

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-010

LANDOWNERS: #Eddie H. Atha and Diane Atha Clay

APPLICANT: Eddie H. Atha and 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

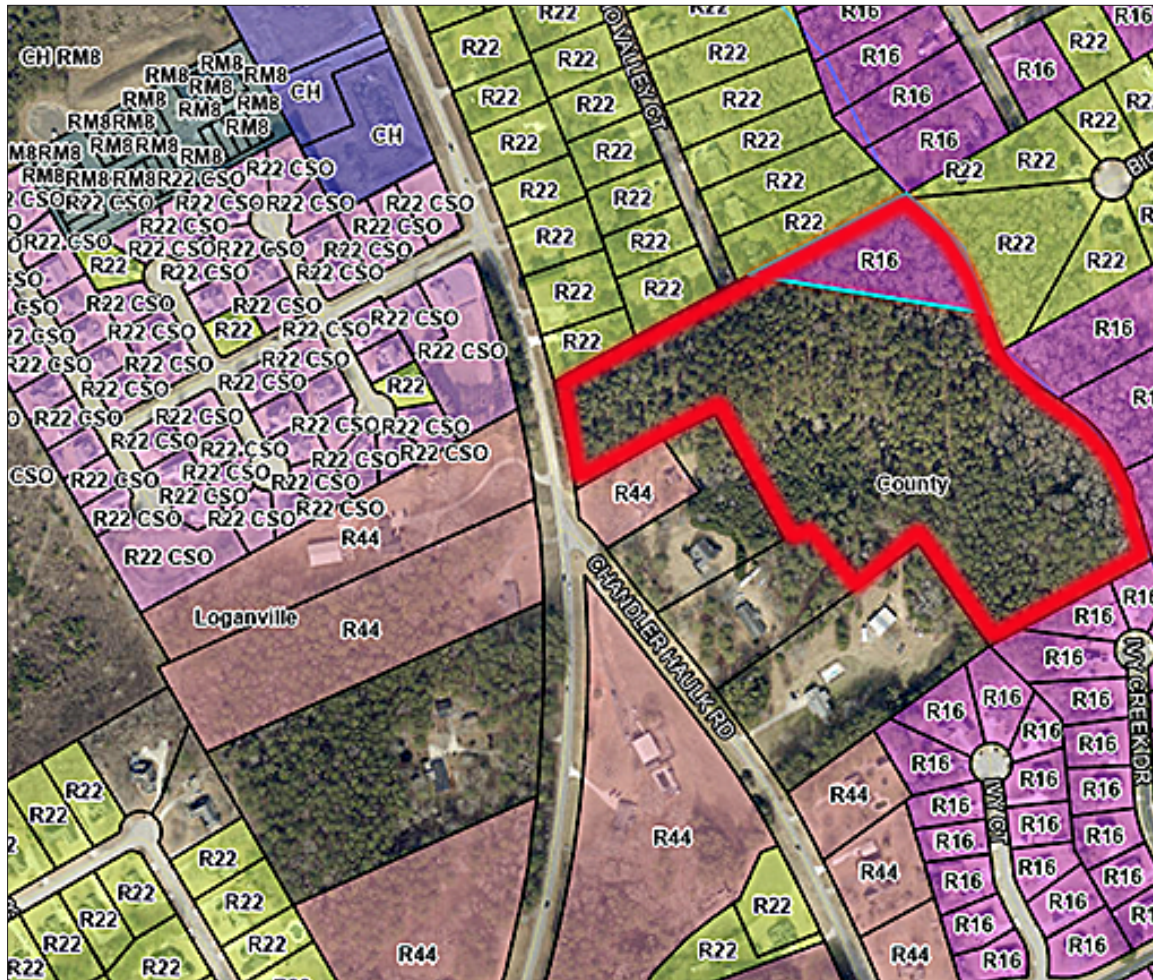
FUTURE LAND USE MAP: Residential

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

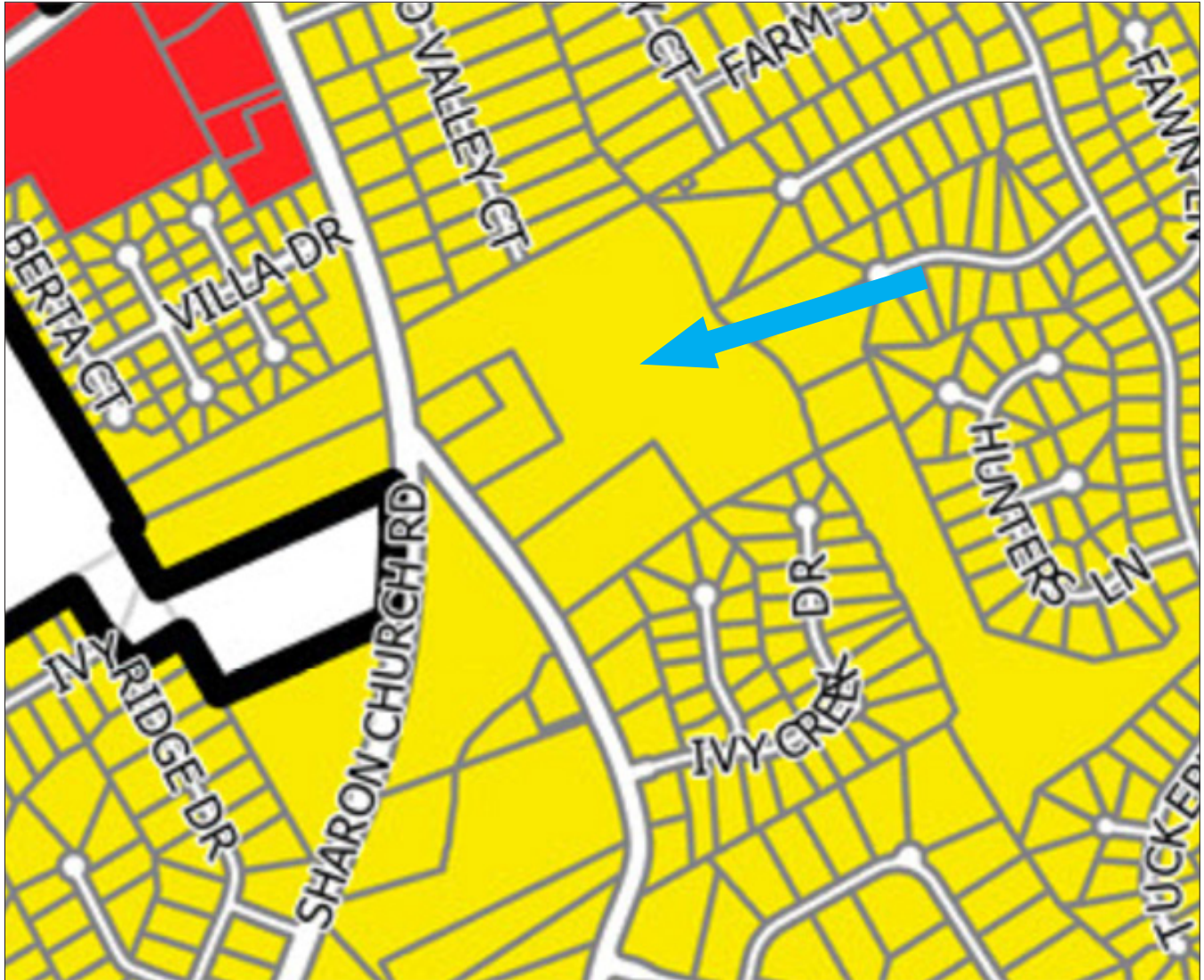
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



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 of townhomes.

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? The property is surrounded by single-family homes (5 R-22, 10 R-16, 4 R-44), who would see acres of woods replaced by higher density housing.

What is the impact upon thoroughfare congestion and traffic safety? Per the Institute of Transportation Engineers, the average townhome generates 5.8 trips per day. As this development would have a maximum of 72 townhomes allowed under the RM-4 zoning based on the lot size, this would result in, on average, about 418 trips from the development per day. While there is no readily available traffic count for N Sharon Church Road, a traffic counter about a quarter of a mile south showed about 170 cars in 2023, 160 in 2022 and 210 in 2021. The project would affect congestion and traffic in the area.

What is the impact upon population density and the potential for overcrowding and urban sprawl? As mentioned earlier, the property is surrounded by single-family houses (though there is RM-8 being developed about a quarter of a mile up N Sharon Church Road). This development would be a higher density zoning and potentially result in overcrowding in the area.

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 development could tie into and potentially a sewer tie-in at an 8-inch ductile iron line that runs between 240 N Sharon Church Road and property owned by the Villas HOA. The project does feed into the Holly Couty pump station, which would potentially require upgrades to accomodate flows from this project.

How does the proposed use provide protection of property against blight and depreciation? The property does not currently meet the criteria outlined by City ordinances to be considered blight. The proposed use itself does not impact blight but rather will be the result of the HOA and its enforcement of its rules and regulations. Developing otherwise vacant land can result in appreciation of neighboring home values.

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

Impact Analysis / Recommendation

What is the impact upon adjacent property owners if the request is approved? There would be an increase in the traffic and number of people in the area that is not necessarily commensurate to its surroundings.

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: The number of units per acre is comparable to the Open Space Subdivision standards when The Villas at Loganville were developed. There is also RM-8 zoning being developed in relatively close proximity to the proposed site. The City has since altered its standards since those projects were approved. Given the number of single-family homes in the adjacent areas, the density is not necessarily a good fit for the area. Staff recommendation is to deny the rezone.

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? Yes

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? Yes

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