

Staff Report — Annexation

ZONING CASE #: A25-009

LANDOWNERS: Eddit H. Atha and Diane Atha Clay

APPLICANT: Diane Atha Clay c/o Prater Consulting LLC

PROPERTY ADDRESS: 0 Chandler Haulk Road

MAP/PARCEL #: C02200110DP

PARCEL DESCRIPTION: Vacant Land / Forest

AREA: 17.57 acres

EXISTING ZONING: A1 (Walton County), R-16 (City of Loganville)

PROPOSED ZONING: RM-4

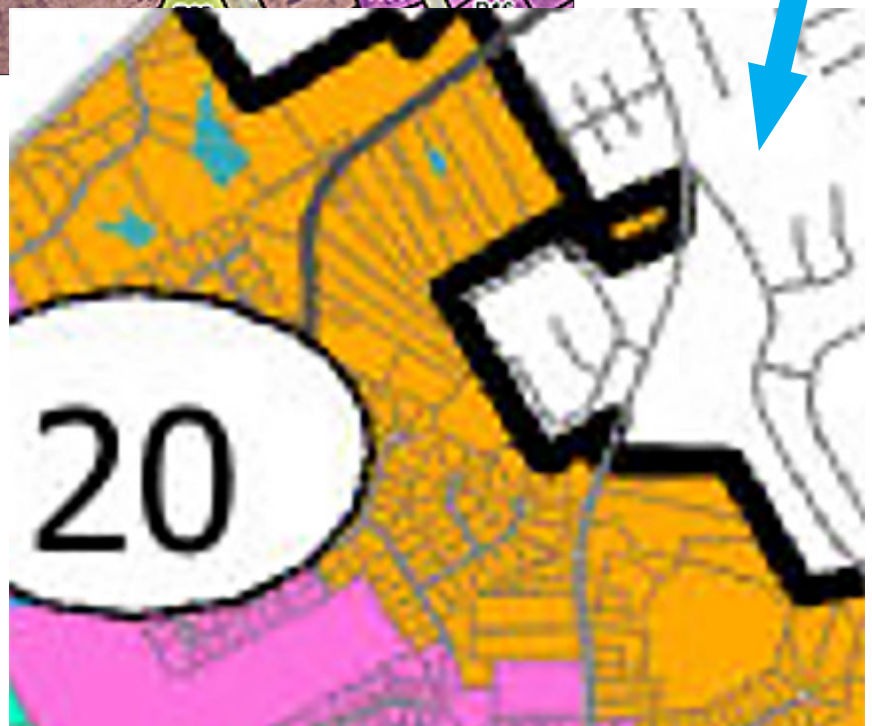
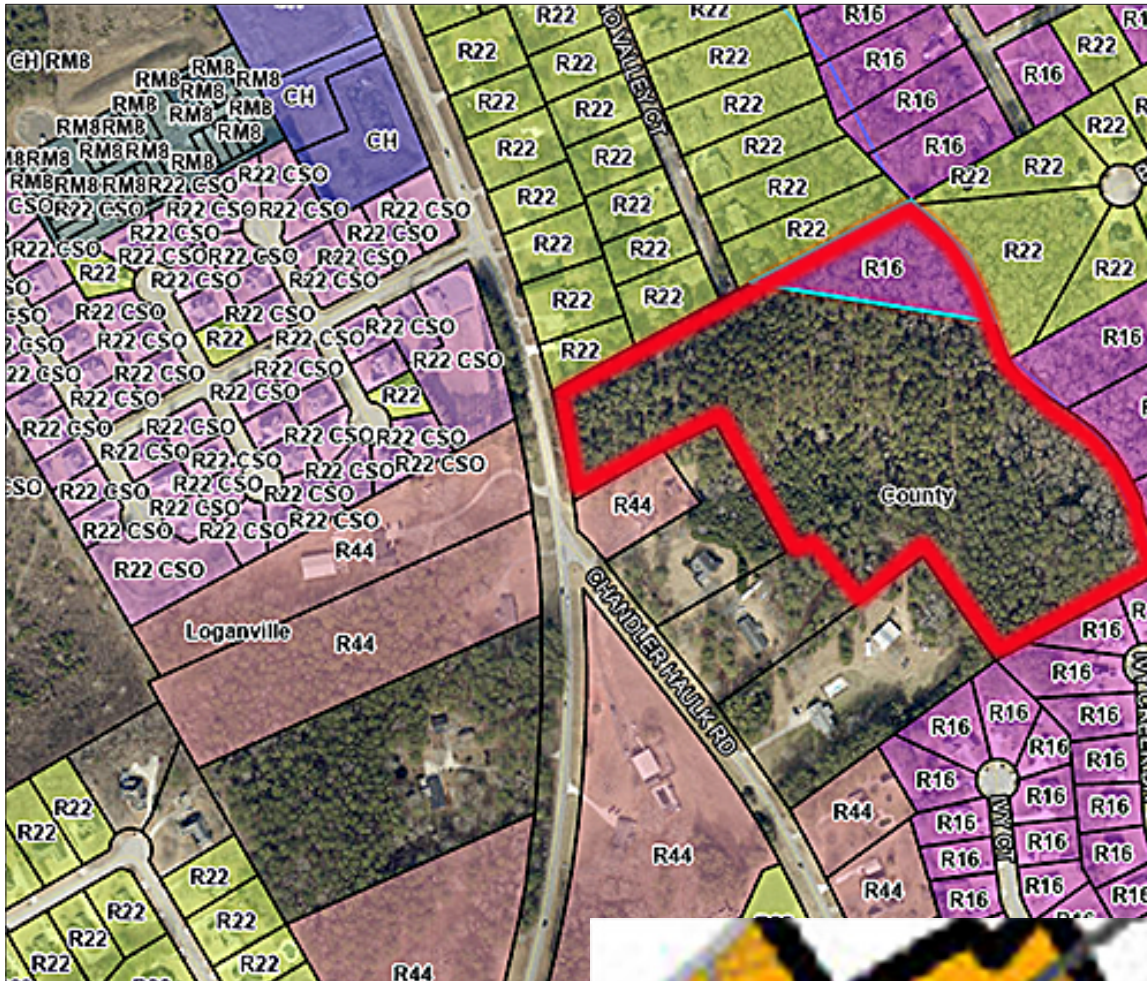
FUTURE LAND USE MAP: Residential

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

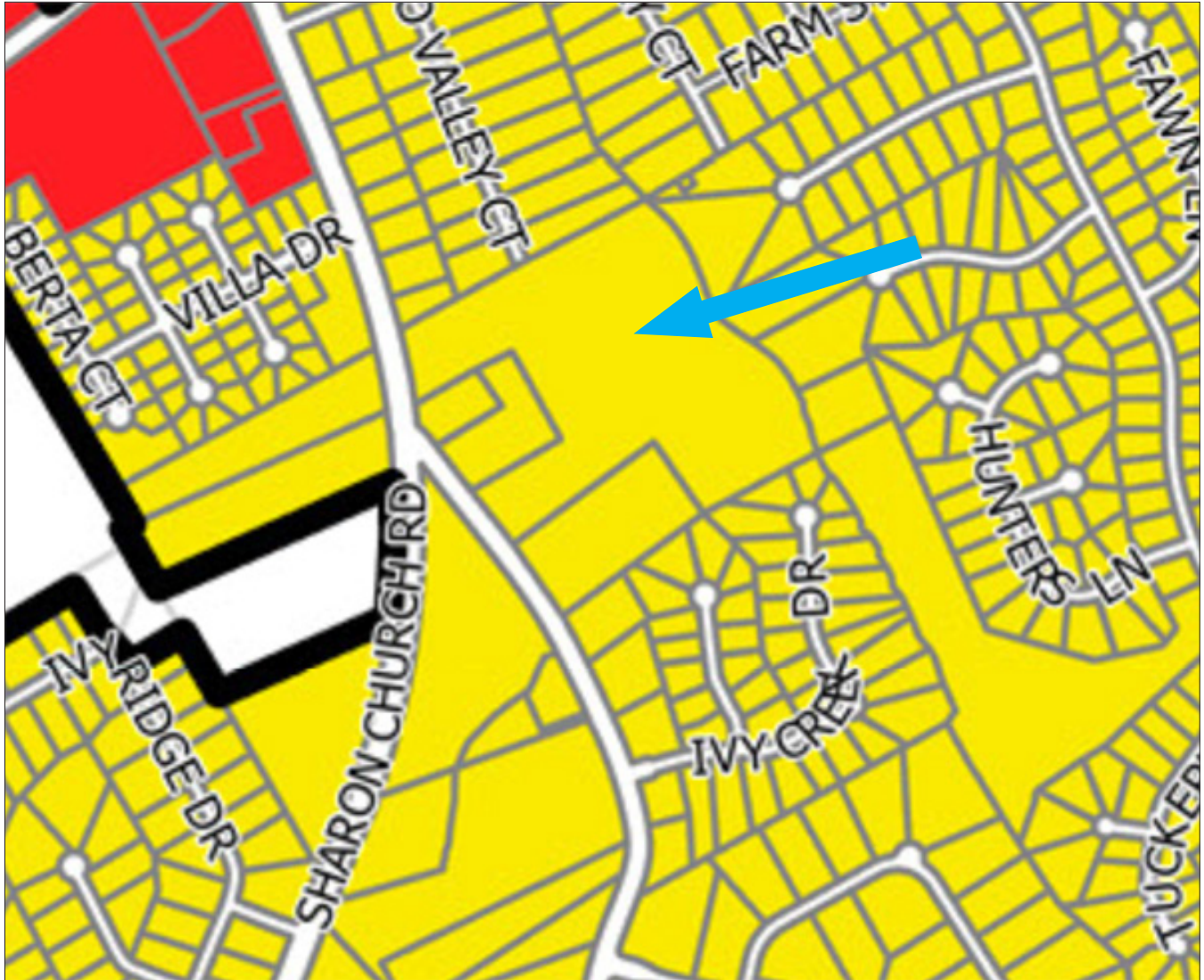
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

Part of this parcel was zoned inside City limits as R-16. The goal is to combine what is inside the City with the remaining part of the parcel that is in the County for future development.

Existing Conditions

The property is wooded and vacant.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? Rezoning of vacant land into the City would have no impact.

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety, though the property will likely be developed and the resulting development would increase traffic.

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 City of Loganville's Future Land Use Map has this parcel 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, though the property will likely in the future be developed and would impact adjacent property owners.

What is the impact upon adjacent property owners if the request is not approved? None.

Recommended action: The parcel of land meets the requirements to be annexed into the City limits. *Recommendation is for approval of this annexation.*



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

Planning Commission Recommended Conditions

City Council Conditions