

## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** R25-006

**LANDOWNERS:** Diane Atha Clay

**APPLICANT:** Diane Atha Clay c/o Prater Consulting LLC

**PROPERTY ADDRESS:** 4159 Chandler Haulk Road

**MAP/PARCEL #:** C0220011A00

**PARCEL DESCRIPTION:** Single Family Home

**AREA:** 2 acres

**EXISTING ZONING:** A1 (Walton County)

**PROPOSED ZONING:** R-44

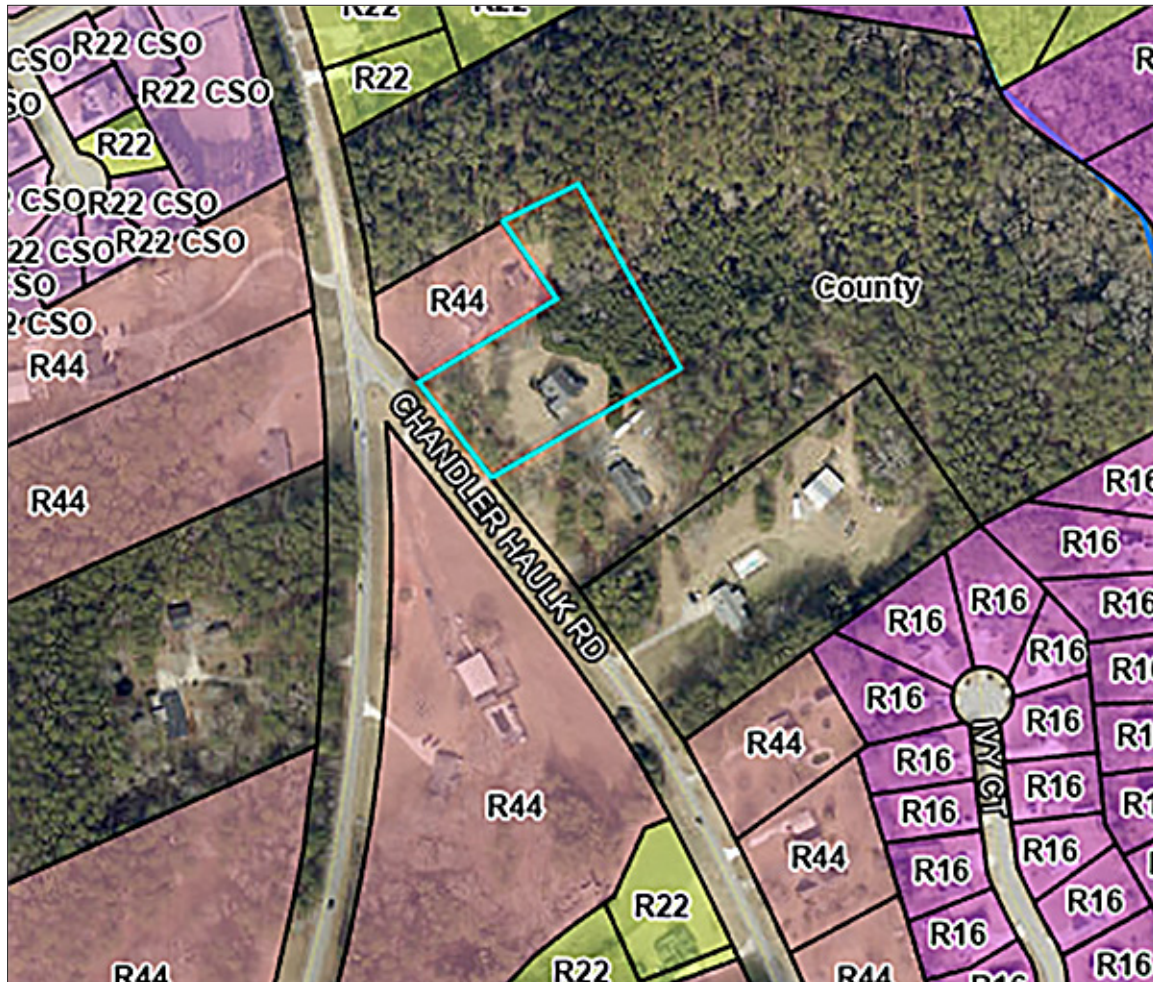
**FUTURE LAND USE MAP:** Residential

**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

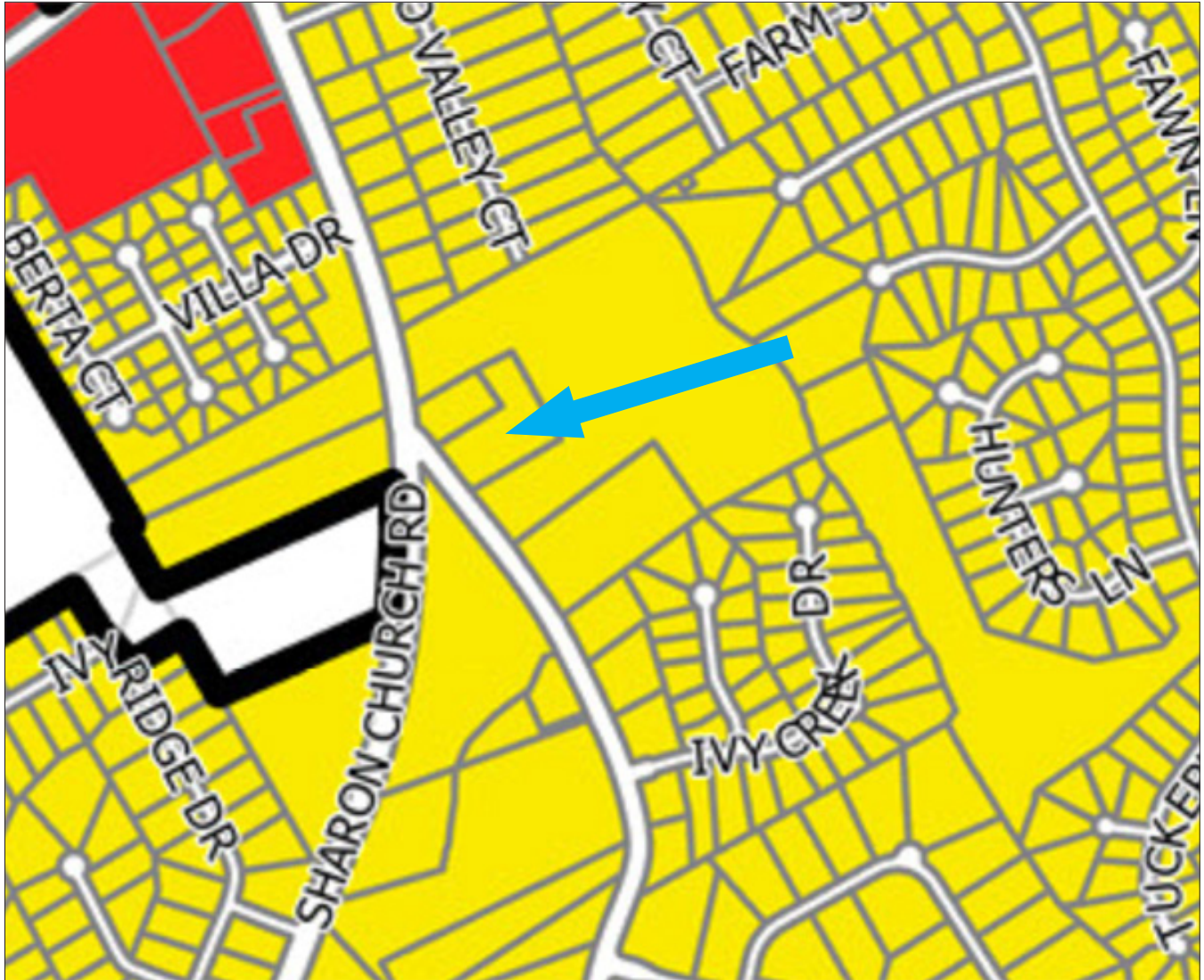
**CITY COUNCIL HEARING:** May 5 and 8, 2025

## 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 2,168-square-foot house on the property that was built in 2003.

## 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 2003, 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](mailto: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