



PLANNING COMMISSION PUBLIC HEARING AGENDA

Thursday, March 23, 2023 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 1.26.2023

5. NEW BUSINESS

A. Case # A23-001 – Dina Vasquez, requests Annexation of property located at 315 Skyland Drive Loganville, GA Gwinnett County. Map/Parcel #5159 013. 0.49+/- acres.

B. Case # R23-002 – Dina Vasquez - filed an application to rezone 0.49+/- acres located on 315 Skyland Drive Map/Parcel #5159 013, Gwinnett County, Georgia. The property owner is Dina Vasquez. The current zoning is O&I. The requested zoning is CH for the development of existing office with opaque fenced outdoor storage.

C. Case # A23-003 – Dina Vasquez, requests Annexation of property located at 315 Skyland Drive Loganville, GA Gwinnett County. Map/Parcel #5159 014. 0.46+/- acres.

D. Case # R23-004 – Dina Vasquez - filed an application to rezone 0.46+/- acres located on 315 Skyland Drive Map/Parcel #5159 014, Gwinnett County, Georgia. The property owner is Dina Vasquez. The current zoning is O&I. The requested zoning is CH for the development of existing office with opaque fenced outdoor storage.

E. Site Plan

F. Staff Report

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION PUBLIC HEARING MINUTES

Thursday, January 26, 2023 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

Meeting called to order at 6:31pm.

CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt

Commissioner Tiffany Ellis

Commissioner Barbara Forrester

Commissioner Lisa Luttrell

Commissioner Amanda Soesbe

Commissioner Alma Thomas

Planning and Development Director Tim Prater

Assistant Director Robbie Schwartz

Administrative Assistant II Sarah Black

ABSENT

Commissioner William Williams II

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES 10/27/2022

Motion to approve minutes made by Commissioner Luttrell, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, and Commissioner Thomas.

Approval of minutes vote 5-0.

5. NEW BUSINESS

- A. Case #R22-016 – Property Guys LLC, filed an application to rezone 0.38+/- acres located on 202 Fair Street Loganville, GA 30052, Map/Parcel # LG050082, Walton County, Georgia. The property owner is Property Guys LLC. The current zoning is R16. The requested zoning is O&I for the development of office space.

Commissioner Soesbe recused herself on this case due to the location of the property up for rezone being on the same street as her place of residence.

Chairman Colquitt opened the floor to the applicant/representative to speak on the case, which there was none.

Chairman Colquitt opened the floor to the Planning Commission to speak on the case.

Commissioner Ellis asked if a gravel or paved road would be added to the property if this rezone

was approved. Assistant Director Schwartz stated that the applicant would be required to create a driveway if the rezone was approved.

Chairman Colquitt opened up questions/comments from the public.

John Soesbe spoke that he lived on Fair Street and was against the rezone. He does not want this property to be rezoned to CH for fear that the rest of the street will follow suite and others will become commercial as well.

Brenda Jenkins on C.S. Floyd spoke that she was for the rezone to CH. She stated that she feels it would help her home sell better/faster if it could also have the potential to be zoned commercial highway.

At this time a motion was made to approve by Commissioner Ellis, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell

Voting Nay: Commissioner Thomas

Voting Abstaining: Commissioner Soesbe

Motion approved 3-1.

- B. Case #R22-017 – Thomas E Todd, filed an application to rezone 0.68+/- acres located on 560 Conyers Road Loganville, GA 30052, Map/Parcel # LG060124A00, Walton County, Georgia. The property owner is T&T Ri Properties LLC. The current zoning is O&I. The requested zoning is CH for the development of none.

Chairman Colquitt opened the floor to the applicant/representative to speak on the case.

Tom Todd, the applicant, stated that he owns a few rental properties in the City of Loganville. This particular property he is renting out to a company who creates T-Shirts. The owner of this company would also like the right to sell these T-shirts at this location. However, the current zoning does not allow for retail sales. Thus the purpose of the rezone to CH in order for the company to make AND sale t-shirts.

Chairman Colquitt opened the floor to the Planning Commission for any questions/concerns. No one had any questions. Chairman Colquitt stated that the other business around this property were already zoned CH so he did not personally see an issue with it being rezoned as such.

Chairman Colquitt opened the floor to the public for any questions/concerns. There were none.

A motion was made to approve by Commissioner Ellis, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, and Commissioner Thomas.

Motion approved 5-0.

6. ADJOURN

A motion was made to adjourn by Commissioner Luttrell, Seconded by Commissioner Ellis.

Voting Yea: Commissioner Ellis, Commissioner Forrester, Commissioner Luttrell, Commissioner Soesbe, and Commissioner Thomas.

Motion to adjourn 5-0.

Meeting adjourned at 6:47pm.



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39
 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633

Date: _____

Application # **A** 23-001**REQUEST FOR ANNEXATION**

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME: <u>Dina Vasquez</u>	NAME: <u>Dina Vasquez</u>	NAME: <u>Dina Vasquez</u>	NAME: <u>Dina Vasquez</u>
ADDRESS: <u>315 Skyland Drive</u>	ADDRESS: <u>315 Skyland Drive</u>	ADDRESS: <u>315 Skyland Drive</u>	ADDRESS: <u>315 Skyland Drive</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>	CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>Georgia</u> Zip: <u>30052</u>	STATE: <u>Georgia</u> Zip: <u>30052</u>	STATE: <u>Georgia</u> Zip: <u>30052</u>	STATE: <u>Georgia</u> Zip: <u>30052</u>
PHONE: <u>678-585-6468</u>	PHONE: <u>678-585-6468</u>	PHONE: <u>678-585-6468</u>	PHONE: <u>678-585-6468</u>
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>W. Charles Ross, Esquire</u>		PHONE: <u>770-962-0100</u>	
EMAIL: <u>cross@powelledwards.com</u>		FAX: _____	
PROPERTY INFORMATION			
MAP & PARCEL # <u>5159 013</u>		PRESENT ZONING: <u>OI</u> (Separate rezoning request required)	
ADDRESS: <u>315 Skyland Drive</u>		COUNTY: <u>Gwinnett</u>	ACREAGE: <u>.49</u>
PROPOSED DEVELOPMENT: <u>Existing Office with Opaque Fenced Outdoor Storage</u>			

You must attach: Application Fee Legal Description Plat of Property Letter of Intent
 Names/Addresses of Abutting Property Owners Shape file of property (GIS File)

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: **\$300.00**CHECK # _____ RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE: _____ NEWSPAPER: **THE WALTON TRIBUNE**PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation

Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn_____
Mayor_____
City Clerk_____
Date

Application # A 23-001

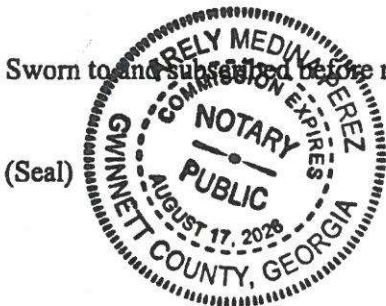
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Dina Vasquez
Applicant's Signature
2/3/23
Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.



Cerey Medina Perez
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

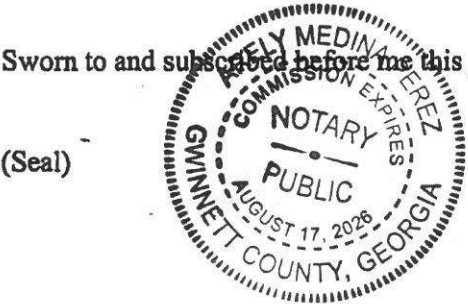
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Dina Vasquez
Owner's Signature
2/3/23
Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.



Cerey Medina Perez
Signature of Notary Public

Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



Jay Crowley
Mandy Williams
Ben Shoemaker
Laura Walsh
Laura Shoop
Caroline Peck

February 6, 2023

Tim Prater, Director
Planning & Development
City of Loganville
PO Box 39
Loganville, Georgia 30051

**RE: LETTER OF INTENT IN SUPPORT OF APPLICATION FOR
ANNEXATION AND REZONING FOR 315 SKYLAND DRIVE AND
ADJACENT PARCEL, LOGANVILLE.**

Dear Mr. Prater:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Dina Vasquez (the "Applicant") to request Annexation of her properties into the City of Loganville and a Rezoning to the CH zoning designation. The Applicant currently operates an office located at 315 Skyland Drive, Loganville, and also owns an adjacent, unaddressed, undeveloped parcel which are both located in unincorporated Gwinnett County but immediately adjacent to commercial property which is located within the City Limits of Loganville. Specifically, the property located at 315 Skyland Drive is .46 acres and has Gwinnett County Tax ID Number R5159 014 and the adjacent property consists of .49 acres and is identified by Tax ID Number R5159 013.

The Applicant is desirous of annexation for several reasons. As noted above, the property holds an existing commercial business. The adjacent vacant parcel is fronted by US 78. These properties clearly fit with the character of the existing uses of the nearby City of Loganville zoned parcels which are zoned commercial. Further, the City of Loganville Comprehensive Plan characterizes the surrounding area as commercial. The remaining nearby Gwinnett County parcels are residential in character and inconsistent with the development trend of the adjoining area. The Applicant's property is adjacent to a large CH zoned property, so Annexation would be allowable. The rear of the Applicant's property is enclosed by a six-foot high, one hundred percent (100%) opaque privacy fence. Additionally, the CH designation would allow the Applicant to place materials used in her business behind the screening of the already existing fence. This would allow her business to operate more efficiently as well as to reduce wasteful trips to an off-site storage area to pick-up equipment, which is a benefit to anyone who travels along Highway 78.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

February 6, 2023
Page 2

As all storage would be hidden from view, there would be no change in the appearance or the operation of the business upon the property. Additionally, the City of Loganville would have the opportunity to Condition the properties in a manner consistent with the City's vision for the gateway area into the City.

The Applicant and its representatives welcome the opportunity to meet with you and your staff and to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Annexation and Rezoning filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures

All that certain property situated and being in Land Lot 130 of the 5th District of Gwinnett County, being Lot 2, Block B, Unit 1, Sunny Acres Subdivision, as shown in Plat Book K, page 78, Gwinnett County records, and known as Route #2, Skyland Drive, Loganville, Georgia, according to the present system of numbering in Gwinnett County, Georgia. MAP/Parcel #R5159 014

AND ALSO:

All that tract or parcel of land lying and being in Land Lot 130 of the 5th District of Gwinnett County, Georgia, containing 0.491 acres, more or less, and being more particularly described as follows: To find the true point of beginning, begin at the right-of-way monument found at the intersection of the northeasterly right-of-way of Highway 78 and the southwesterly right-of-way of Skyland Drive; continue thence North 63° 43' 11" West a distance of 67.87 feet to an iron pin set, which is the true point of beginning; thence departing said right-of-way of Highway 78, run thence North 30° 45' 00" West a distance of 199.99 feet to a point; run thence North 54° 17' 18" East a distance of 98.92 feet to a point; run thence South 35° 29' 16" East a distance of 199.96 feet to a point; run thence South 54° 38' 43" west a distance of 115.44 feet to a point, which point is the true point of beginning, all as shown on that certain survey for Alice Still dated November 27, 2006 and prepared by Robert W. Von Itter, Georgia Registered Land Surveyor No. 2251. MAP/Parcel #R5159 013

Adjacent Property Owners

Surgicare Holdings, LLC
367 Athens Highway, Suite 100
Loganville, Georgia 30052-2207

Alicia Dell Swancey
305 Skyland Drive
Loganville, Georgia 30052-4920

Suhil Amir Valiani
1955 Webb Gin House Road
Snellville, Georgia 30078-2031

360 Atlanta Hwy Reality LLC
30 Rundlett Way
Middleton, MA 01949 - 2524



CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: _____

Application # **R** 23-002

REQUEST FOR ZONING MAP AMENDMENT
A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>Dina Vasquez</u> ADDRESS: <u>315 Skyland Drive</u> CITY: <u>Loganville</u> STATE: <u>Georgia</u> Zip: <u>30052</u> PHONE: <u>678-585-6468</u>	NAME: <u>Dina Vasquez</u> ADDRESS: <u>315 Skyland Drive</u> CITY: <u>Loganville</u> STATE: <u>Georgia</u> Zip: <u>30052</u> PHONE: <u>678-585-6468</u> <small>(*attach additional pages if necessary to list all owners)</small>		
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>W. Charles Ross, Esquire</u> EMAIL: <u>cross@powelledwards.com</u>		PHONE: <u>770-962-0100</u> FAX: _____	
PROPERTY INFORMATION			
MAP & PARCEL # <u>5159 013</u> PRESENT ZONING: <u>OI</u> REQUESTED ZONING: <u>CH</u> ADDRESS: <u>315 Skyland Drive</u> COUNTY: <u>Gwinnett</u> ACREAGE: <u>.49</u> PROPOSED DEVELOPMENT: <u>Existing Office with Opaque Fenced Outdoor Storage</u>			

You must attach: Application Fee Legal Description Plat of Property Campaign Contribution Disclosure
 Letter of Intent Site Plan Names/Addresses of Abutting Property Owners Impact Analysis

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ **DATE:** _____ **FEE PAID:** \$500.00

CHECK # _____ **RECEIPT #** _____ **TAKEN BY:** _____ **DATE OF LEGAL NOTICE :** _____ **NEWSPAPER:** THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation

Commission Chairman: _____ **DATE:** _____

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn

 Mayor

 City Clerk

 Date


Application # **R** 23-002

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Dina Vasquez 2/3/23
Applicant's Signature Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.
(Seal)  Arely Medina Perez
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

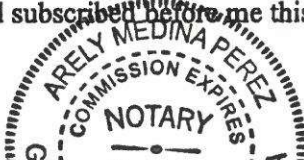
The undersigned hereby certifies that they are: (check all that apply)

- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Dina Vasquez 2/3/23
Owner's Signature Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.
(Seal)  Arely Medina Perez
Signature of Notary Public

Application # **R** 23-002

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Dina Vasquez 2/3/23
Applicant's Signature Date

Dina Vasquez
Print Name

W. Charles Ross 2/6/23
Signature of Applicant's Attorney or Agent Date

W. Charles Ross
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

 YES X NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # R 23-002

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

In the space provided or in a separate attachment, provide responses to the following questions:

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**
There would be no change. The property is already operating as an office and the rear of the property is surrounded by a six foot high, 100% opaque fence.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There is no change in use, so there would be no additional congestion or traffic safety concern.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
The use is an existing commercial office that will not contribute to overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The use is a continuing operation. There is no new impact to the infrastructure.
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
As this is an existing use, the Owner has already demonstrated her dedication to keeping the property free of blight. The existing fence further serves as a screen from outside view into the storage area.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
All of the surrounding properties in the City of Loganville are classified as "Commercial" under the Comprehensive Plan.
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The only change if the request is approved is that the Applicant will be allowed to store her equipment in the already fenced-in area that meets the CH zoning standards. There is a six foot 100% opaque fence already installed around the area that would be used for storage.
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
None
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The business is already operating under Gwinnett County zoning guidelines. As this property is located at the gateway to the Loganville, granting the application will allow the City greater control over the appearance and use of the property.

Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



Jay Crowley
Mandy Williams
Ben Shoemaker
Laura Walsh
Laura Shoop
Caroline Peck

February 6, 2023

Tim Prater, Director
Planning & Development
City of Loganville
PO Box 39
Loganville, Georgia 30051

**RE: LETTER OF INTENT IN SUPPORT OF APPLICATION FOR
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The Applicant is desirous of annexation for several reasons. As noted above, the property holds an existing commercial business. The adjacent vacant parcel is fronted by US 78. These properties clearly fit with the character of the existing uses of the nearby City of Loganville zoned parcels which are zoned commercial. Further, the City of Loganville Comprehensive Plan characterizes the surrounding area as commercial. The remaining nearby Gwinnett County parcels are residential in character and inconsistent with the development trend of the adjoining area. The Applicant's property is adjacent to a large CH zoned property, so Annexation would be allowable. The rear of the Applicant's property is enclosed by a six-foot high, one hundred percent (100%) opaque privacy fence. Additionally, the CH designation would allow the Applicant to place materials used in her business behind the screening of the already existing fence. This would allow her business to operate more efficiently as well as to reduce wasteful trips to an off-site storage area to pick-up equipment, which is a benefit to anyone who travels along Highway 78.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

February 6, 2023
Page 2

As all storage would be hidden from view, there would be no change in the appearance or the operation of the business upon the property. Additionally, the City of Loganville would have the opportunity to Condition the properties in a manner consistent with the City's vision for the gateway area into the City.

The Applicant and its representatives welcome the opportunity to meet with you and your staff and to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Annexation and Rezoning filed herewith. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures

Scale: $1'' = 60'$

All that certain property situated and being in Land Lot 130 of the 5th District of Gwinnett County, being Lot 2, Block B, Unit 1, Sunny Acres Subdivision, as shown in Plat Book K, page 78, Gwinnett County records, and known as Route #2, Skyland Drive, Loganville, Georgia, according to the present system of numbering in Gwinnett County, Georgia. MAP/Parcel #R5159 014

AND ALSO:

All that tract or parcel of land lying and being in Land Lot 130 of the 5th District of Gwinnett County, Georgia, containing 0.491 acres, more or less, and being more particularly described as follows: To find the true point of beginning, begin at the right-of-way monument found at the intersection of the northeasterly right-of-way of Highway 78 and the southwesterly right-of-way of Skyland Drive; continue thence North 63° 43' 11" West a distance of 67.87 feet to an iron pin set, which is the true point of beginning; thence departing said right-of-way of Highway 78, run thence North 30° 45' 00" West a distance of 199.99 feet to a point; run thence North 54° 17' 18" East a distance of 98.92 feet to a point; run thence South 35° 29' 16" East a distance of 199.96 feet to a point; run thence South 54° 38' 43" west a distance of 115.44 feet to a point, which point is the true point of beginning, all as shown on that certain survey for Alice Still dated November 27, 2006 and prepared by Robert W. Von Itter, Georgia Registered Land Surveyor No. 2251. MAP/Parcel #R5159 013

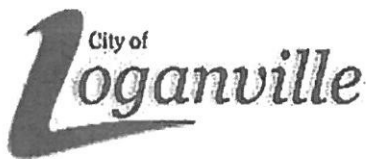
Adjacent Property Owners

Surgicare Holdings, LLC
367 Athens Highway, Suite 100
Loganville, Georgia 30052-2207

Alicia Dell Swancey
305 Skyland Drive
Loganville, Georgia 30052-4920

Suhil Amir Valiani
1955 Webb Gin House Road
Snellville, Georgia 30078-2031

360 Atlanta Hwy Reality LLC
30 Rundlett Way
Middleton, MA 01949-2524



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39
 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633

Date: _____

Application # **A** 23-003**REQUEST FOR ANNEXATION**

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Dina Vasquez</u>	NAME: <u>Dina Vasquez</u>
ADDRESS: <u>315 Skyland Drive</u>	ADDRESS: <u>315 Skyland Drive</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>Georgia</u> Zip: <u>30052</u>	STATE: <u>Georgia</u> Zip: <u>30052</u>
PHONE: <u>678-585-6468</u>	PHONE: <u>678-585-6468</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>W. Charles Ross, Esquire</u> PHONE: <u>770-962-0100</u>	
EMAIL: <u>cross@powelledwards.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>5159 014</u> PRESENT ZONING: <u>OI</u> (Separate rezoning request required)	
ADDRESS: <u>315 Skyland Drive</u> COUNTY: <u>Gwinnett</u> ACREAGE: <u>.46</u>	
PROPOSED DEVELOPMENT: <u>Existing Office with Opaque Fenced Outdoor Storage</u>	

You must attach: Application Fee Legal Description Plat of Property Letter of Intent
 Names/Addresses of Abutting Property Owners Shape file of property (GIS File)

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$300.00CHECK # _____ RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation

Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn_____
Mayor_____
City Clerk_____
Date

Application # A 23-003

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Dina Vasquez 2/3/23
Applicant's Signature Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.
(Seal) Carely Medina Perez
Signature of Notary Public



Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

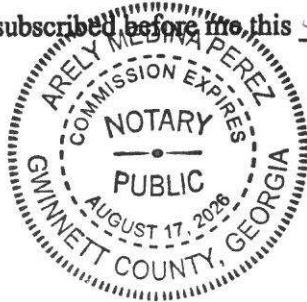
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Dina Vasquez 2/3/23
Owner's Signature Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.
(Seal) Carely Medina Perez
Signature of Notary Public



Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



Jay Crowley
Mandy Williams
Ben Shoemaker
Laura Walsh
Laura Shoop
Caroline Peck

February 6, 2023

Tim Prater, Director
Planning & Development
City of Loganville
PO Box 39
Loganville, Georgia 30051

**RE: LETTER OF INTENT IN SUPPORT OF APPLICATION FOR
ANNEXATION AND REZONING FOR 315 SKYLAND DRIVE AND
ADJACENT PARCEL, LOGANVILLE.**

Dear Mr. Prater:

Powell & Edwards, P.C. submits this Letter of Intent on behalf of Dina Vasquez (the "Applicant") to request Annexation of her properties into the City of Loganville and a Rezoning to the CH zoning designation. The Applicant currently operates an office located at 315 Skyland Drive, Loganville, and also owns an adjacent, unaddressed, undeveloped parcel which are both located in unincorporated Gwinnett County but immediately adjacent to commercial property which is located within the City Limits of Loganville. Specifically, the property located at 315 Skyland Drive is .46 acres and has Gwinnett County Tax ID Number R5159 014 and the adjacent property consists of .49 acres and is identified by Tax ID Number R5159 013.

The Applicant is desirous of annexation for several reasons. As noted above, the property holds an existing commercial business. The adjacent vacant parcel is fronted by US 78. These properties clearly fit with the character of the existing uses of the nearby City of Loganville zoned parcels which are zoned commercial. Further, the City of Loganville Comprehensive Plan characterizes the surrounding area as commercial. The remaining nearby Gwinnett County parcels are residential in character and inconsistent with the development trend of the adjoining area. The Applicant's property is adjacent to a large CH zoned property, so Annexation would be allowable. The rear of the Applicant's property is enclosed by a six-foot high, one hundred percent (100%) opaque privacy fence. Additionally, the CH designation would allow the Applicant to place materials used in her business behind the screening of the already existing fence. This would allow her business to operate more efficiently as well as to reduce wasteful trips to an off-site storage area to pick-up equipment, which is a benefit to anyone who travels along Highway 78.

A PROFESSIONAL CORPORATION

P.O. Box 1390 • Lawrenceville, Georgia 30046-1390 • powelledwards.com • 770.962.0100
Street Address For Direct Deliveries Only • 10 Lumpkin Street Lawrenceville, GA 30046

February 6, 2023
Page 2

As all storage would be hidden from view, there would be no change in the appearance or the operation of the business upon the property. Additionally, the City of Loganville would have the opportunity to Condition the properties in a manner consistent with the City's vision for the gateway area into the City.

The Applicant and its representatives welcome the opportunity to meet with you and your staff and to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Annexation and Rezoning filed herewith. The Applicant respectfully requests your approval of these Applications.

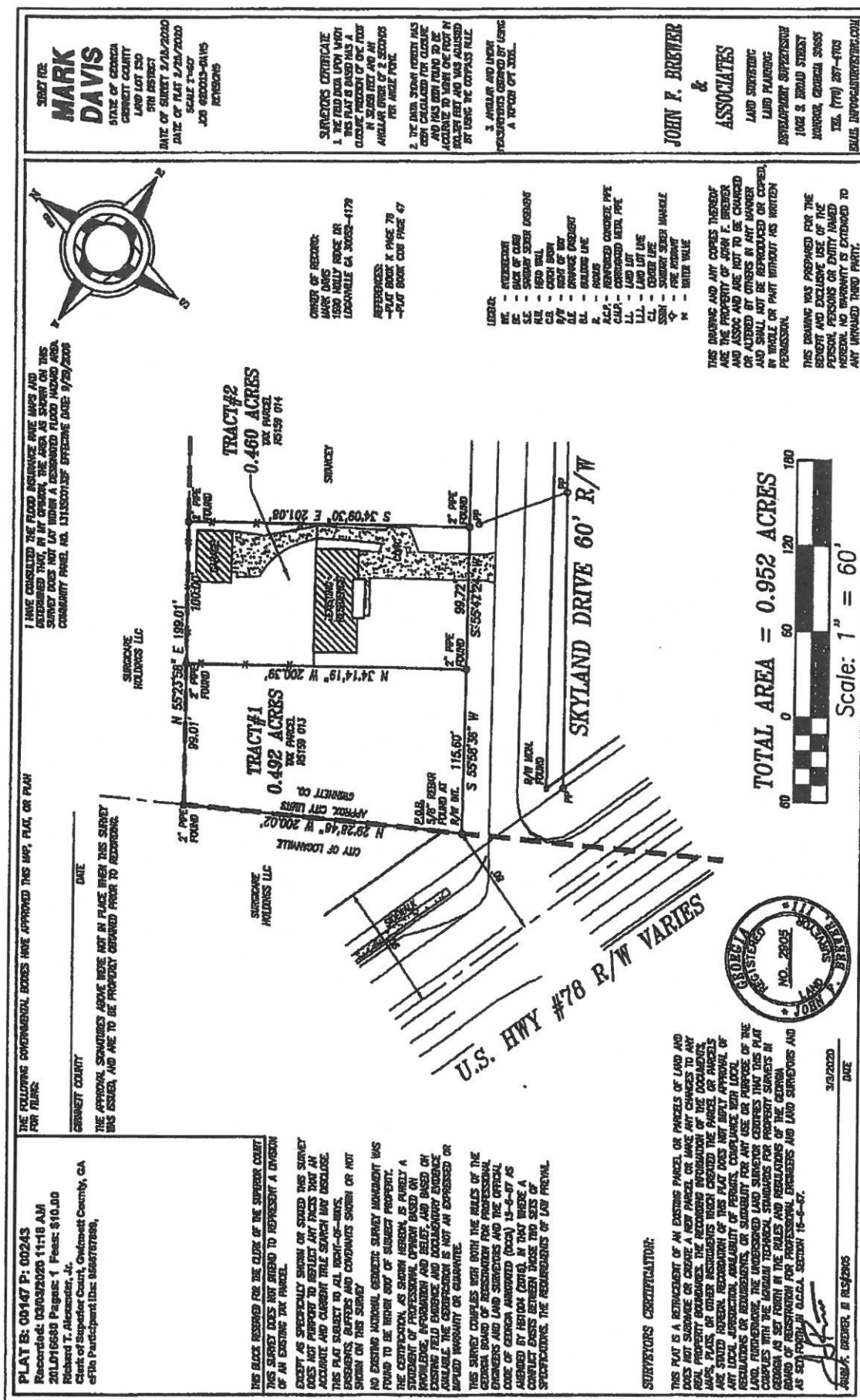
Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures



All that certain property situated and being in Land Lot 130 of the 5th District of Gwinnett County, being Lot 2, Block B, Unit 1, Sunny Acres Subdivision, as shown in Plat Book K, page 78, Gwinnett County records, and known as Route #2, Skyland Drive, Loganville, Georgia, according to the present system of numbering in Gwinnett County, Georgia. MAP/Parcel #R5159 014

AND ALSO:

All that tract or parcel of land lying and being in Land Lot 130 of the 5th District of Gwinnett County, Georgia, containing 0.491 acres, more or less, and being more particularly described as follows: To find the true point of beginning, begin at the right-of-way monument found at the intersection of the northeasterly right-of-way of Highway 78 and the southwesterly right-of-way of Skyland Drive; continue thence North 63° 43' 11" West a distance of 67.87 feet to an iron pin set, which is the true point of beginning; thence departing said right-of-way of Highway 78, run thence North 30° 45' 00" West a distance of 199.99 feet to a point; run thence North 54° 17' 18" East a distance of 98.92 feet to a point; run thence South 35° 29' 16" East a distance of 199.96 feet to a point; run thence South 54° 38' 43" west a distance of 115.44 feet to a point, which point is the true point of beginning, all as shown on that certain survey for Alice Still dated November 27, 2006 and prepared by Robert W. Von Itter, Georgia Registered Land Surveyor No. 2251. MAP/Parcel #R5159 013

Adjacent Property Owners

Surgicare Holdings, LLC
367 Athens Highway, Suite 100
Loganville, Georgia 30052-2207

Alicia Dell Swancey
305 Skyland Drive
Loganville, Georgia 30052-4920

Suhil Amir Valiani
1955 Webb Gin House Road
Snellville, Georgia 30078-2031

360 Atlanta Hwy Reality LLC
30 Rundlett Way
Middleton, MA 01949-2524



CITY OF LOGANVILLE
 Department of Planning & Development
 P.O. Box 39 • 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: _____

Application # **R** 23-004**REQUEST FOR ZONING MAP AMENDMENT**

A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	<u>Dina Vasquez</u>	NAME:	<u>Dina Vasquez</u>
ADDRESS:	<u>315 Skyland Drive</u>	ADDRESS:	<u>315 Skyland Drive</u>
CITY:	<u>Loganville</u>	CITY:	<u>Loganville</u>
STATE:	<u>Georgia</u> Zip: <u>30052</u>	STATE:	<u>Georgia</u> Zip: <u>30052</u>
PHONE:	<u>678-585-6468</u>	PHONE:	<u>678-585-6468</u>
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>W. Charles Ross, Esquire</u>		PHONE: <u>770-962-0100</u>	
EMAIL: <u>cross@powelledwards.com</u>		FAX: _____	
PROPERTY INFORMATION			
MAP & PARCEL # <u>5159 014</u>		PRESENT ZONING: <u>OI</u> REQUESTED ZONING: <u>CH</u>	
ADDRESS: <u>315 Skyland Drive</u>		COUNTY: <u>Gwinnett</u> ACREAGE: <u>.46</u>	
PROPOSED DEVELOPMENT: <u>Existing Office with Opaque Fenced Outdoor Storage</u>			

You must attach: Application Fee Legal Description Plat of Property Campaign Contribution Disclosure
 Letter of Intent Site Plan Names/Addresses of Abutting Property Owners Impact Analysis

Pre-Application Conference Date: _____

Accepted by Planning & Development: _____ DATE: _____ FEE PAID: \$500.00CHECK # _____ RECEIPT # _____ TAKEN BY: _____ DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation

Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn

Mayor_____
City Clerk_____
Date

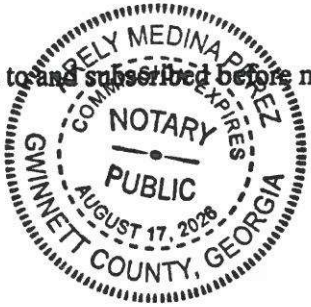
Application # **R** 23-004

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Dina Vasquez 2/3/23
Applicant's Signature Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.
(Seal)  Arely Medina Perez
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)


The undersigned hereby certifies that they are: (check all that apply)

- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Dina Vasquez 2/3/23
Owner's Signature Date

Dina Vasquez, Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of February, 2023.
(Seal)  Arely Medina Perez
Signature of Notary Public

Application # R 23-004

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Dina Vasquez 2/3/23
Applicant's Signature Date

Dina Vasquez
Print Name

W. Charles Ross 2/6/23
Signature of Applicant's Attorney or Agent Date

W. Charles Ross
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

 YES X NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION
OF GOVERNMENT OFFICIAL

CONTRIBUTIONS (List all
aggregating to \$250 or more)

DATE OF
CONTRIBUTION

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # R 23-004

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

In the space provided or in a separate attachment, provide responses to the following questions:

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**
There would be no change. The property is already operating as an office and the rear of the property is surrounded by a six foot high, 100% opaque fence.

2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There is no change in use, so there would be no additional congestion or traffic safety concern.

3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
The use is an existing commercial office that will not contribute to overcrowding or urban sprawl.

4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The use is a continuing operation. There is no new impact to the infrastructure.

5. **How does the proposed zoning provide protection of property against blight and depreciation?**
As this is an existing use, the Owner has already demonstrated her dedication to keeping the property free of blight. The existing fence further serves as a screen from outside view into the storage area.

6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
All of the surrounding properties in the City of Loganville are classified as "Commercial" under the Comprehensive Plan.

7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The only change if the request is approved is that the Applicant will be allowed to store her equipment in the already fenced-in area that meets the CH zoning standards. There is a six foot 100% opaque fence already installed around the area that would be used for storage.

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

9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The business is already operating under Gwinnett County zoning guidelines. As this property is located at the gateway to the Loganville, granting the application will allow the City greater control over the appearance and use of the property.

Tony Powell
Brian Edwards
Nathan Powell
W. Charles Ross



POWELL & EDWARDS
ATTORNEYS AT LAW

Jay Crowley
Mandy Williams
Ben Shoemaker
Laura Walsh
Laura Shoop
Caroline Peck

February 6, 2023

Tim Prater, Director
Planning & Development
City of Loganville
PO Box 39
Loganville, Georgia 30051

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Dear Mr. Prater:

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February 6, 2023
Page 2

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The Applicant and its representatives welcome the opportunity to meet with you and your staff and to answer any questions or to address any concern relating to the matters set forth in this Letter of Intent or in its Application for Annexation and Rezoning filed herewith. The Applicant respectfully requests your approval of these Applications.

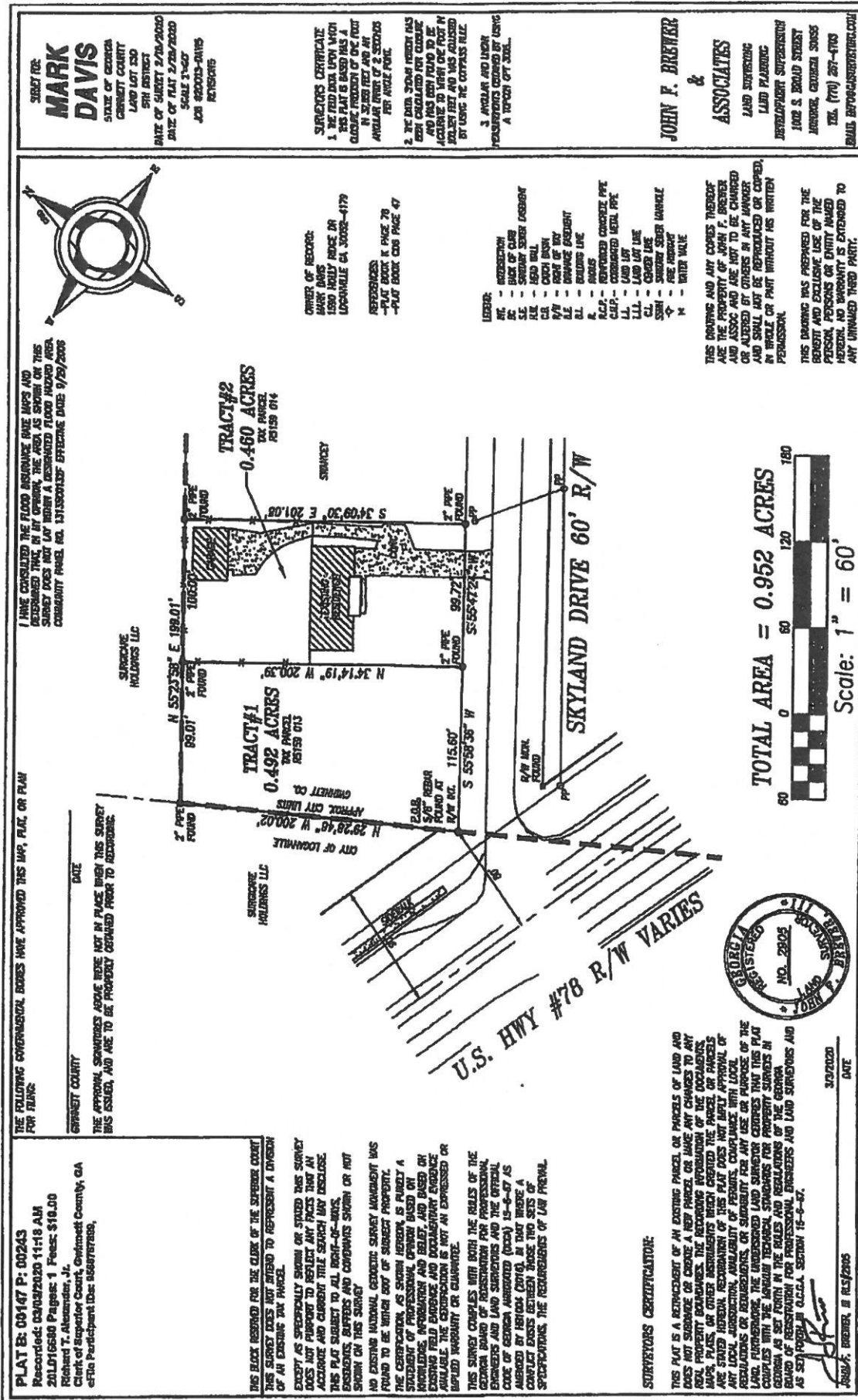
Respectfully submitted,

POWELL & EDWARDS, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures



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Adjacent Property Owners

Surgicare Holdings, LLC
367 Athens Highway, Suite 100
Loganville, Georgia 30052-2207

Alicia Dell Swancey
305 Skyland Drive
Loganville, Georgia 30052-4920

Suhil Amir Valiani
1955 Webb Gin House Road
Snellville, Georgia 30078-2031

360 Atlanta Hwy Reality LLC
30 Rundlett Way
Middleton, MA 01949-2524

PLAT B: 00147 P: 00243

Recorded: 03/03/2020 11:18 AM

20L016680 Pages: 1 Fees: \$10.00

Richard T. Alexander, Jr.

Clerk of Superior Court, Gwinnett County, GA

eFile Participant IDs: 9566767899,

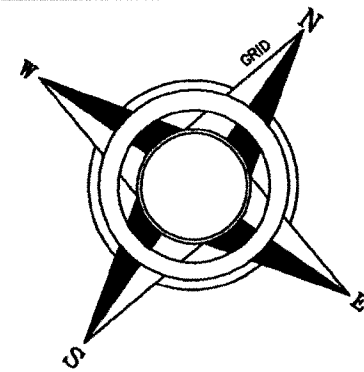
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

GWINNETT COUNTY

DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13135C0132F EFFECTIVE DATE: 9/29/2006



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCCA) 15-6-67 AS AMENDED BY HB1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

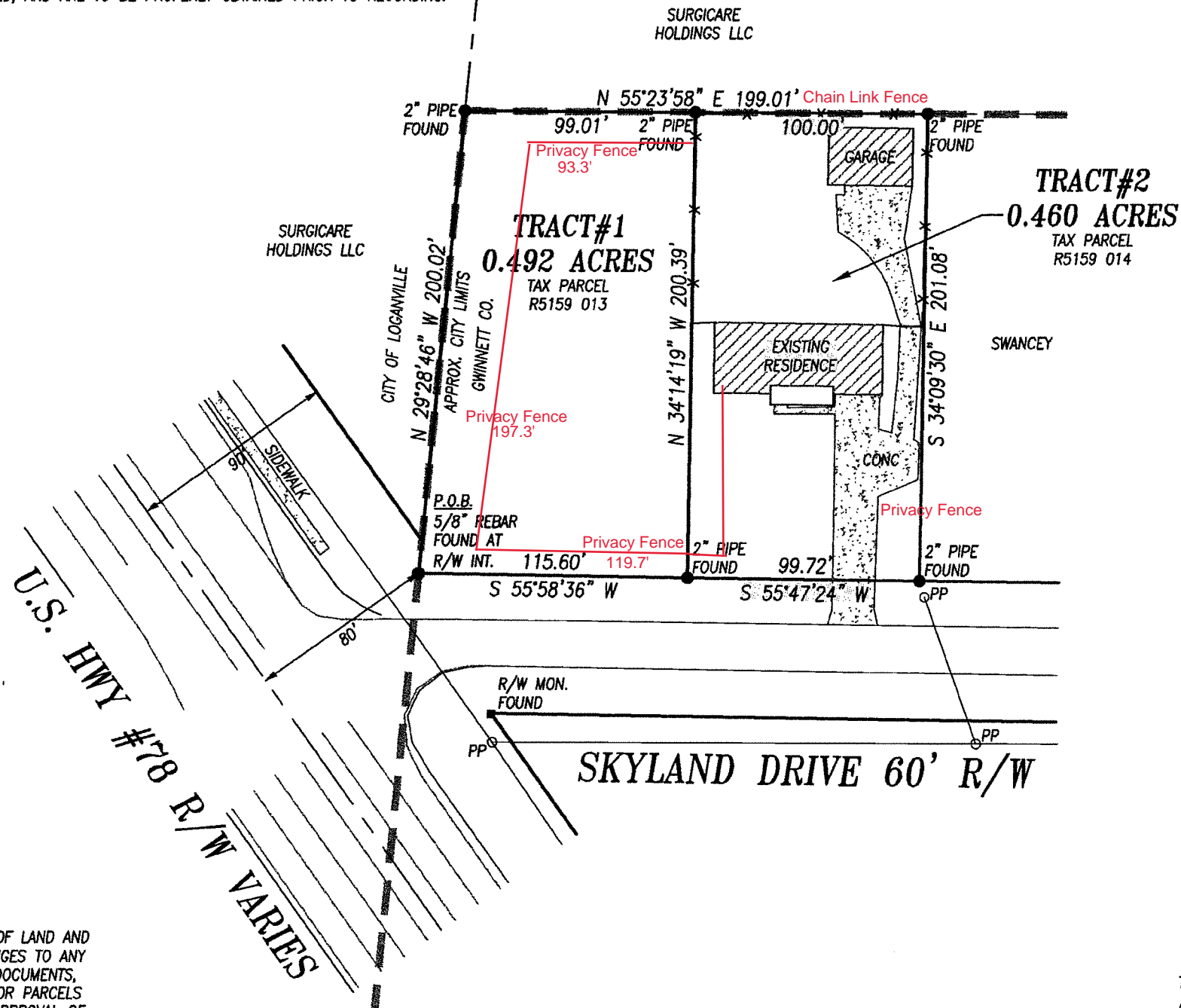
SURVEYORS CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN F. BREWER, III RLS#2905

3/3/2020

DATE



OWNER OF RECORD:
MARK DAVIS
1590 HOLLY RIDGE DR
LOGANVILLE GA 30052-4179

REFERENCES:
-PLAT BOOK K PAGE 78
-PLAT BOOK CD6 PAGE 47

LEGEND:

INT. - INTERSECTION
BC - BACK OF CURB
S.E. - SANITARY SEWER EASEMENT
H.W. - HEAD WALL
C.B. - CATCH BASIN
R/W - RIGHT OF WAY
D.E. - DRAINAGE EASEMENT
B.L. - BUILDING LINE
R. - RADIUS
R.C.P. - REINFORCED CONCRETE PIPE
C.M.P. - CORRUGATED METAL PIPE
L.L. - LAND LOT
L.L.L. - LAND LOT LINE
C.L. - CENTER LINE
SSMH - SANITARY SEWER MANHOLE
F - FIRE HYDRANT
W - WATER VALVE

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

SURVEY FOR
MARK DAVIS

STATE OF GEORGIA
GWINNETT COUNTY
LAND LOT 130
5TH DISTRICT

DATE OF SURVEY 2/18/2020

DATE OF PLAT 2/28/2020

SCALE 1"=60'

JOB #20013-DAVIS

REVISIONS

SURVEYORS CERTIFICATE
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,658 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.

2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,329 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.

3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3005...

JOHN F. BREWER
&
ASSOCIATES

LAND SURVEYING
LAND PLANNING
DEVELOPMENT SUPERVISION
1002 S. BROAD STREET
MONROE, GEORGIA 30655
TEL. (770) 267-4703
EMAIL INFO@GASURVEYING.COM



Planning & Development
4303 Lawrenceville Road
Loganville, GA 30052
Phone 770.466.2633

Case #: A23-001 / R23-002 / A23-002 / R23-004

Applicant: Dina Vasquez

Property Owner: Dina Vasquez

Property Location: 315 Skyland Drive

Tax Map/Parcel: 5159013 and 5159014

Property Size: .49 and .46 acres

Current Zoning: Office & Institutional (Gwinnett County)

Proposed Zoning: Commercial Highway

Proposed Use: Continuation of Existing Business

Applicant’s Request

The applicant is seeking annexation into the City of Loganville and a zoning designation of CH to allow for storage of materials and equipment. This is not allowed under neither Gwinnett County nor City of Loganville zoning criteria for O&I.

Existing Conditions

The current business attempted an annexation and commercial rezone into the City of Loganville in May/June 2020 but were denied out of concerns of the impact on the residences along Skyland Drive. The property was granted the O&I zoning by Gwinnett County in September 2020 with the condition that a fence be placed on the property to screen it from the nearby residential zoning.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? There would be limited impact on the overall appearance of the City as this property already serves a commercial purpose in its current form. There may be some concern about the impact on the aesthetic conditions of adjacent parcels as it relates to the size of the equipment and materials stored and whether or not it will be visible above the current fencing.

What is the impact upon thoroughfare congestion and traffic safety? As this property is already being used for commercial purposes, there would be no greater impact on congestion than what already exists. Traffic safety could potentially be impacted by the size of the equipment being brought to and taken from the site.

What is the impact upon population density and the potential for overcrowding and urban sprawl? None as the property is maintaining its commercial use.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? None as the property is maintaining its already existing use.

How does the proposed use provide protection of property against blight and depreciation? It does not.

Is the proposed use consistent with the adopted Comprehensive Plan? The property was not inside city limits and as a result not included in the City of Loganville’s Comprehensive Plan, though properties in the area that are inside the city limits are zoned CH. The Gwinnett County Future Land Use Map identifies this property as Community Mixed Use (non-residential).

What is the impact upon adjacent property owners if the request is approved? As this property already exists as commercial, the potential impact to adjacent property owners would be minimal.

What is the impact upon adjacent property owners if the request is not approved? There would be no impact on adjacent property owners if the request is denied.

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.

Recommended action: This property meets the criteria for annexation and the CH zoning is in line with other properties in the vicinity.

Planning Commission Recommended Conditions

City Council Conditions Conditions