



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

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V24-033

LANDOWNERS: Ann R. Jones

APPLICANT: BAMM Real Estate LLC c/o Mahaffey Pickens Tucker LLP

PROPERTY ADDRESS: Atlanta Highway

MAP/PARCEL #: LG060129, LG110009, portion of LG110007

PARCEL DESCRIPTION: Vacant

AREA: 6.25

EXISTING ZONING: R-44, CH

PROPOSED ZONING: CH

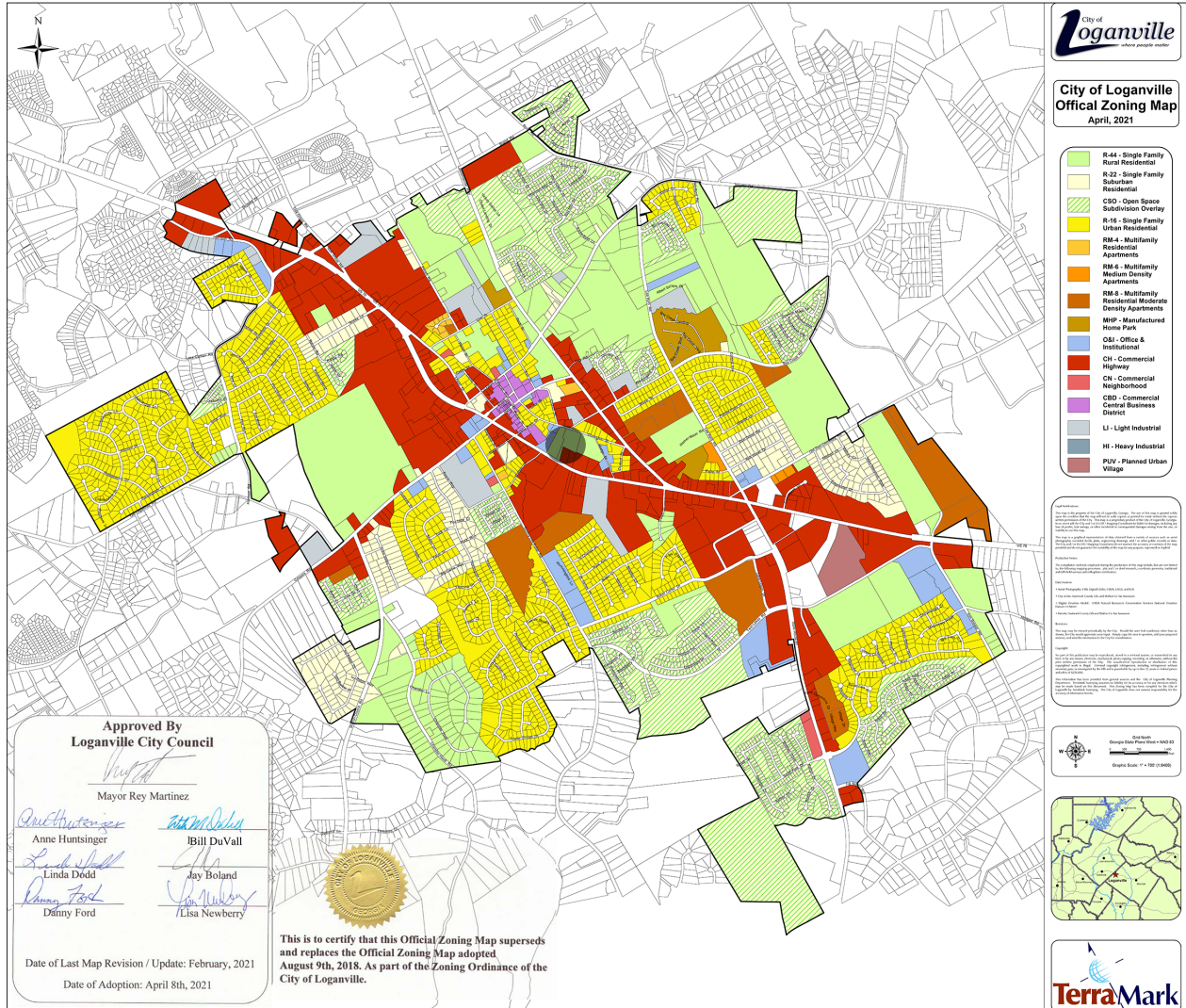
FUTURE LAND USE MAP: Agriculture / Forestry, R-44, CH

REASON FOR REQUEST: Relief from City of Loganville Code of Ordinances 119-380 Minimum Off-Street Parking and Loading Requirements. Specifically, the applicant wants to reduce the total number of parking spaces required for their project.

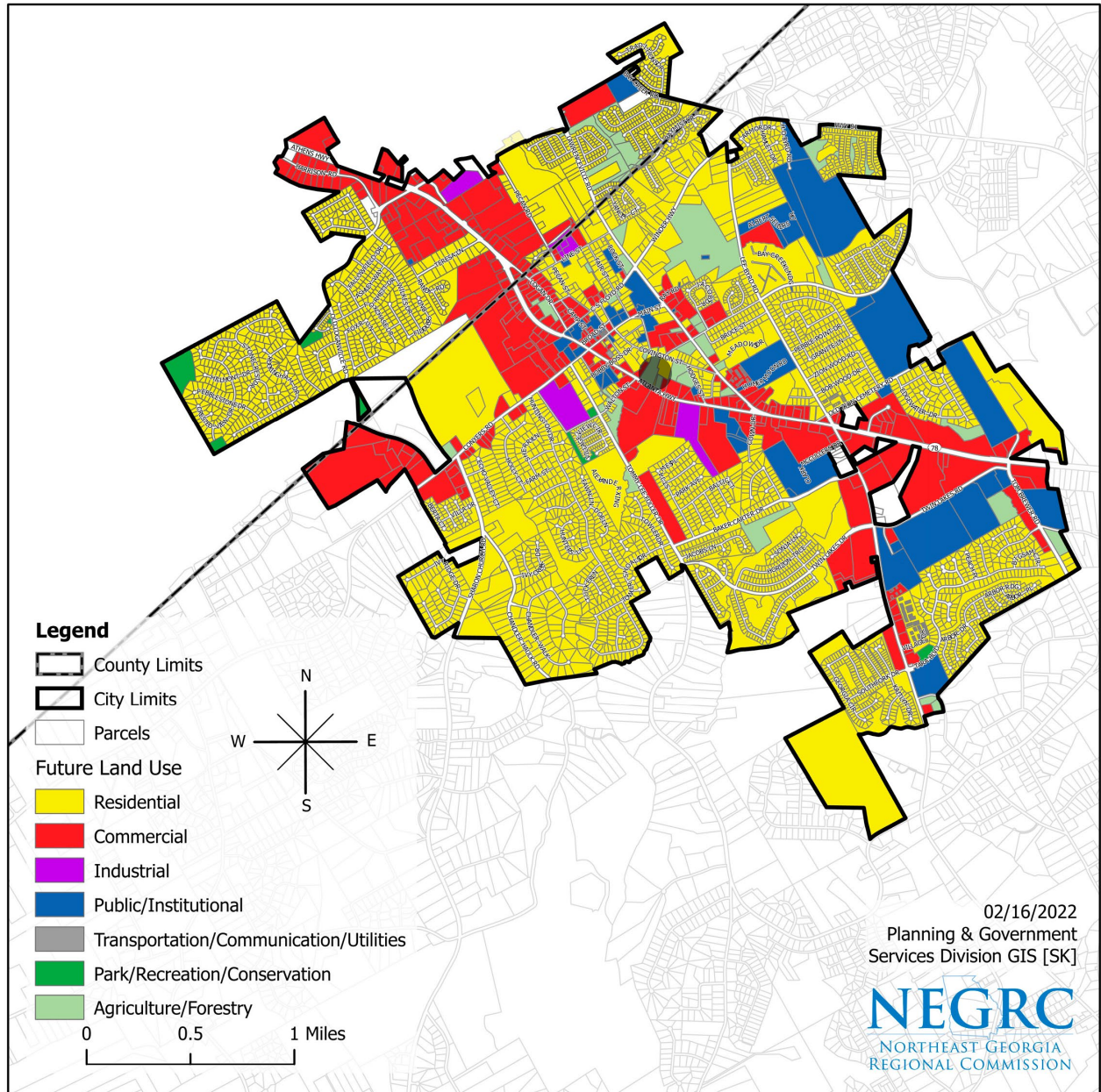
PLANNING COMMISSION HEARING: Oct. 24, 2024

CITY COUNCIL HEARING: Nov. 14, 2024

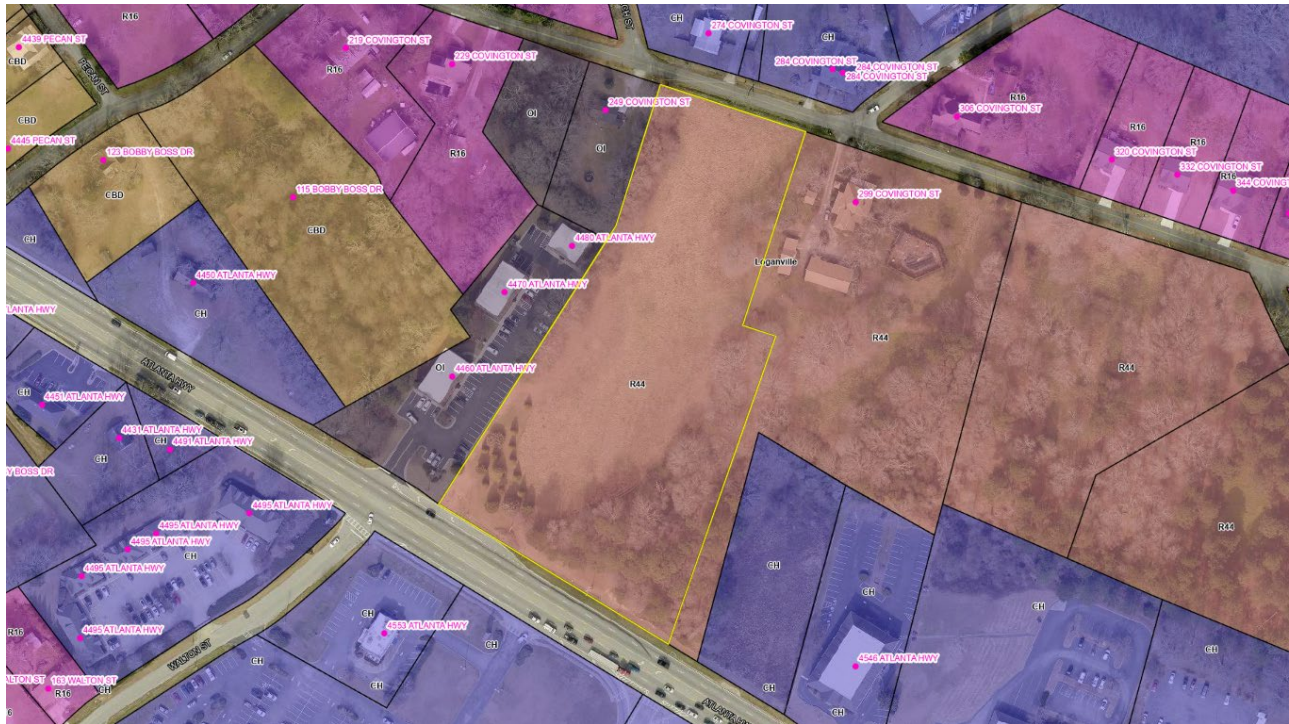
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING



Applicant's Request

The applicant is seeking a variance from City of Loganville Code of Ordinances 119-380 Minimum Off-Street Parking and Loading Requirements. The ordinance states that the parking requirements for banks, professional and general offices, beauty shops and barbershops is one for each 200 square feet of gross floor space plus three for each operator. Initial conversations with the applicant resulted in the project requiring more than 400 parking spaces. The applicant wants to replace the way parking is calculated to be 4.5 per 1,000 square feet gross floor space, which would result in about 250 parking spaces for the same project.

Existing Conditions

The property is currently vacant.



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? The parking criteria for 119-380 does not include medical offices specifically among its use classifications, so the medical offices would be considered professional and general offices. The applicant attempts to make a claim against the use of operator instead of employee, as is the case in other parts of the section, but this was done to accommodate beauty shops, who may not have typical employees but rather stylists who rent a space. There is a category for hospitals and rest homes, but this project has not been interpreted to be in the same category as a hospital and the manner in which parking is calculated does not directly correlate.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? There are not many buildings that would be comparable in size to this project currently inside Loganville city limits, and none of them are medical facilities (Athens Orthopedics would be the closest in size but is only 28,284 square feet situated on 6.45 acres with 140+ parking spaces). Under current interpretations of the ordinances, the required parking would consume almost 2 acres of space. Their proposal of 4.5 spaces per 1,000 square feet of space would be in comparison to the parking at Walmart, which had 5.02 parking spaces per 1,000 square feet of space when it opened.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? The intent of the ordinance is to provide enough parking "sufficient to meet the needs caused by the building ... and that such parking and loading spaces be so that they are in fact readily usable for such purposes." Big parking lots do not help with the aesthetics of the City, but the perceived demand must be taken into account to ensure that there is no overflow parking spilling onto neighboring properties or adjacent streets.

Recommended action: This is a case where the intent of the ordinance can be seen just as easily as a shortcoming. This request falls into a middle area of not meeting the requirements but still being able to meet the intent of the applicable ordinance without being detrimental to the public good. The staff recommendation is for approval of the variance to allow for 4.5 parking spaces per 1,000 square feet of space of the building.



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

City Council Conditions



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? 12 inch on Atlanta Highway

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? Unknown

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? Unknown

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?
Highway 78 (major collector), Covington Street (minor collector)

What is the traffic count for the road? 37,500 for Highway 78, unknown for Covington Street



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

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? Yes

Transportation improvements in the area? If yes, what are they? No, but a decel lane will likely be required for the entrance on Covington Street.

EMERGENCY SERVICES

Nearest city fire station from the development? Station 15 @ 789 Lee Byrd Road

Distance of the nearest station? 1 mile

Most likely station for 1st response? Station 15

Service burdens at the nearest city fire station (under, at, or above capacity) At capacity.