



Staff Report — Annexation

ZONING CASE #: A25-011

LANDOWNERS: Eddie H. Atha and Regina M. Atha

APPLICANT: Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC

PROPERTY ADDRESS: 4109 Chandler Haulk Road

MAP/PARCEL #: C0220010

PARCEL DESCRIPTION: Single Family Home

AREA: 4.13 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

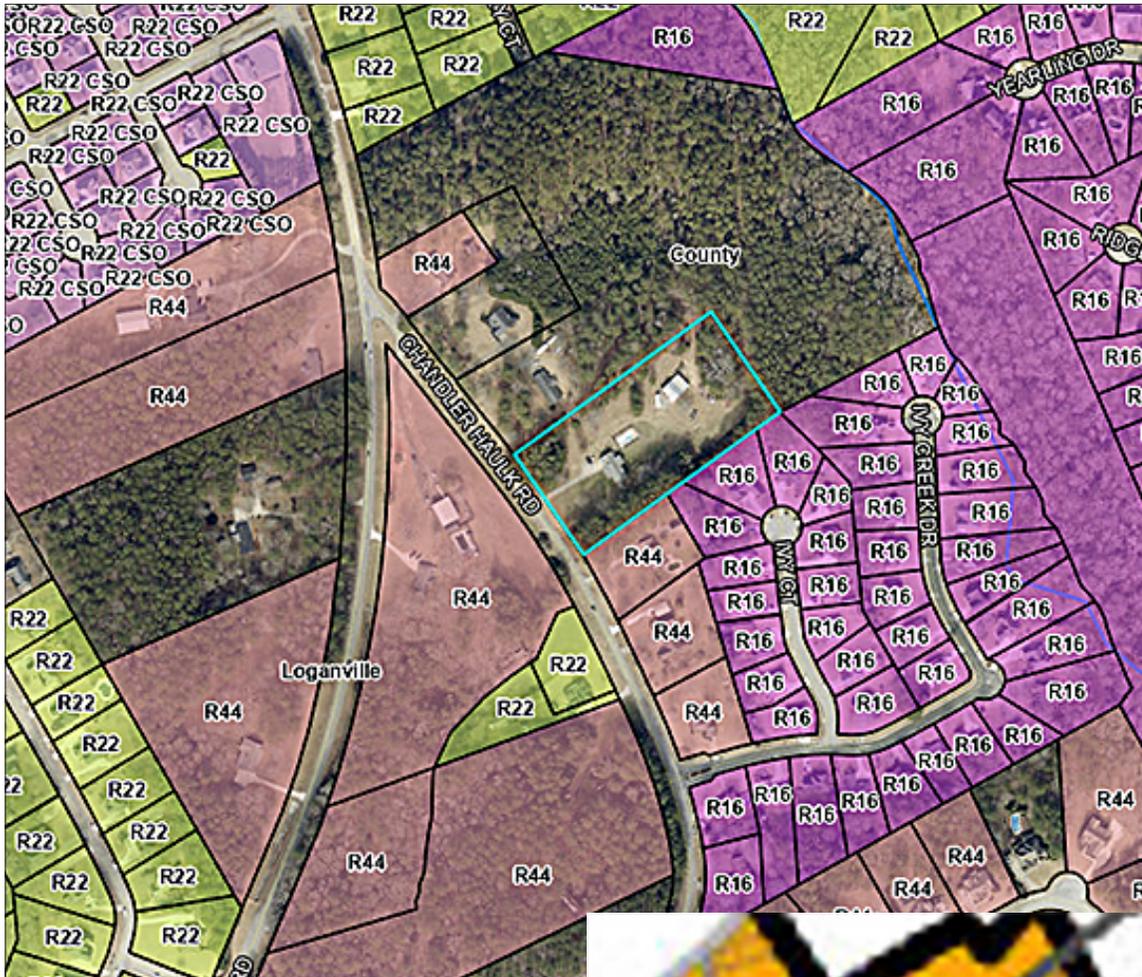
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

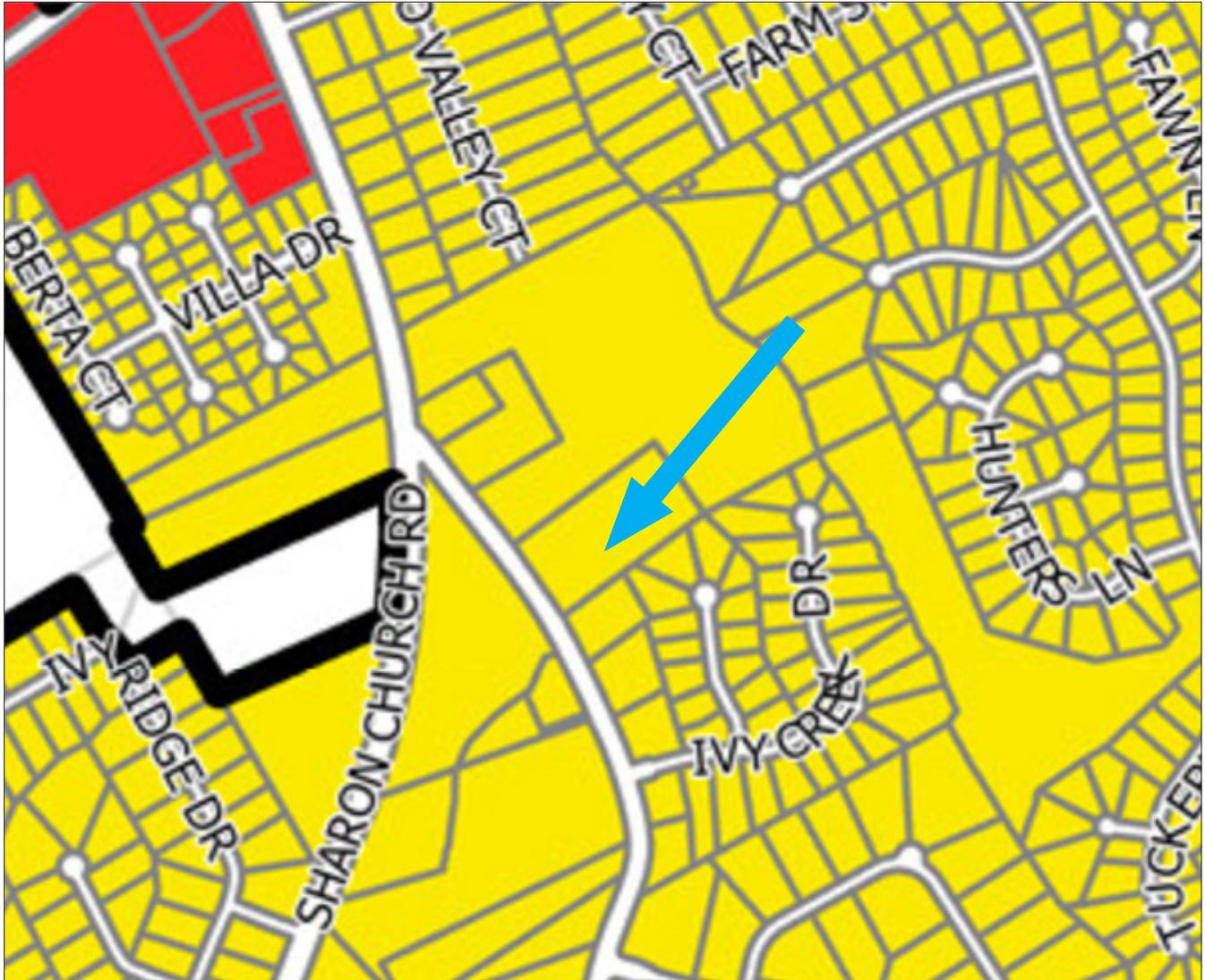
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

The property is adjacent to City limits and, when looking at the totality of the family land, is surrounded by properties inside City limits. The request is being made citing state zoning law that encourages the reduction of islands when possible.

Existing Conditions

There is a 1,885-square-foot house on the property that was built in 1981.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 1981, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

Is the proposed use consistent with the adopted Comprehensive Plan? The City of Loganville's Future Land Use Map has this parcel as being residential.

What is the impact upon adjacent property owners if the request is approved? None.

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

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



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

Planning Commission Recommended Conditions

City Council Conditions