



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

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: A24-012

LANDOWNERS: Tuck Family Farm LLP 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

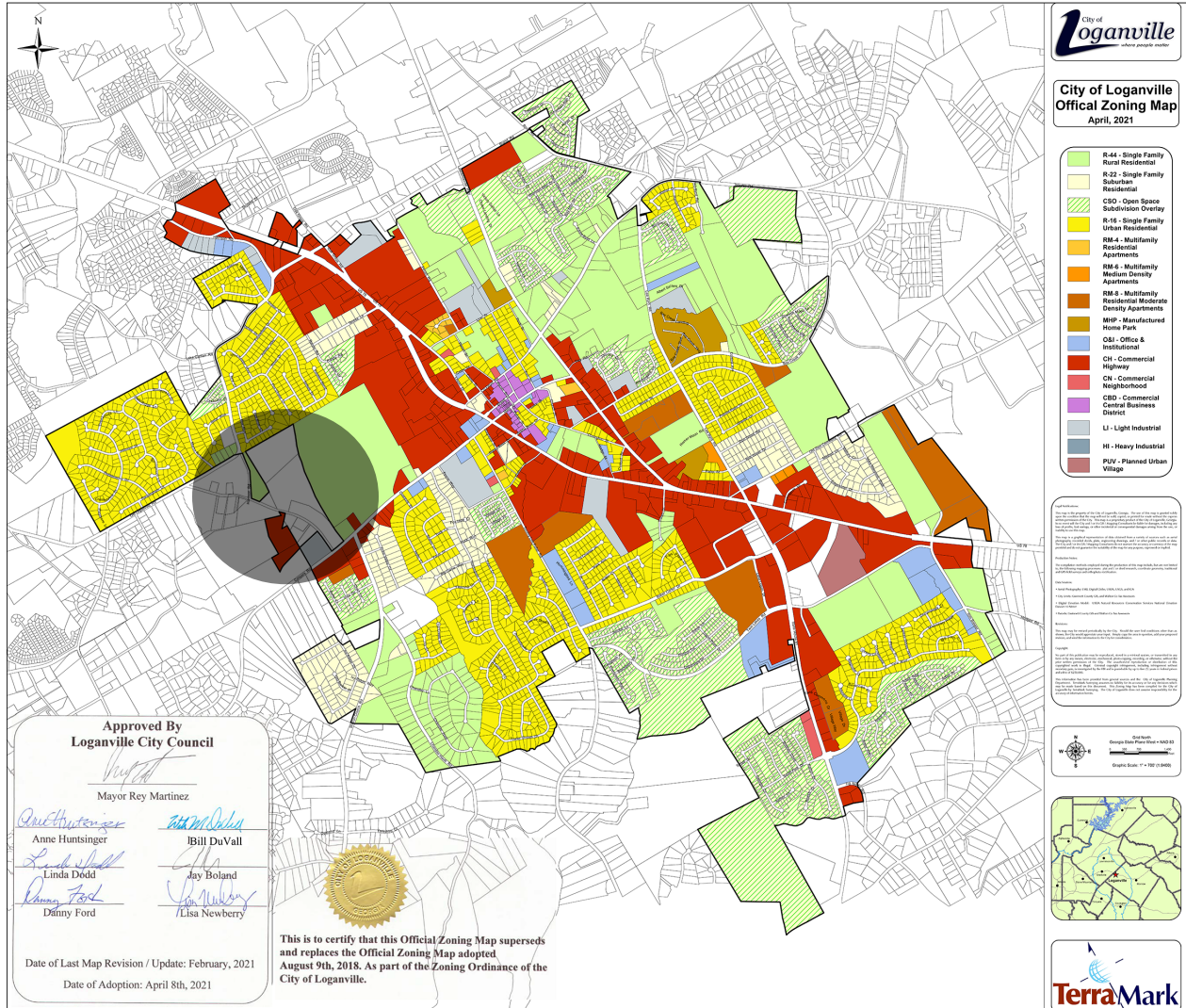
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

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

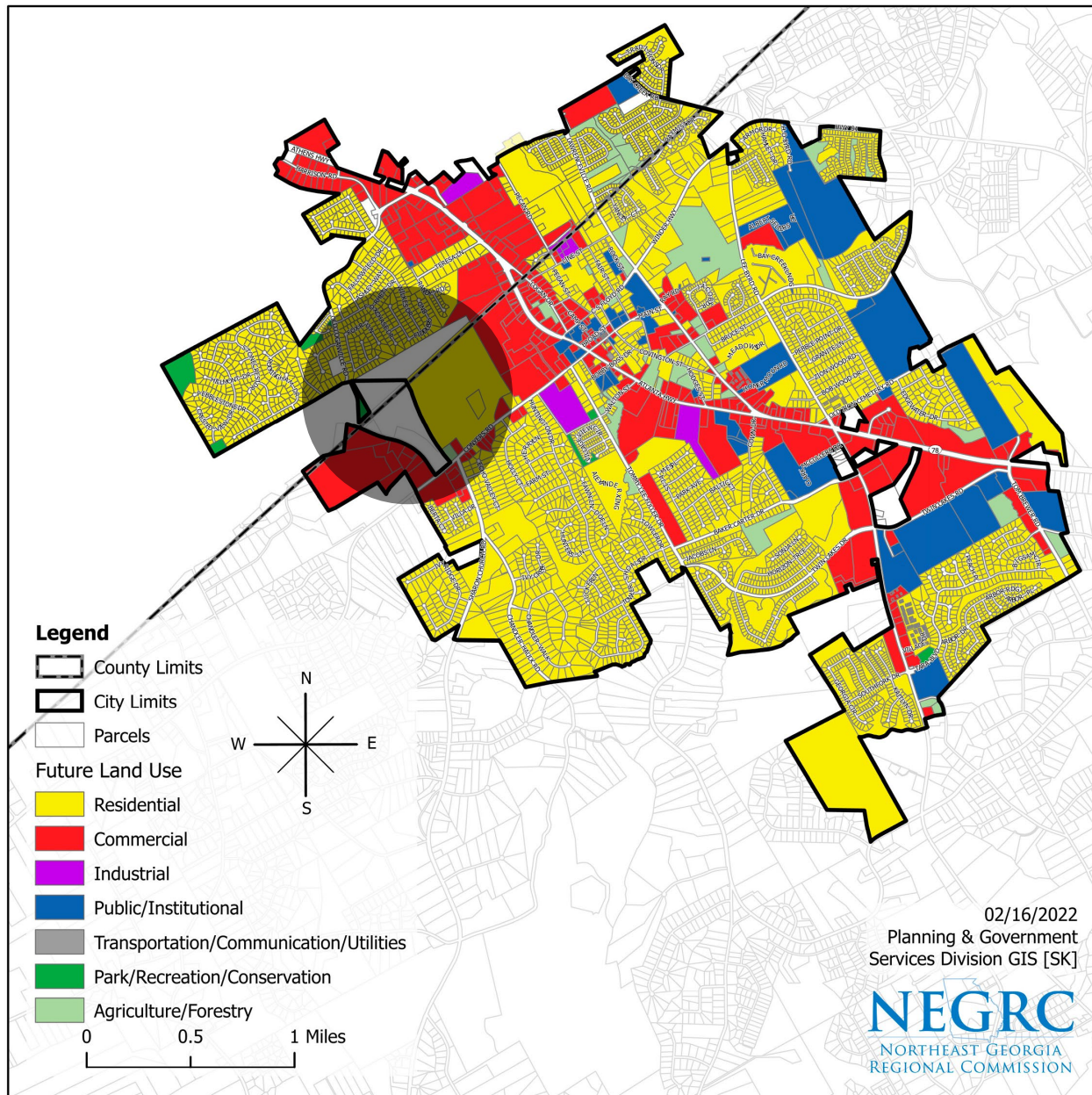
PLANNING COMMISSION HEARING: April 25, 2024

CITY COUNCIL HEARING: May 6 & 9, 2024

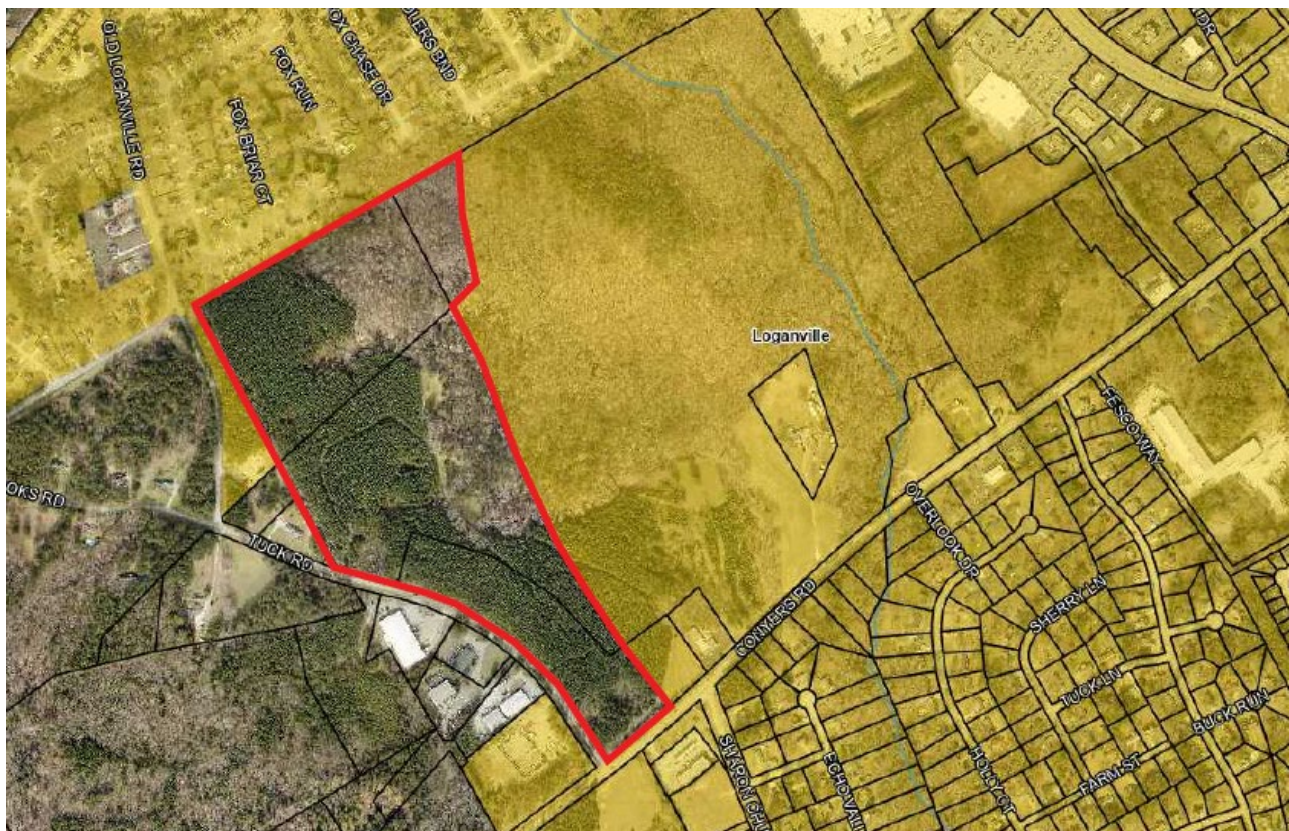
ZONING MAP



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

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.