

Staff Report — Annexation

ZONING CASE #: A24-025

LANDOWNERS: T N Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4332 Tom Brooks Road

MAP/PARCEL #: 4216 001

PARCEL DESCRIPTION: Single Family Home

AREA: 0.83 acres

EXISTING ZONING: R100 (Gwinnett County)

PROPOSED ZONING: PUV

FUTURE LAND USE MAP: Established Neighborhood (Gwinnett County)

REASON FOR REQUEST: This is one of five parcels that are being combined into one parcel for a Planned Urban Village mixed use.

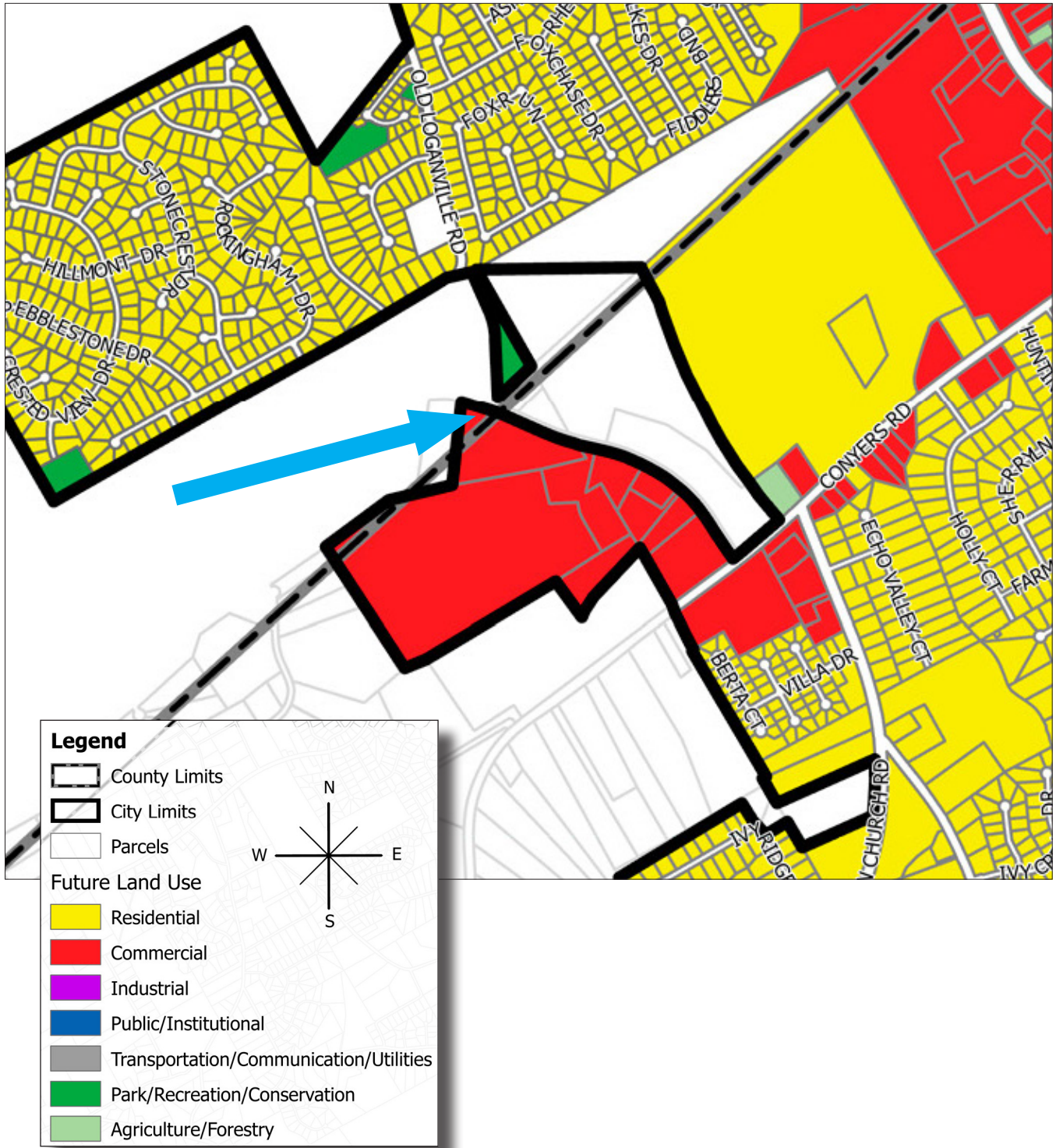
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

The applicant is seeking to annex this parcel as part of a larger, 71.05-acre tract that the applicant is seeking to develop a mixed-use project with 99 single family homes, 60 townhomes, and 24,000 square feet of commercial / retail space.

Existing Conditions

The property is currently a wooded lot.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? A 200+ acre tract was approved for a similar zoning in 2024 across the street from this proposed project. This parcel is almost completely surrounded by residential properties.

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 vacant, wooded lot to a mixed-use development typically results in 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 City of Loganville's Future Land Use Map has this parcel as being commercial.

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



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Planning Commission Recommended Conditions

City Council Conditions