

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-008

LANDOWNERS: #Eddie H. Atha and Diane Atha Clay

APPLICANT: Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 4139 Chandler Haulk Road

MAP/PARCEL #: C0220011

PARCEL DESCRIPTION: Single Family Home

AREA: 2 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

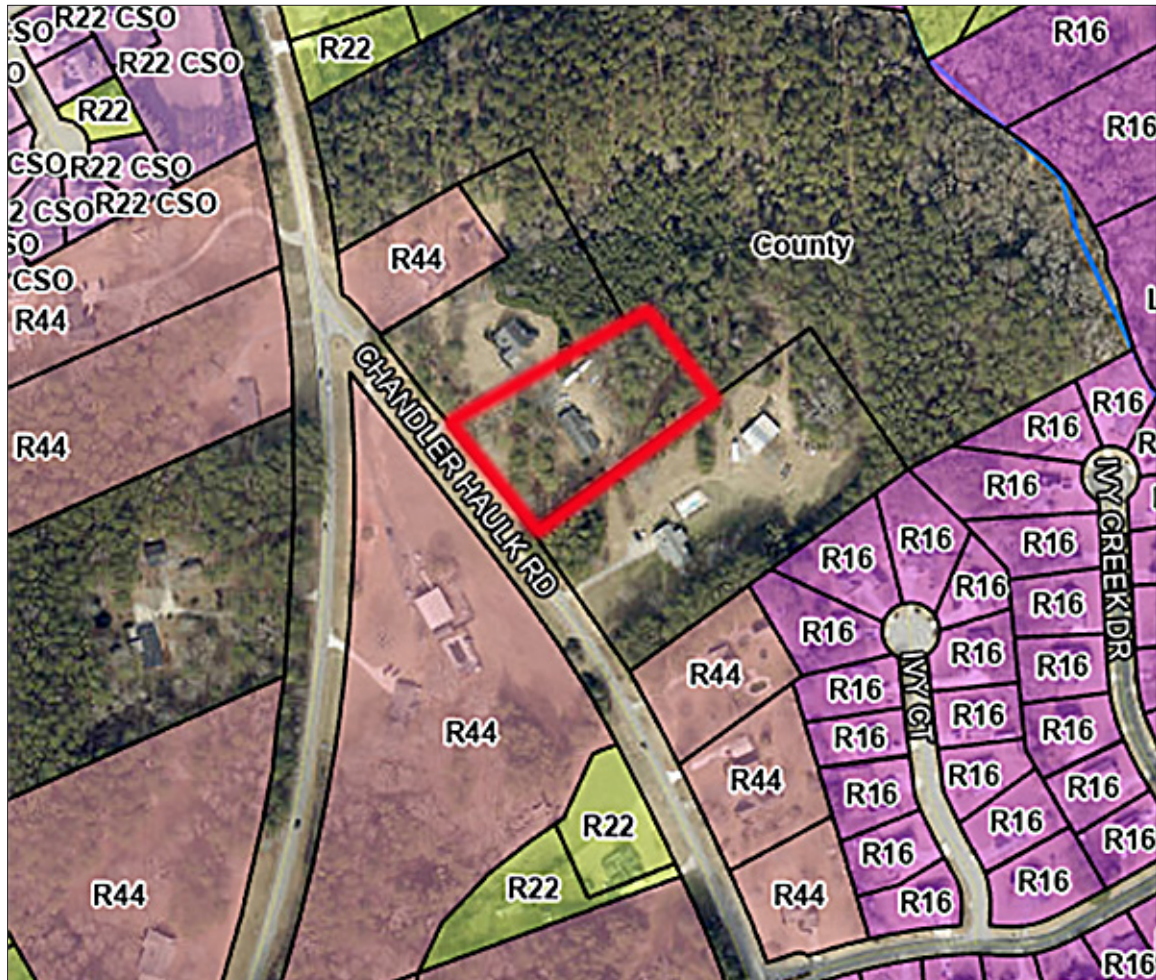
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Reduce the likelihood of creating a zoning island as the property is almost completely surrounded by City parcels.

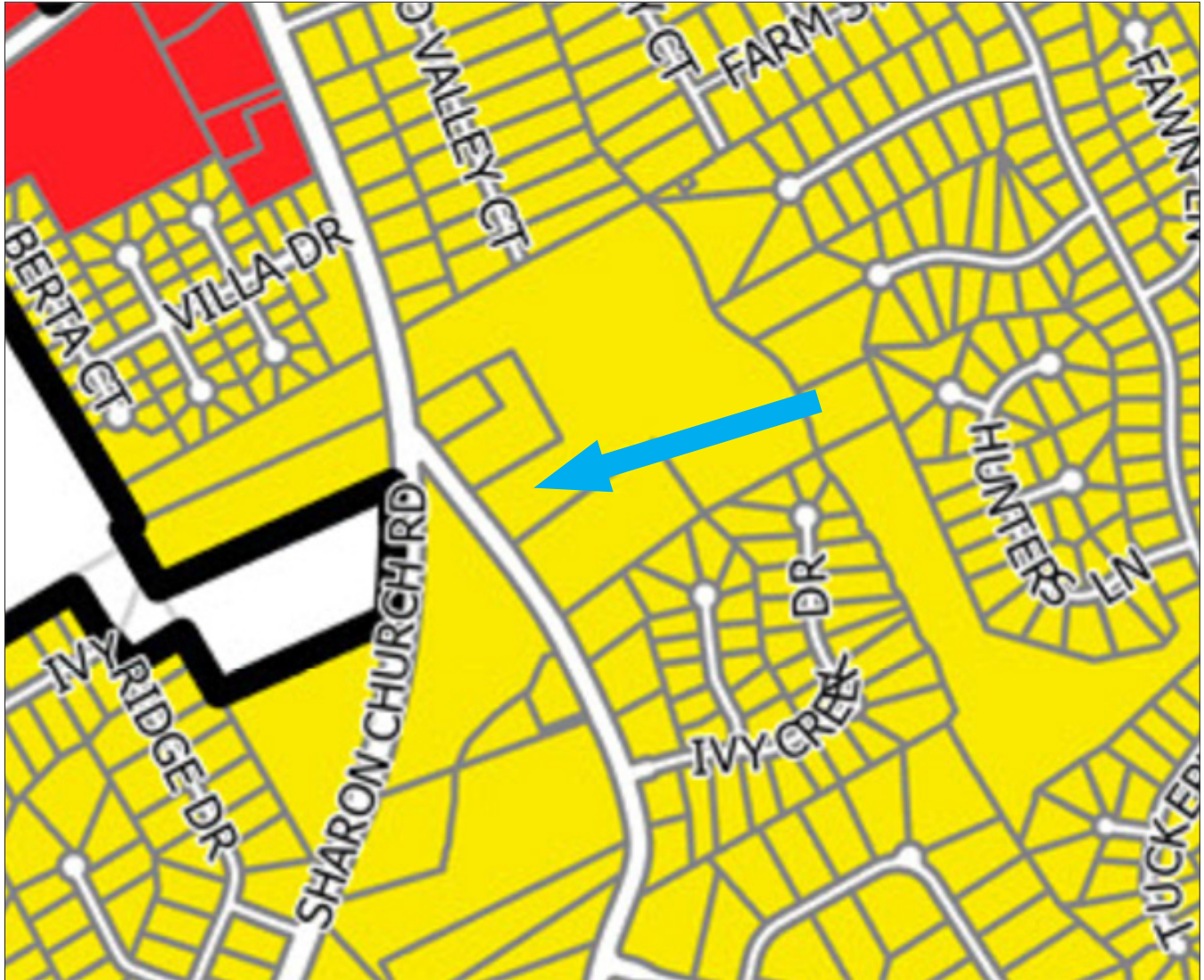
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is asking their 2-acre tract be annexed into the City from the County as part of a larger project for the family property.

Existing Conditions

There is a 2,002-square-foot house on the property that was built in 1964.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? As the residence has existed since 1964, there would be no aesthetic impact to adjacent parcels.

What is the impact upon thoroughfare congestion and traffic safety? There would be no impact.

What is the impact upon population density and the potential for overcrowding and urban sprawl? This would only shift already existing population density from the County to the City.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? There is an 8-inch water line in the front of the property that the home could tie into, though there is not a sewer tie-in within 200 feet, so the residence would be allowed to remain on septic until a sewer line was made available closer to the property.

How does the proposed use provide protection of property against blight and depreciation? There would be no impact as the house and property already exist and will maintain their appearance, just go from County zoning to City.

Is the proposed use consistent with the adopted Comprehensive Plan? The Comprehensive Plan shows the property as being residential.

What is the impact upon adjacent property owners if the request is approved? None.

What is the impact upon adjacent property owners if the request is not approved? There would be no impact as the parcel would remain in its current condition.

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: While the matter of providing utilities will need to be sorted out, there are no objections to the rezone from staff. Staff recommendation is to approve 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? Yes

Size of the water line? 8 inches PVC along Chandler Haulk Road.

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? 792 feet

Size of the sewer line? 8 inch ductile iron line near 240 N Sharon Church Road that flows to Holly Court pump station

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? Chandler Haulk (minor collector)

What is the traffic count for the road? Georgia Department of Transportation reported a traffic count in front of 1132 Chandler Haulk Road of 170 cars in 2023, 160 in 2022, and 210 in 2021. This is about .65 miles from this residence.

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? The average single family home generates 10 trips per day.

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? None

EMERGENCY SERVICES

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

Distance of the nearest station? 2.3 miles

Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above capacity) At capacity