



Planning & Development
4303 Lawrenceville Rd.
Loganville, GA 30052
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STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R24-034

LANDOWNERS: Camp Family Partnership LLC

APPLICANT: Kittle Homes

PROPERTY ADDRESS: 4615 Atlanta Highway

MAP/PARCEL #: LG110187, LG110187A00, LG110185C00, LG1101855B00

PARCEL DESCRIPTION: Vacant / Parking Lot

AREA: 26.07 acres

EXISTING ZONING: Commercial Highway

PROPOSED ZONING: RM-6

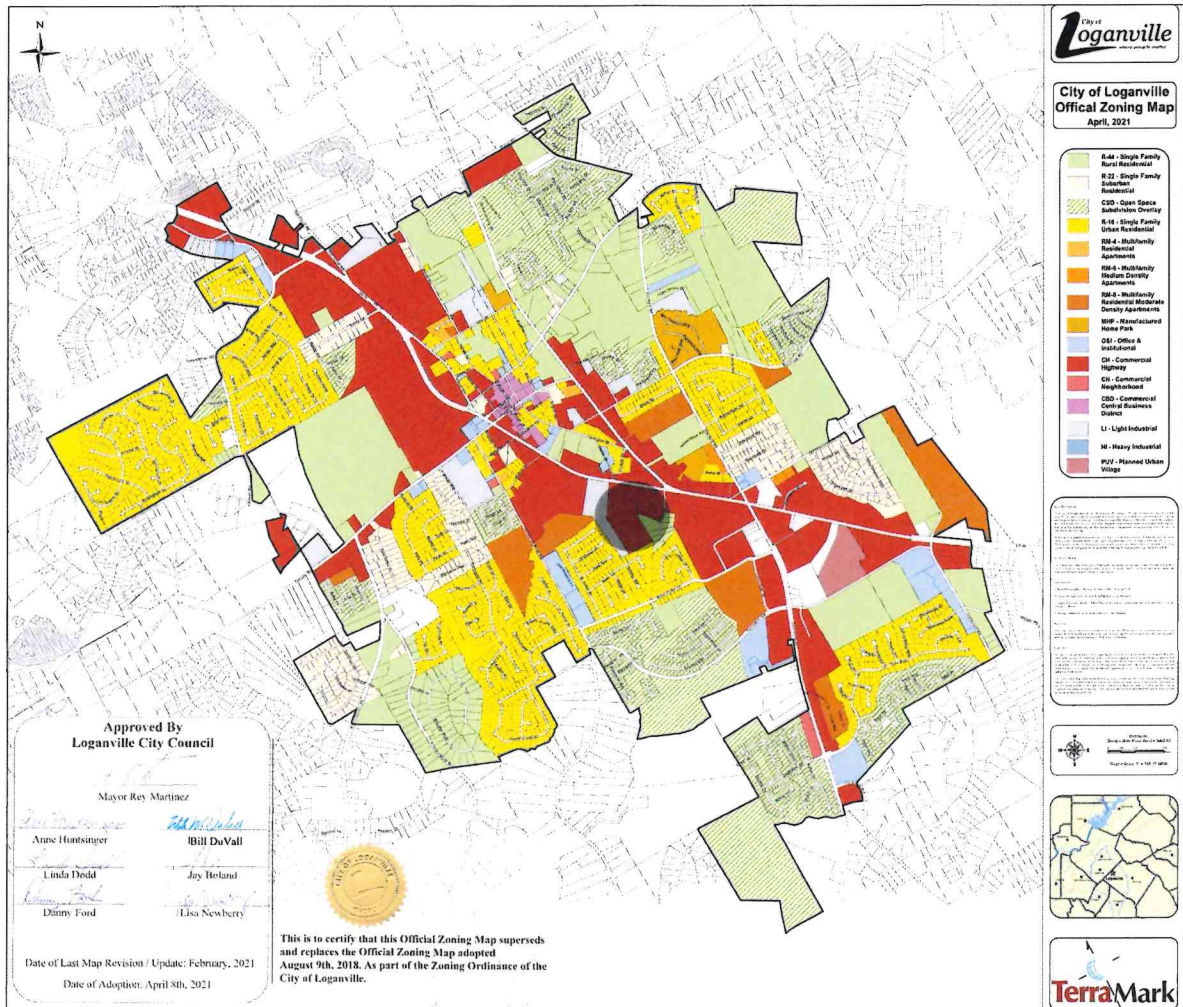
FUTURE LAND USE MAP: Commercial Highway, Public / Institutional

REASON FOR REQUEST: The applicant plans to leave an undisclosed amount of space along the front area as CH and is asking for the remaining acreage to be zoned for townhomes as well as a dog park.

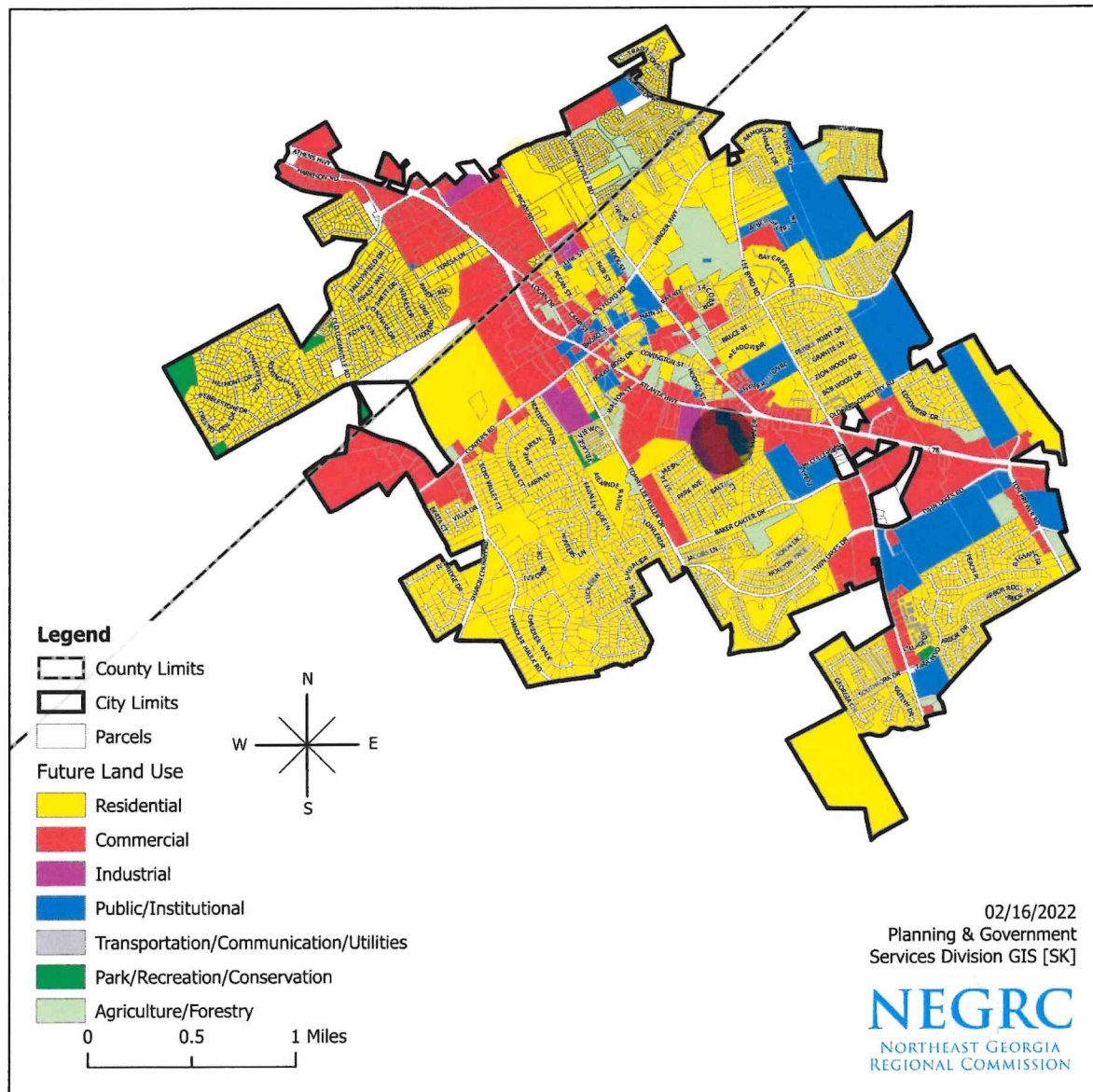
PLANNING COMMISSION HEARING: Oct. 24, 2024 and Jan. 23, 2025

CITY COUNCIL HEARING: Nov. 14, 2024 and Feb. 10 and 13, 2025

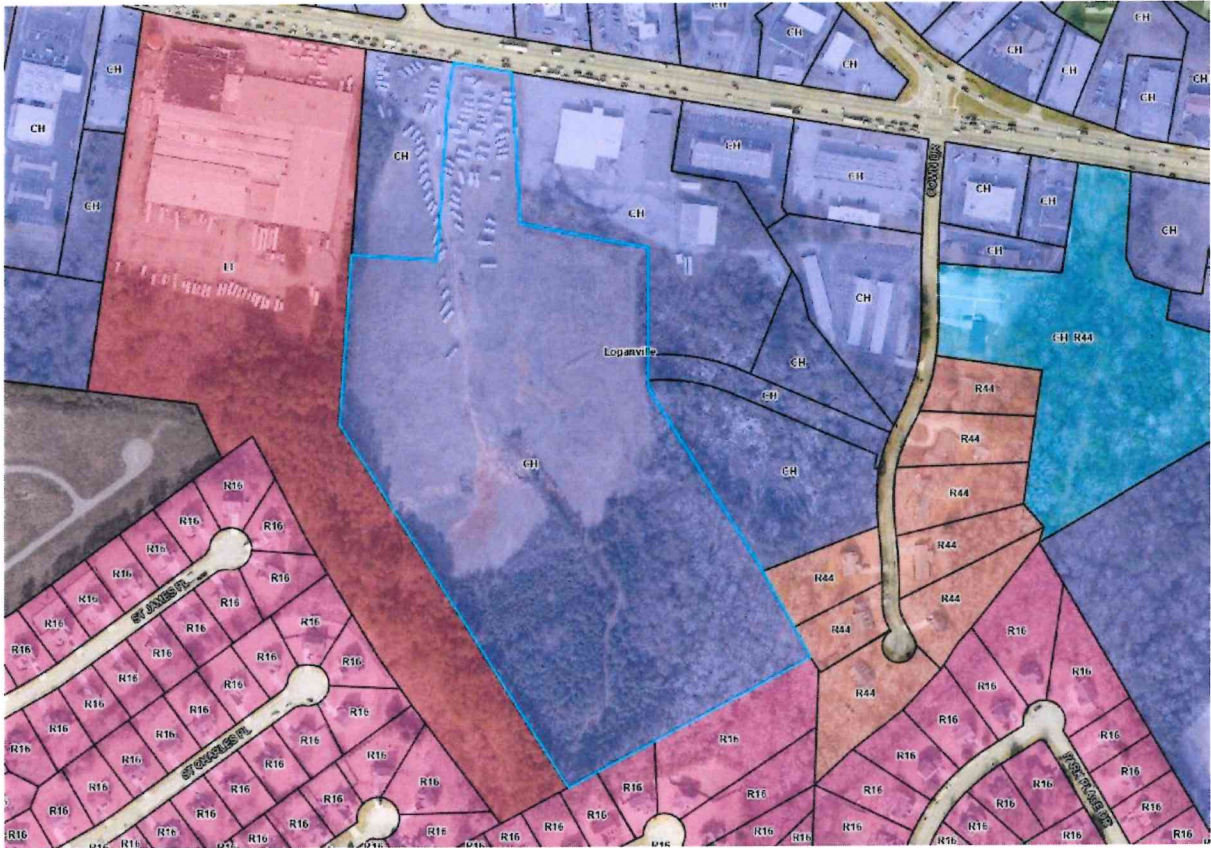
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING



Applicant's Request

The applicant is seeking to re-zone 23.99 acres from a 26.07 acres tract and rezone it from CH to RM-6 to build 125 townhomes that will feature 3 bedrooms, 2.5 bathrooms, two-car garage and more than 1,600 heated square feet of space.

Existing Conditions

The land is currently vacant and serving as parking for the RV business next door. A sno-cone place was moved onto the property but never opened up as the tenant awaits a final decision on the future of the property.

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 predominantly adjacent to Commercial Highway and Light Industrial properties, with some R-16 and R-44 single-family housing to the south. As the land is currently used to park recreation vehicles, and the proposed plan appears to preserve a fair amount of trees and vegetation, this project would serve to improve the aesthetic conditions of the area.

What is the impact upon thoroughfare congestion and traffic safety? Georgia Department of Transportation reports the annual average daily traffic on Highway 78 just outside this proposed development was 37,400 in 2023, the most recent data available and steadily on the rise from 36,300 in 2021.

The city's Comprehensive Traffic Study already identified the intersection of Highway 78 and Cown Drive as one that needs improvement, although the focus was more on improving the SR 81 approach with Highway 78. But the study noted that Cown Drive is almost a failing road when it comes to metrics related to level of service as measured by delay in seconds to get through the intersection (D for AM morning peak, F for PM evening peak). In fact, Cown Drive has a worse level of service than SR 81 per the analytics studied.

Assuming that no traffic light is installed for this project, a good portion of the traffic will most likely be accessing Highway 78 via the traffic signal at Cown Drive. There is cause for concern in this area as traffic is already a problem during the weekends and planting season with visitors to the Grower's Outlet.

The applicant must also be made aware of the fact that the City does not allow roads to dead end – they must terminate into a cul-de-sac.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Going from a commercial to residential zoning to add 125 three-bedroom townhomes will have a direct impact on population density. The inclusion of multi-family housing in an area that is otherwise commercial or single-family does have the potential to impact overcrowding.

The applicant should also be aware of the fact that the site plan proposed does not meet current RM-6 standards as outlined in Sec. 119-212(b)(2), which states that you cannot have more than 4 units per structure. Out of 19 units shown on the plan, there is only one that meets this criteria.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? The applicant will have to coordinate with the Utilities Department for the necessary upgrades to the sewer pump station that will serve it. Water is readily available in the area. The applicant will also have to coordinate with GDOT for their curb-cut on Highway 78. If



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approved, the applicant will have to seek a variance on City requirements for a deceleration lane on Cown Drive, as they do not have enough property for current standards.

How does the proposed use provide protection of property against blight and depreciation? The parcel is currently undeveloped and is being used as an parking lot for the neighboring RV sales lot. Vacant lots have a greater tendency to fall subject to blight and as a result depreciation along a commercial highway like Highway 78, so development would potentially help.

Is the proposed use consistent with the adopted Comprehensive Plan? Although the City's Comprehensive Plan notes the need for "missing middle" multi-family housing, the proposed parcels of this project maintain their CH designation in the City's Future Land Use Map.

What is the impact upon adjacent property owners if the request is approved? Development of vacant land will impact traffic, although this would be true for any commercial development as well. The addition of residents could benefit the nearby business owners.

What is the impact upon adjacent property owners if the request is not approved? The applicant makes the claim that the property would become a glass recycling center without offering any supporting documentation on why it wouldn't become any of the 50+ other businesses allowed under CH. The immediate future of the property would likely be to remain a parking lot for RVs, though a 6-foot opaque fence would need to be installed per 119-217(b)(1)(jjj).

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 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

The Planning Commission recommended denial of this project on Oct. 24, 2024.

City Council Conditions

The City Council voted to table this project and send it back to the Planning Commission on Nov. 14, 2024.

STAFF APPLICATION ANALYSIS REPORT (update)

The applicant filed an updated site plan for the project after making the decision that the second entrance to the project, located on Cown Drive, will be changed so that it will be gated, with a Knox box, for emergency use only.

Staff notes for the project include:

- Since the emergency access road is 20 feet, the project will need to add 10 parking spots for those who want to use the dog park. One of them will need to be handicap van accessible.
- All roads need to be 28 feet wide from the back of the curb to the back of the curb.
- City does not allow roads to have dead ends. The applicant will need to consider either changing them to cul-de-sacs or alter the road layout.
- It will be up to the applicant to obtain the easement for the sewer line.
- Per Sec. 119-212(b)(2) only four units are allowed per structure.

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

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? 8 inches

Capacity of the sewer line? Logan Point pump station will need to be evaluated.

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



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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. Environmental Protection Agency? 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

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?
Highway 78 (major collector), Cown Drive (minor collector)

What is the traffic count for the road? 37,400 on Highway 78 near proposed entry, unknown for Cown Drive

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? Yes

Transportation improvements in the area? If yes, what are they? No

EMERGENCY SERVICES

Nearest city fire station from the development? Station 16 @ 605 Tom Brewer Road

Distance of the nearest station? 1.5 miles

Most likely station for 1st response? Station 16

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