



STAFF REPORT — REZONE

ZONING CASE #: R24-024

LANDOWNERS: Multiple

APPLICANT: Uprise Development

PROPERTY ADDRESS: 4500 Tuck Road, 4550 Tuck Road, 4332 Tom Brooks Road

MAP/PARCEL #: C0040009, C0040009A00, LG060189, LG060188, R4216 001

PARCEL DESCRIPTION: Single Family Home, Wooded and Vacant land

AREA: 71.05 acres

EXISTING ZONING: R100 (Gwinnett County), A2 B3 (Walton County), A2 (Walton County), Commercial Highway

PROPOSED ZONING: PUV

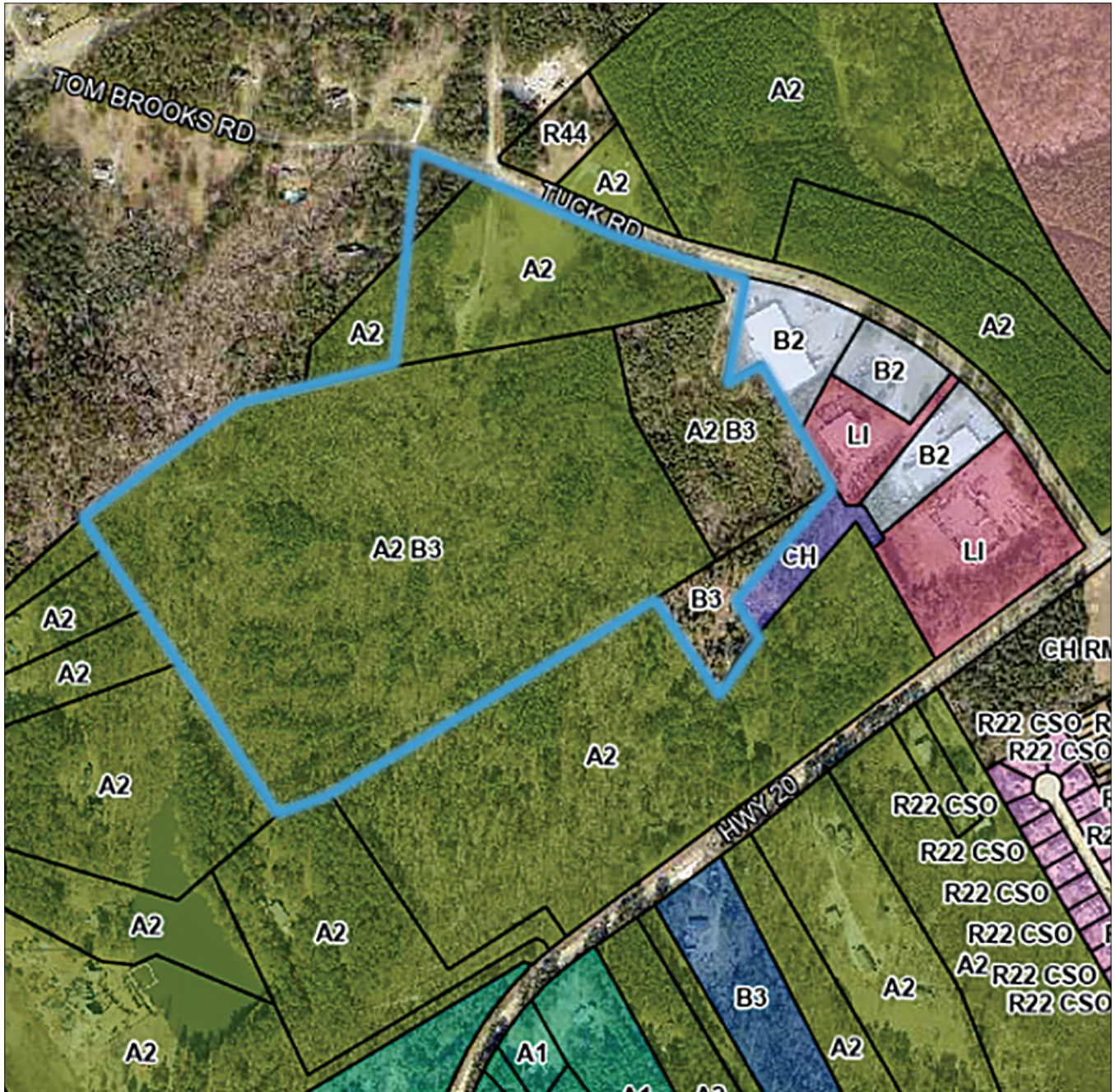
FUTURE LAND USE MAP: Commercial Highway, Established Neighborhood (Gwinnett County), Neighborhood Residential (Walton County)

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

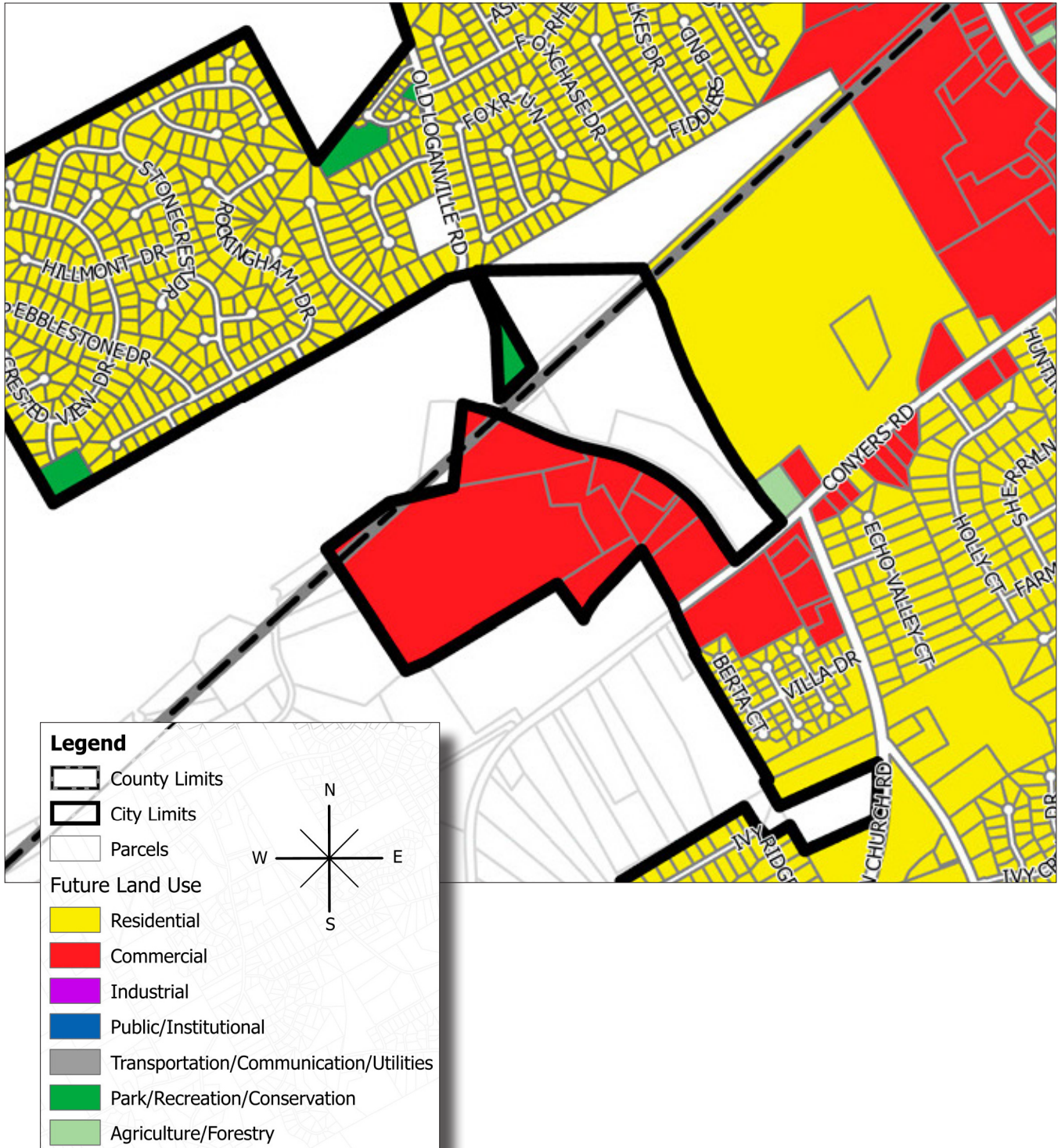
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is seeking to combine five parcels of land into a single, 71.05-acre tract to develop a Planned Urban Village mixed-use project with 99 single family homes, 60 townhomes, and 24,000 square feet of commercial / retail space.

Existing Conditions

Most of the parcels are vacant and wooded, though one lot does have a single-family residence on it.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The proposed project itself reflects the nature of the area, which is already a combination of commercial and residential in the vicinity. In addition, the City recently approved a 200+ acre PUV across the street from this proposed development. The proposed project would have a negligible impact on the Light Industrial and adjacent business-owned parcels to the southeast. The project is bordered by Agriculture zonings to the south and southwest, though with these parcels touching SR 20 it is not unreasonable to expect these properties to become commercial at some point down the road. The project is mainly bordered by residences to the northwest and north, so the project would fit into the aesthetics that already exist in the area.

What is the impact upon thoroughfare congestion and traffic safety? The issue here is the fact that this project intends as its only point of access being Tom Brooks Road and Tuck Road, which at the moment are classified by the City as minor collectors. The PUV ordinance states that a project must have access to an arterial or major collector road (as was the case for the PUV approved by the City for the Tuck Farm project, which included access to SR 20, a state highway).

While GDOT has plans to improve the intersection of SR 20 and Tuck Road, there are no plans at this time to improve the city / county road that this project will rely on for access.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The addition of 99 single-family homes, 60 townhomes and 24,000 square feet of commercial / retail space on land that is currently predominantly woods 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? If approved, the project will have to work with the Utilities Department and coordinate with the other development in the area for improvements to water and sewer infrastructure in the area. The applicant will need to ensure that the roads are 28' from the back of the curb to the back of the curb with 5' sidewalks. It is also likely that the applicant will need to shift one of their entrances to accommodate Fire Code.

Impact Analysis / Recommendation *(continued)*

How does the proposed use provide protection of property against blight and depreciation? There is not a significant amount of blight in the area and with the conditions that exist under the PUV zoning, this project would not inherently result in blight. The project intends on providing a facelift to the property, potentially having a positive impact on the aesthetic of the area. Developing otherwise vacant land can result in appreciation of neighboring home values.

Is the proposed use consistent with the adopted Comprehensive Plan? The City of Loganville's Comprehensive Plan states, "Nationally, household sizes are shrinking, and both seniors and young people may find that single-family housing does not meet their needs at a reasonable price point. Loganville should examine its zoning and building codes to permit and encourage a broader range of housing types, especially those 2–19 unit structures categorized as 'Missing Middle' housing, to ensure that current and future residents can meet their housing needs at an acceptable price." This project helps push the City towards that goal, though it should be noted that the applicant is seeking a PUV zoning while the City's Future Land Use Map has these parcels and being commercial.

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? 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? The applicant will need to provide handicapped parking spots and only place 6 units per building in their townhome layout. No parking was shown for the Commercial site.

Recommended action: This project fails to meet one of the stipulations of the PUV zoning, which requires "the proposed site must have a minimum of 100 feet of frontage on and access to at least one arterial or major collector road as classified by the City of Loganville." The City of Loganville at this point in time classifies Tuck Road and Tom Brooks Road as both being minor arterials. *Staff recommendation is to deny the rezone.*



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

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? No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

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? No, a sewer line is not adjacent to the property. The nearest sewer line will likely be whatever improvements are made as a result of the Tuck Farm project.

Size of the sewer line? Unknown

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? Unknown

DATA APPENDIX

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? Tuck Road (minor collector), Old Loganville Road (minor collector)

What is the traffic count for the road? No official traffic counts exist for the immediate area of this project.

Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

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? GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout. This is part of a project with a scheduled let date of February 2026.

EMERGENCY SERVICES

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

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above capacity) None