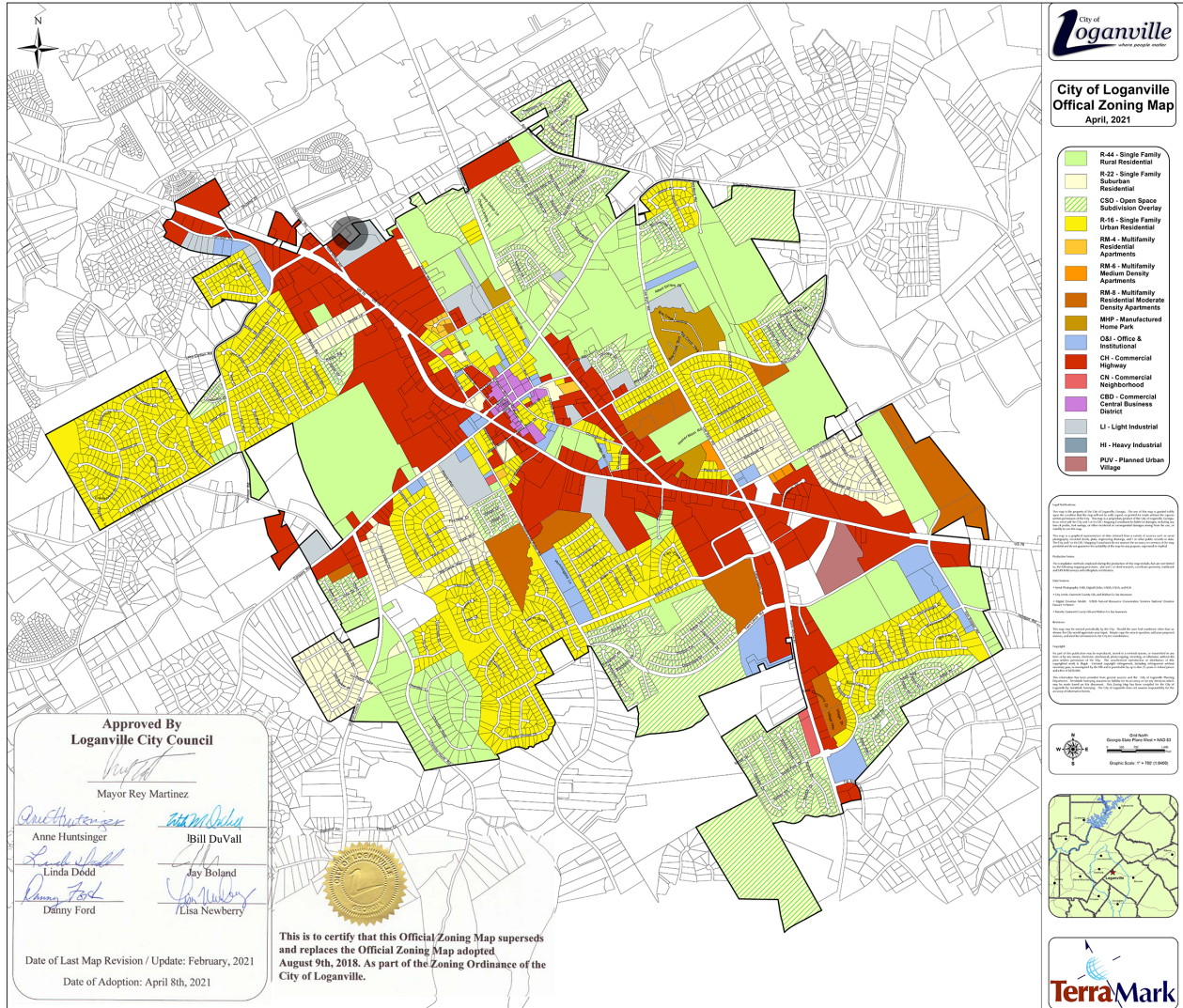
FUTURE LAND USE MAP: Community Mixed Use (Gwinnett)

REASON FOR REQUEST: Turn a residence into a contractor's office with plans for future growth

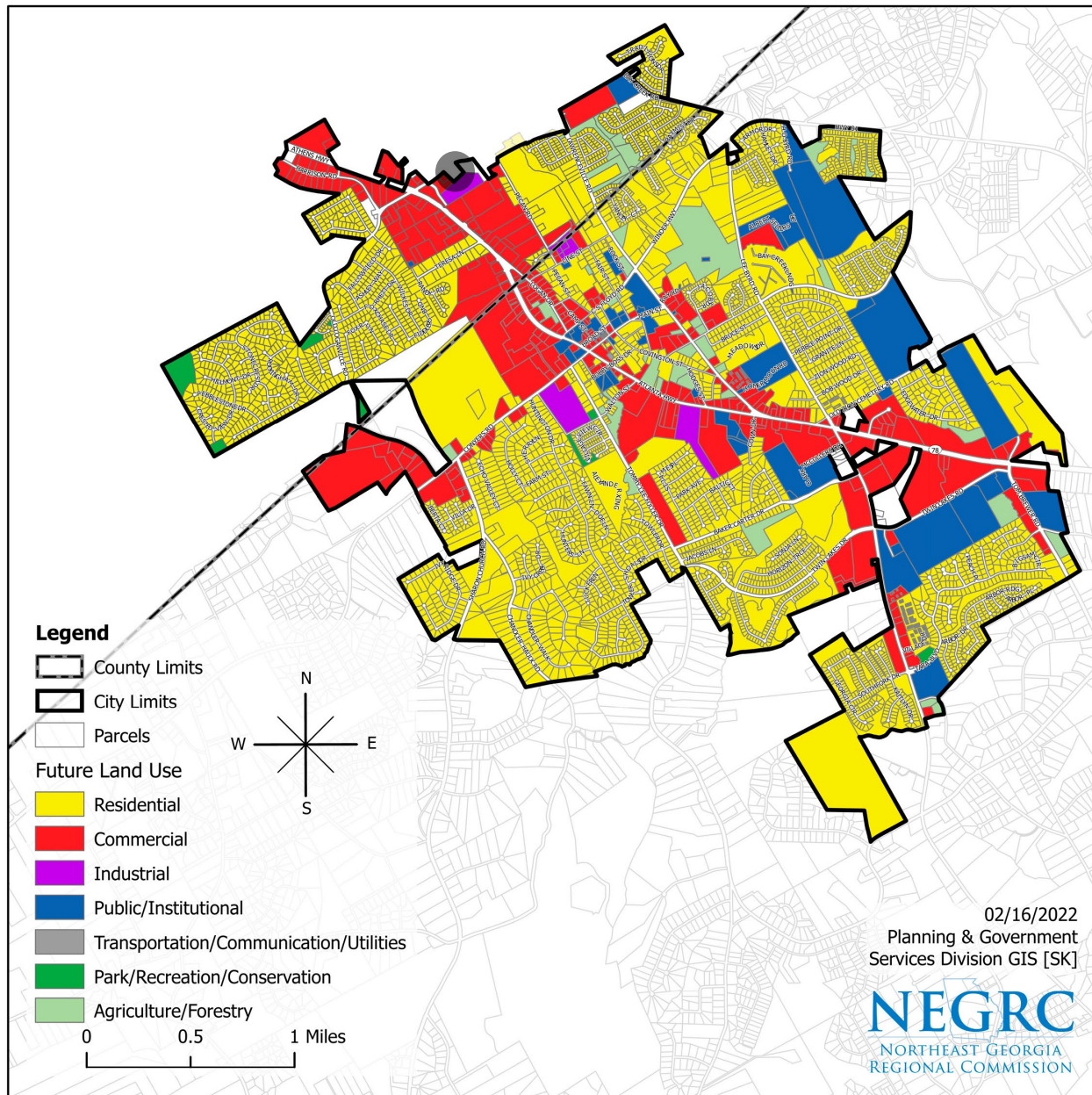
PLANNING COMMISSION HEARING: Oct. 24, 2024

CITY COUNCIL HEARING: Nov. 14, 2024

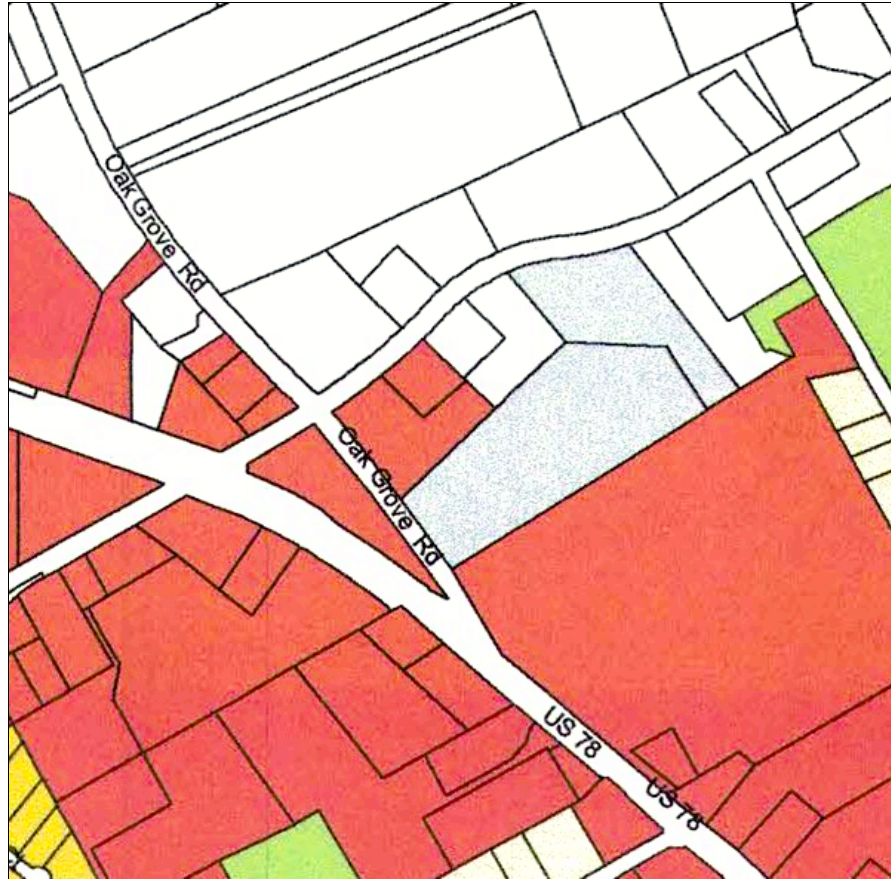
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

The applicant is applying to annex this 3-acre tract into the City to convert a current single-family home into office space for a contractor's office.

Existing Conditions

The current single-family home on the property was built in 1977 and has 1,680 square feet of space on the main floor as well as 832 square feet of space in a finished basement. Gwinnett County records indicate that a shed was placed on the property in 1977.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? This parcel is surrounded on three sides by property inside City limits that share similar zoning, so there should be little impact.

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety, though going from a residential purpose to a commercial typically generates more traffic.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Annexations by themselves do not have a direct impact on overcrowding and urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map of Gwinnett County shows the parcel being Community Mixed Use.

What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself.

What is the impact upon adjacent property owners if the request is not approved? None.

Recommended action: The parcels of land meet the requirements to be annexed into the City limits. *Recommendation is for approval of this annexation.*

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-inch

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes

Size of the sewer line? 8-inch

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

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? Big Flat 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? Brand Road

What is the classification of the road? Major Collector



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What is the traffic count for the road? 9,529

Estimated number of cars generated by the proposed development?

Estimated number of trips generated by the proposed development?

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? None

EMERGENCY SERVICES

Nearest city fire station from the development? Station 18 @ 180 Old Loganville Road

Distance of the nearest station? 1,200 feet

Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above) Station is fully staffed