



Planning & Development
4385 Pecan Street
Loganville, GA 30052
Phone 770.466.2633
Fax: 770.554.5556

Case #: R23-006

Applicant: Syed F. Hussain

Property Owner: Fouad Sher Badshah

Property Location: 207 Walton St.

Tax Map/Parcel: LG060156

Property Size: 1.417

Current Zoning: R16

Proposed Zoning: RM6

Proposed Use: Apartments

Applicant's Request

The applicant is seeking to rezone the property to allow for two buildings each housing four three-bedroom apartments for a total of eight units.

Existing Conditions

The property was created from the combination of three different parcels – two vacant lots and one residence that was torn down in 2022. The primary zoning in the area is R16, though the parcel does abut properties with RM4, CH and R22 designations.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The proposed development would improve what is otherwise vacant land, though the addition of multi-family housing in what is a predominantly single-family residence area could potentially have a negative effect on the aesthetics of the immediate area.

What is the impact upon thoroughfare congestion and traffic safety? The most likely impact

would be additional cars on Walton Street, which is already utilized by residents in the area as a cut-through between Tommy Lee Fuller Drive and Highway 78. Overall the impact on congestion and traffic safety would likely be negligible.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Any change from single-family to multi-family housing would result in increased population density.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? Water and sewer service would need to be upgraded to accommodate the proposed project but the City has the capacity to service this site.

How does the proposed use provide protection of property against blight and depreciation? Any development on vacant property would affect property values in a given area and as a result, depreciation. As no structure currently exists on the property, there is no identifiable blight on the site.

Is the proposed use consistent with the adopted Comprehensive Plan? Two of the three parcels contained in this project were listed as vacant per the Comprehensive Plan map and the other was identified as residential (the Comprehensive Plan does not differentiate between single-family and multi-family housing). The plan does identify a need to create work/play/live/shop communities and this development would meet that goal but would also be at odds with the identified need of encouraging more owner-occupied housing.

What is the impact upon adjacent property owners if the request is approved? There is no clear evaluation on the potential impact of multi-family housing on nearby single-family housing in the City of Loganville.

What is the impact upon adjacent property owners if the request is not approved? Without rezoning, the site would maintain its R16 designation and likely not have an impact on adjacent property owners as there are seven other R16 homes being developed in the immediate area.

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?

Recommended action: Staff recommendations are for the property to remain R16, though if a multi-family use is desired by the Council or Commission that the property be given the RM4 zoning to be more in line with existing conditions.

Planning Commission Recommended Conditions

City Council Conditions Conditions