



Planning & Development  
4303 Lawrenceville Rd.  
Loganville, GA 30052  
770.466.2633 • [planning@loganville-ga.gov](mailto:planning@loganville-ga.gov)

## STAFF APPLICATION ANALYSIS REPORT

**ZONING CASE #:** A24-012

**LANDOWNERS:** Tuck Family Farm LLLP C/O Sherry S Grider

**APPLICANT:** Green River Builders Inc. C/O Pickens Tucker LLP

**PROPERTY ADDRESS:** Tuck Road, Conyers Road

**MAP/PARCEL #:** LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP)

**PARCEL DESCRIPTION:** Vacant Property

**AREA:** 61.213 acres

**EXISTING ZONING:** A2, Unzoned

**PROPOSED ZONING:** PUV

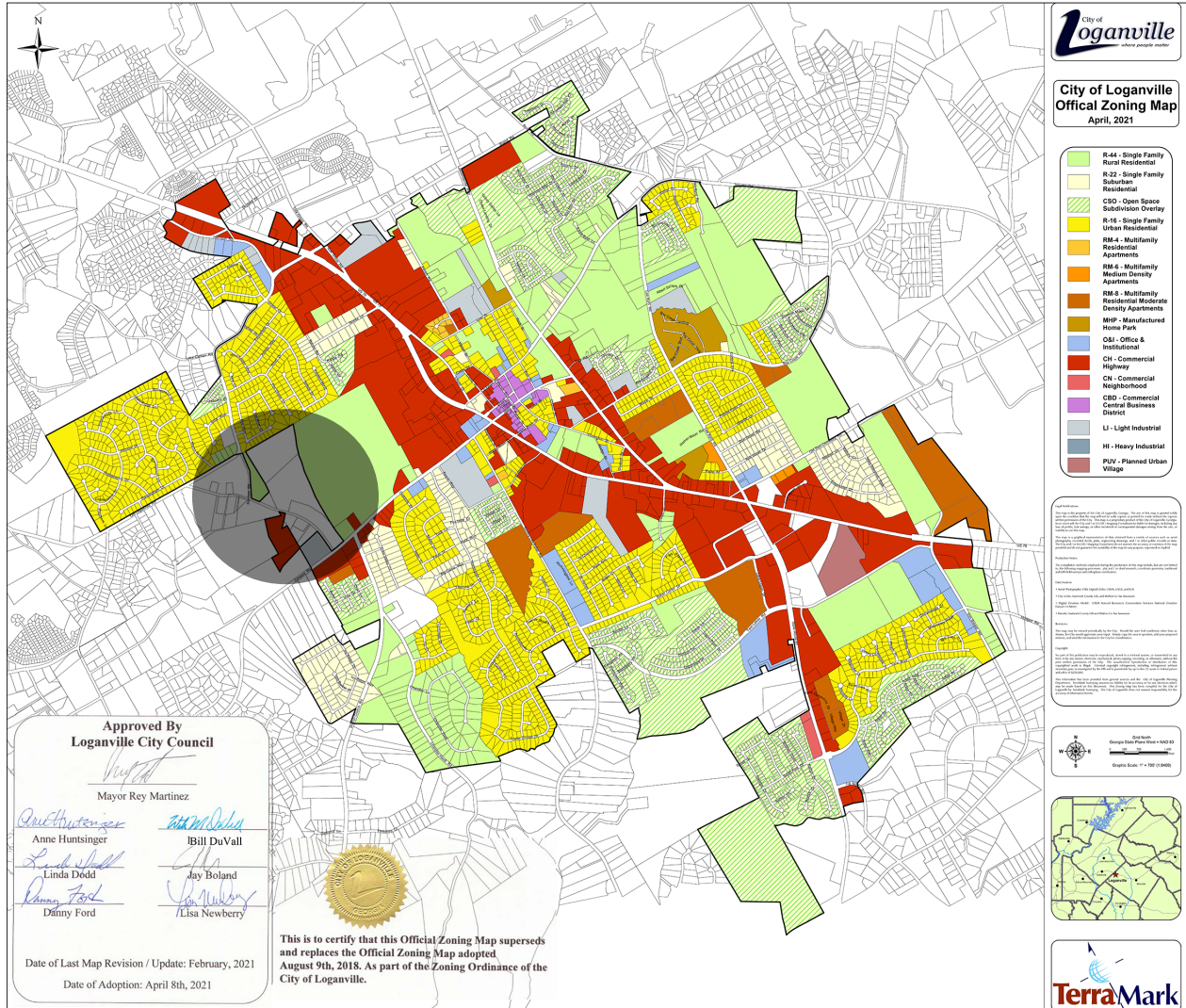
**FUTURE LAND USE MAP:** Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

**REASON FOR REQUEST:** Annexation is part of a 200+-acre mixed use development

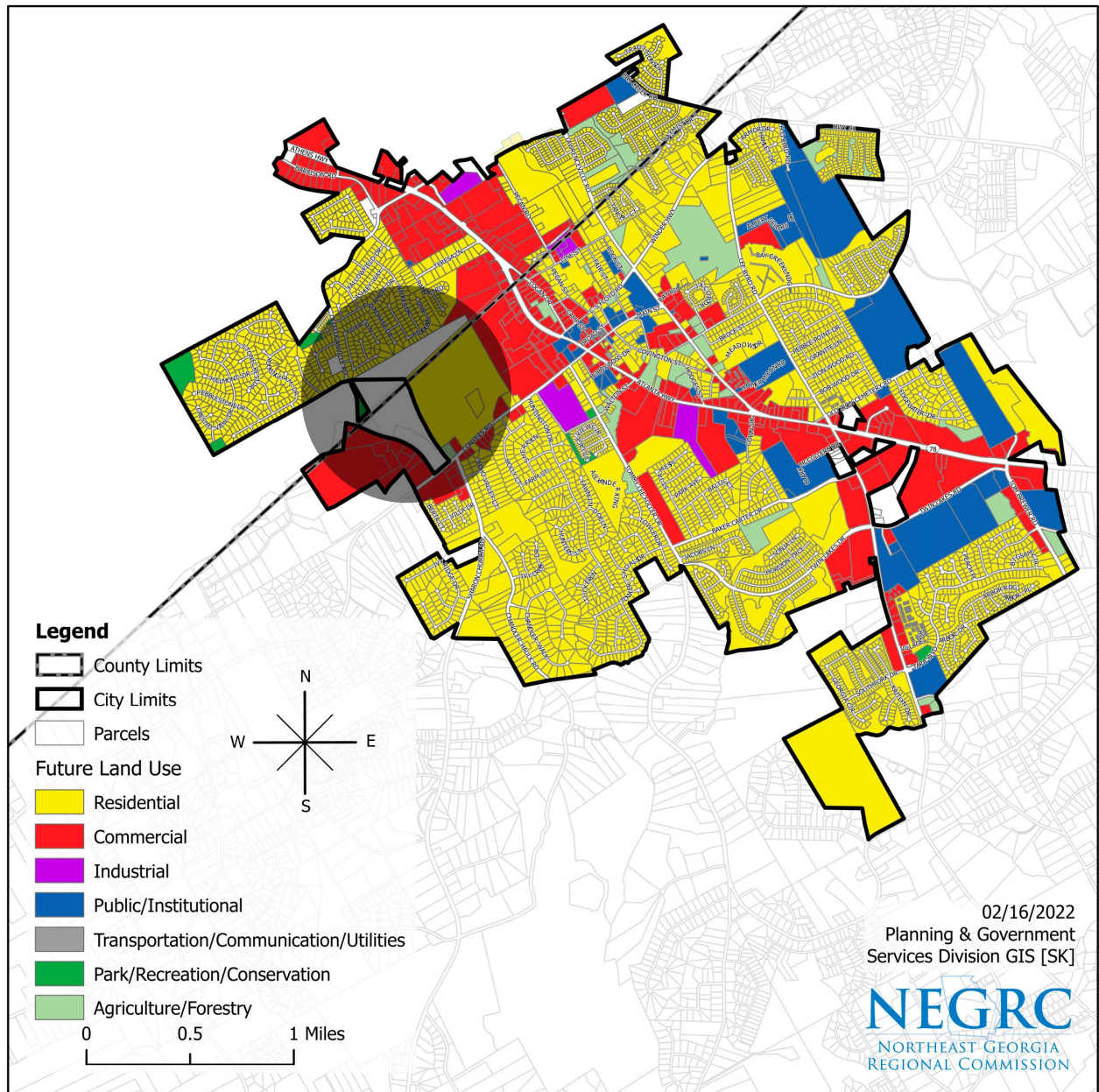
**PLANNING COMMISSION HEARING:** Was tabled April 25, 2024 until June 27, 2024

**CITY COUNCIL HEARING:** July 8, 2024 and July 11, 2024

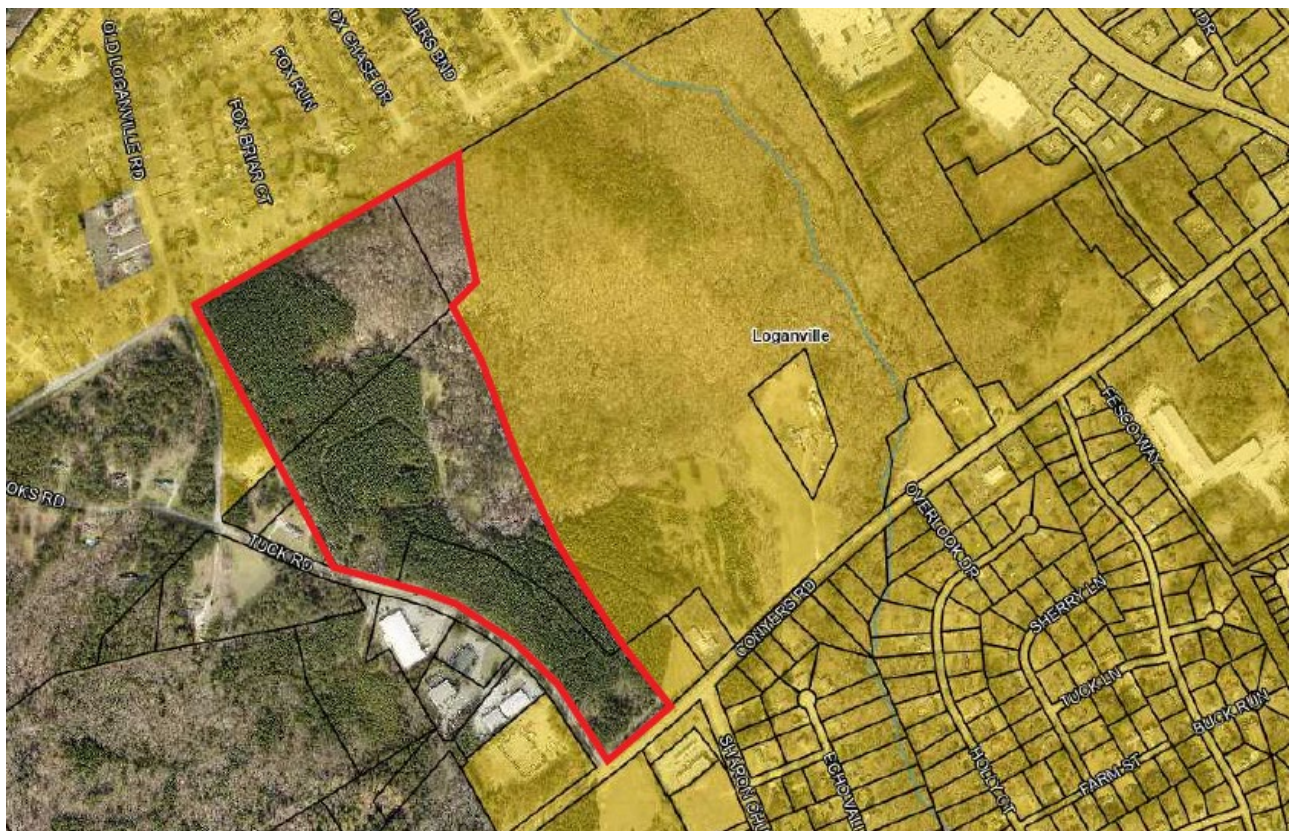
# ZONING MAP



## FUTURE LAND USE MAP



## AREA ZONING





### Applicant's Request

The applicant is applying to annex in 61.213 acres of land to become part of a larger project that will entail more than 200 acres of mixed use, including townhomes, single-family homes and commercial space.

### Existing Conditions

The parcels are undeveloped and have been a part of the larger family farm. Both parcels are abutted by City limits by parcels LG060010 and LG060010A00.

### Impact Analysis/Recommendation

**What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels?** This annexation would bring inside city limits parcels that are almost completely encircled by land already part of the City of Loganville.

**What is the impact upon thoroughfare congestion and traffic safety?** Annexations by themselves do not have an inherent impact on congestion and traffic safety.

**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 Future Land Use map of Walton and Gwinnett both show the areas as being residential.

**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?** The land would likely continue to remain undeveloped.

**Recommended action:** The parcels of land meet the requirements to be annexed into the City limits. Recommendation is for approval of these annexations.

### Planning Commission Recommended Conditions

The Planning Commission vote was 3-3, with the Chairman casting the tiebreaking vote in favor of recommending approval of the annexation.

### City Council Conditions



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## 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?** To be determined.

### SEWER

**Is a sewer line adjacent to the property? If not, how far is the closest sewer line?** Yes, a sewer line is adjacent to the property.

**Size of the sewer line?** 8 inches that feeds into Highway 20 pump station

**Capacity of the sewer line?** Upgrade to the pump station will be required

**Estimated waste generated by proposed development?** To be determined.

### 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. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands?** Unknown.

**Do stream bank buffers exist on the parcel?** Yes.

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

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



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## **TRANSPORTATION**

**What is the road affected by the proposed change? What is the classification of the road?**

Highway 20 (state route), 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?** There are some along Old Loganville Road but none along Tuck Road or Highway 20.

**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.

## **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)** No service burdens to the fire department.