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883 LEE BYRD ROAD DEVELOPMENT

FREQUENTLY ASKED QUESTIONS

As there has been much discussion concerning the development at 883 Lee Byrd Road in Loganville, Walton County, Georgia, to include some misinformation, the city is providing the following answers to frequently asked questions.

- **Why did this project not come before the City Council for approval?**

  Under the Ordinances of the City of Loganville, if a particular use is allowed in a zoning district, and the plans for the use do not require a variance from the existing rules, regulations, or ordinances of the city, or a re-zoning, the Planning Department may go through the permitting process administratively.

  For example, if a fast-food restaurant is permitted in zoning CH, and the land is zoned appropriately, the business would not come before the Planning Board or the City Council prior to being issued permits by the city.

- **What about potential traffic problems?**

  The city development regulations do not automatically require a traffic study. The city's engineer, during the permitting process, required a trip generation report. In response, the developer agreed to widen the roadway to provide a left-turn lane into the property and a right-turn deceleration lane. These were done to mitigate traffic back-up on Lee Byrd Road.

- **Why was there no public notice?**

  Per the ordinances of the City of Loganville and Georgia State Law, public notice via newspaper advertisement and property posting is only required for annexations, re-zoning applications, variances, and special use permits. As this development was not in any of these categories, there was no requirement to publicly post the development or to notify adjacent landowners.

- **How can such a large building be allowed in residential zoning?**

  The Zoning Ordinance as it has existed since at least 2005 permits “Churches, synagogues, chapels, and other places of worship and instruction when located on a thoroughfare having minimum classification of at least a major collector street, and having a minimum lot area of three acres” as a special use in all residential districts. (Zoning Ordinance §119-177(3)(c)) Although a “special use,” the ordinance does not require a special use permit as other parts of the zoning code do; rather, it simply requires certain qualifications to be met.

  This is not the first such development in a residential district. In fact, the City of Loganville has numerous developments in areas zoned residential that have existed for years.

- **I heard the development had no permits. Is that true?**

  The development at 883 Lee Byrd has been issued three permits to date. The first was to remodel the existing residence on the property (*Permit 23-230, issued October 30, 2023*). They have also submitted application for, and had approved, a Land Disturbance Permit (*Permit 26-152, issued April 20,* 2026) and a Development Permit (*Permit 26-182, issued May 11, 2026*).

  All work done on the site to-date has been properly permitted through the processes required by the Zoning Ordinances.