

STAFF REPORT — REZONE

ZONING CASE #: R24-036

LANDOWNERS: Linda Knight

APPLICANT: Walker Anderson Homes

PROPERTY ADDRESS: Pecan Road

MAP/PARCEL #: R5160 030, R5160 281, 5160 032

PARCEL DESCRIPTION: Wooded and Vacant land

AREA: 13.1 acres

EXISTING ZONING: Commercial Highway

PROPOSED ZONING: RM-6

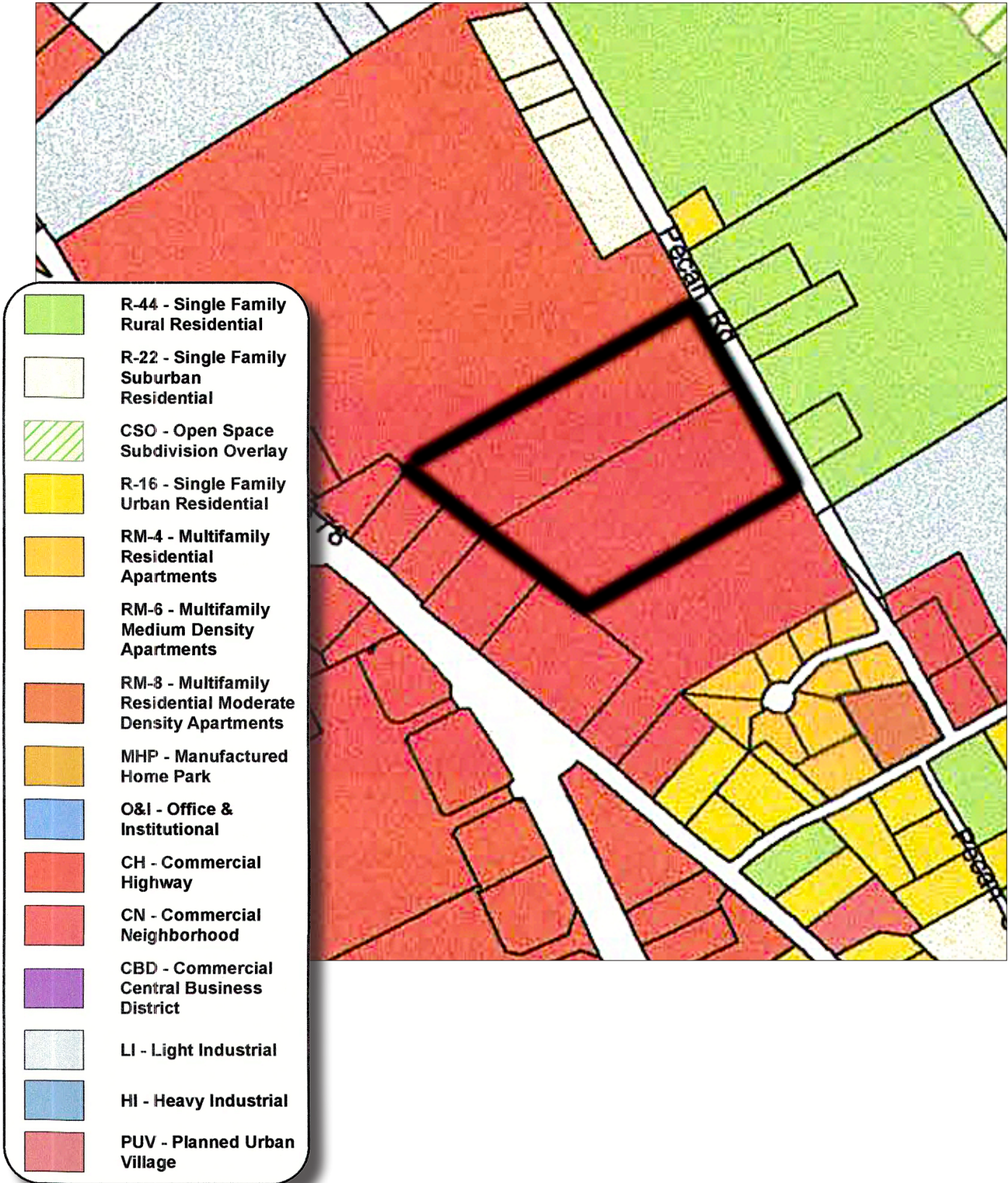
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Develop a 74-residence, fee-simple townhome project

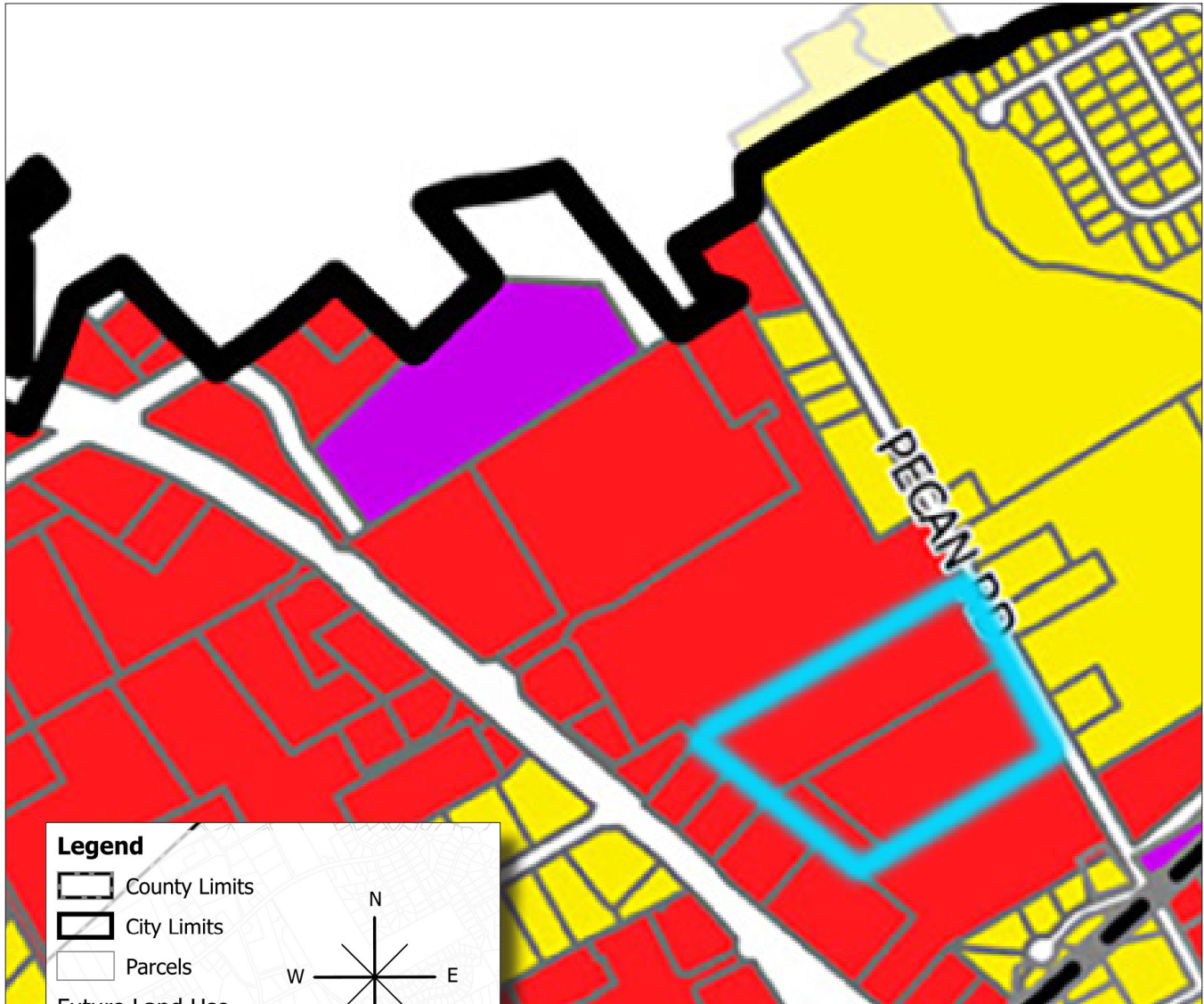
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 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 combine three parcels of land into a single, 13.1-acre tract and rezone the property to RM-6 to a 74-residence townhome community.

Existing Conditions

The parcels are vacant and wooded.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The adjacent parcels are mostly commercial, in addition to the Post Office to the south and residences across the street. The proposed project fits in line with the residential nature of Pecan Road and the density would not be out of place, with two multi-family housing neighborhoods nearby at the intersection with Line Street (170 Line Street is zoned RM-8 and the Kingsgate community is zoned RM-4).

What is the impact upon thoroughfare congestion and traffic safety? In addition to the dozen or so residences who utilize the thoroughfare, Pecan Road is primarily a cut-through for those navigating around the City. The road is classified by the City as a minor collector. No traffic counts have been done in the area and the only comment from the City of Loganville Comprehensive Traffic Study included a safety concern related to the height of the bushes on the corner of Pecan Road and Line Street. As there is only one access point, there would be a significant impact on congestion with a conservative estimate of an additional 125 cars on the 3,400-foot roadway. It might be beneficial for this project to consider incorporating another access point.

The applicant needs to be aware that the City does not permit dead ends or hammerheads in developments and adapt their site plan accordingly.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The addition of 74 townhomes on land that is currently vacant would impact density and create the potential for overcrowding in the immediate area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? The City has a 6-inch water line that will likely need to be upgraded and a 12-inch gravity-fed sewer main on Pecan Road that would service this project. The applicant should also note that the City requires 4:1 slope for detention ponds.

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 *(continued)*

Is the proposed use consistent with the adopted Comprehensive Plan? The City's Future Land Use Map has these parcels as maintaining a commercial zoning, though the Comprehensive Plan notes the need "to encourage a broader range of housing types, especially those 2-19 unit structures categorized as 'Missing Middle' housing."

What is the impact upon adjacent property owners if the request is approved? Most of the adjacent property owners are commercial parcels that would likely benefit from the addition of customers so close by. The nearby residences would likely be impacted the most by the additional traffic on Pecan Road.

What is the impact upon adjacent property owners if the request is not approved? There would be next to no impact if this rezone is not granted as the properties would remain as they exist currently.

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: This project meets the standards of the RM-6 zoning, though there are concerns about the increased traffic on Pecan Road. The applicant must also decide whether the project will have the 74 townhomes as listed on the application or the 78 shown on the site plan. Staff recommendation is to approve the rezone.



Planning & Development
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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? 6-inch PVC

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-inch clay

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? Pecan Road (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? Yes

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

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