

## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** R25-001

**LANDOWNERS:** Marie Womble, David Garrett and Deann Miller

**APPLICANT:** Manor Restorations LLC

**PROPERTY ADDRESS:** Corner of Pecan Street and Line Street

**MAP/PARCEL #:** LG040014A00

**PARCEL DESCRIPTION:** Vacant / Wooded Lot

**AREA:** 9.87 acres

**EXISTING ZONING:** R-44

**PROPOSED ZONING:** RM-6

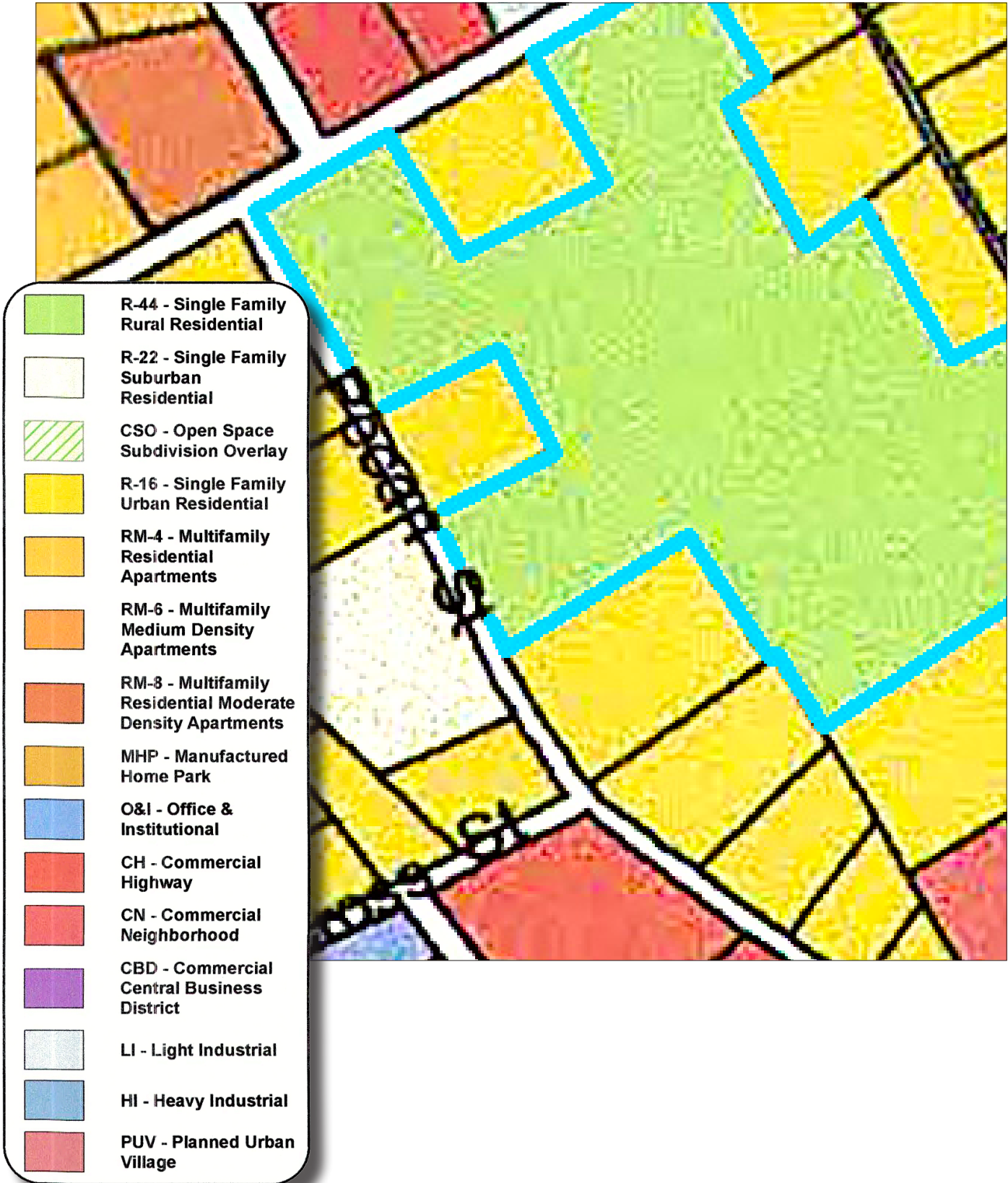
**FUTURE LAND USE MAP:** Residential

**REASON FOR REQUEST:** The applicant seeks to build 44 townhomes on the property.

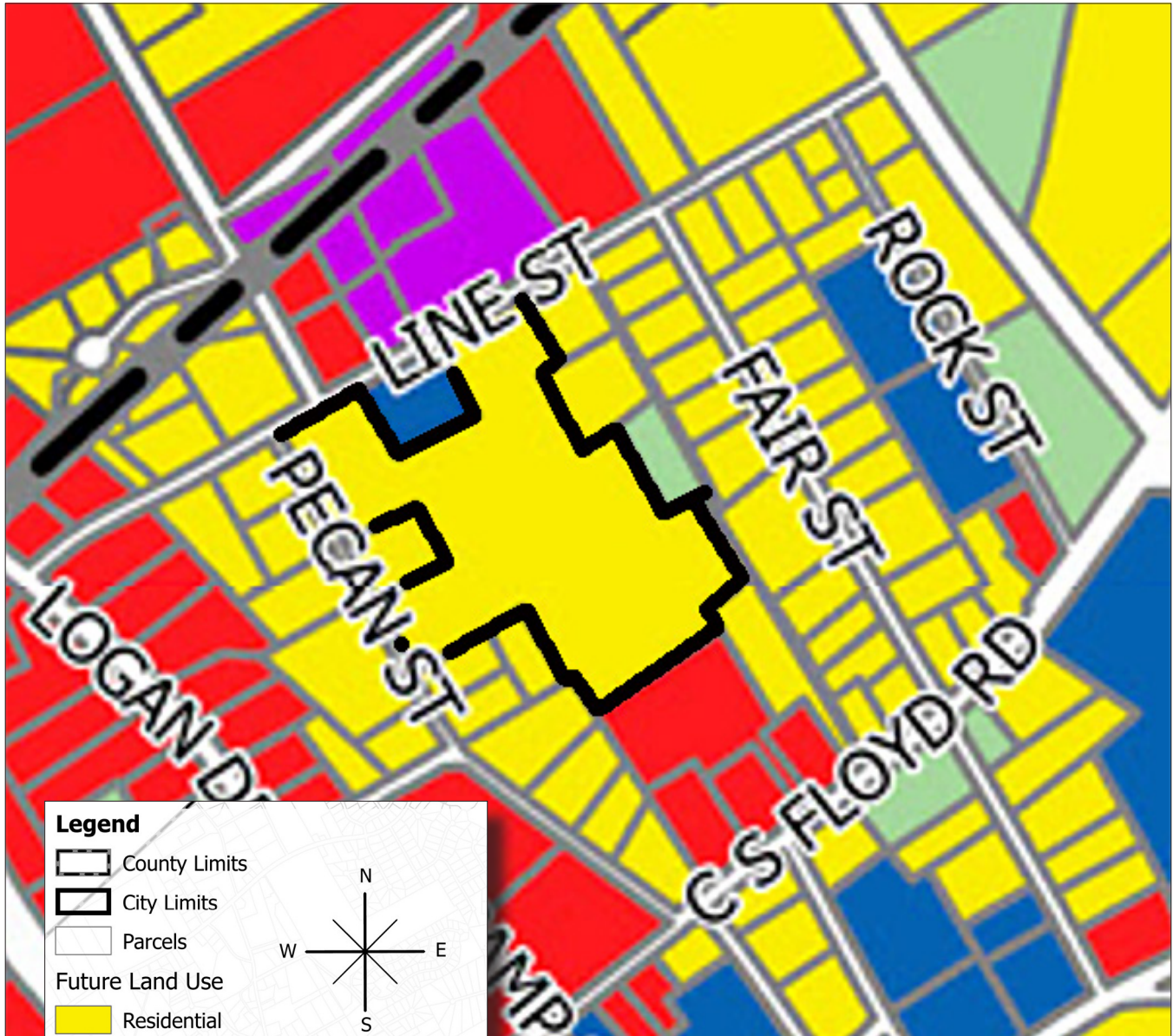
**PLANNING COMMISSION HEARING:** Feb. 27, 2025

**CITY COUNCIL HEARING:** March 10, 2025

## ZONING MAP



## FUTURE LAND USE MAP



**Legend**

- County Limits
- City Limits
- Parcels

Future Land Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/Forestry

## Applicant's Request

The applicant is seeking to re-zone a 9.87 acre tract of land from R-44 to RM-6 to build 44 townhomes.

## Existing Conditions

The land is currently wooded with no existing structures.

## Impact Analysis / Recommendation

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** The property is adjacent to mostly single-family homes as well as a church. There is also Commercial Highway, Light Industrial, and multi-family housing in the immediate area. The proposed project does a commendable job attempting to include ample greenspace and wide buffers with the adjacent residences so that it would complement the aesthetics of the area, though placing trees on the corner of Pecan and Line as well as so close to the entrance where it would impact visibility is not advisable.

**What is the impact upon thoroughfare congestion and traffic safety?** A townhome community of this size would generate about 200 trips a day where residents are utilizing Line Street. Additional traffic on this roadway will result in some congestion but the condition of the road is becoming a safety hazard due to its narrowness and lack of curb and gutters. There would also be some traffic safety concerns about the driveway to the complex being so close to that of the church's as well as there being no decel lane incorporated into the plans, though further analysis may result in these being acceptable due to extenuating factors.

**What is the impact upon population density and the potential for overcrowding and urban sprawl?** Going from its current status of wooded land to a 44-townhome complex would result in increased population density in the area and, coupled with other projects being proposed or under construction, could potentially lead to overcrowding in this area.

**What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services?** Utilities need to be evaluated to determine capacity of sewage line as well as the best tie-in for water and sewer for the project. As mentioned before, additional cars on this roadway would further strain roadway infrastructure on Line Street.

**How does the proposed use provide protection of property against blight and depreciation?** The property does not currently meet the criteria outlined by City ordinances to be considered blight. The proposed use itself does not impact blight but rather will be the result of the HOA and its enforcement of its rules and regulations. Developing otherwise vacant land can result in appreciation of neighboring home values.

## Impact Analysis / Recommendation

**Is the proposed use consistent with the adopted Comprehensive Plan?** The Comprehensive Plan shows the property as being residential.

**What is the impact upon adjacent property owners if the request is approved?** Development of vacant land will impact traffic, and the condition of Line Street and its ability to handle additional traffic is something that needs to be taken into consideration due to changes in density in the area.

**What is the impact upon adjacent property owners if the request is not approved?** There would be no impact as the parcel would remain in its current condition.

**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:** While there are a lot of concerns about traffic and infrastructure in the area, the project meets the criteria for the RM-6 zoning. Staff recommendation is to approve the rezone.

## Planning Commission Recommended Conditions

## 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?** 8 inches PVC along Line Street, 6 inches PVC along Pecan Street.

**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?** 12 inches clay on corner of Line Street and Pecan Road, 8 inches clay along Pecan Street

**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?** Little Haynes Creek

**Is there potential for the presence of wetlands as determined by the U.S. EPA? If so, is the use compatible with the possible presence of wetlands?** Unknown

**Do stream bank buffers exist on the parcel?** No

**Are there other topographical concerns on the parcel?** Unknown

**Are the storm water issues related to the application?** No

## DATA APPENDIX

### TRANSPORTATION

**What is the road affected by the proposed change? What is the classification of the road?** Line Street (minor collector)

**What is the traffic count for the road?** Unknown

**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?** No

**Transportation improvements in the area? If yes, what are they?** Limited improvements at the intersection of Line Street and SR 20 with the addition of a left turn lane onto the highway as a result of the new townhome subdivision being built in the area.

### EMERGENCY SERVICES

**Nearest city fire station from the development?** Station 18 @ 180 Old Loganville Road

**Distance of the nearest station?** 1.1 miles

**Most likely station for 1st response?** Station 18

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