



PLANNING COMMISSION MEETING AGENDA

Thursday, July 24, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 6/26/25

5. NEW BUSINESS

A. **Case #A25-005** – Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. 2.00+/- acres.

B. **Case #R25-006** – Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4159 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011A00, Walton County, GA. The property owner is Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

C. **Case #A25-007** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. 2.00+/- acres.

D. **Case #R25-008** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 2.00+/- acres located at 4139 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

E. **Case #A25-009** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, requests annexation of property located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. 17.57+/- acres.

F. **Case #R25-010** – Eddie H Atha and Diane Atha Clay c/o Prater Consulting LLC, filed an application to rezone 17.57+/- acres located at 0 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220011B00, Walton County, GA. The property owner is Eddie H Atha and Diane Atha Clay. The current zoning is R-16 / A-1. The requested zoning is RM-4 for a multi-family development.

G. **Case #A25-011** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, requests annexation of property located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. 4.103+/- acres.

H. **Case #R25-012** – Eddie H Atha and Regina M. Atha c/o Prater Consulting LLC, filed an application to rezone 4.103+/- acres located at 4109 Chandler Haulk Rd, Loganville, GA 30052. Map/Parcel #C0220010, Walton County, GA. The property owner is Eddie H Atha and Regina M. Atha. The current zoning is A-1. The requested zoning is R-44 with no proposed development.

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, June 26, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

Chairman Keith Colquitt
Commissioner Linda Dodd
Commissioner Tiffany Ellis
Commissioner Toyin Olaoluwa
Commissioner Cathy Swanson
Commissioner Joshua Wauters

ABSENT

Commissioner Michael Joyner

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes 5/22/25

Motion made by Commissioner Dodd to approve the minutes, Seconded by Commissioner Ellis.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters. Minutes approved 5-0.

5. NEW BUSINESS

A. **Case #A25-016** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP, requests annexation of property located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. 26.883+/- acres.

After reading all four cases for the hearing, Commissioner Ellis requested to Chairman Colquitt to be recused from voting on them due to her owning property in close proximity to the proposed cases.

Director Robbie Schwartz also made a statement – the property's water service is currently served by Walton County, however, if the cases are approved, the City of Loganville will need to provide both water and sewer services to the property.

Neville Allison, the managing partner for Revive Land Group, 3500 Lenox Road, Suite 625, Atlanta, GA 30326, was the representative for this case.

The proposal is for an age restrictive, senior development, with all ranch homes. It will cover two parcels, resulting in 28.232 acres total and hold 82 units. The development would include an ADA compliant amenity area with a cabana, dog park and/or pickleball courts and walking trail.

Mr. Allison stated that there is no senior housing category in Loganville, so they would like to essentially "create" one with a zoning condition regulating the subdivision to seniors in addition to a mandated HOA covenant that does the same.

Mr. Allison stated that in order for their proposal to work, they are asking for a variance, to requests single-family detached units in RM-4 Zoning (see below, V25-013). However, if the units need to be attached, they can do so by either using a shed in between the units or with a gate.

Terry Parsons of 1102 Chandler Haulk Road, stated he would like the commissioners to be consistent in the City Council's denial of a similar case.

Tim Morris of 3292 Allen Circle, was the chosen representative from the community that abuts to these parcels (within Walton County). He stated that his community was not opposed to growth, but they want consistency and an RM-4 proposal is not consistent with the other zoning districts in the area. Their request is to deny both variances, V25-013 and V25-014.

Commissioner Dodd asked about the current homes on the subject property and if they would be demolished. Mr. Allison answered that any structure on their subject property, would be demolished.

Commissioner Swanson's concern was traffic and wanted to know if the plans had an entrance/exit onto Hwy 81, possibly a traffic light, or decel lane. Mr. Allison stated that doing that would be a system improvement, which they are not able to do. He also stated that a senior development produces 30%-40% less traffic, so traffic shouldn't be a concern.

Commissioner Wauters wanted to know what value this development would bring to the City of Loganville. Mr. Allison stated that it will increase the property tax basis and tap fees. It also will focus on a senior development and it will not impact the schools in anyway.

Sandra Rangel of 3255 Tig Knight Road lives right besides the subject property. She is concerned about this annexation causing an island for her property. She also stated that part of the proposed property is on an easement that is legally on her parcel. The applicant states a buffer is put in place so that her property still touches Walton County. Director Robbie Schwartz also stated that the easement is not located on the front of her property, it is in the back, so the proposed development would not interfere with her land.

Motion made by Commissioner Swanson to deny annexation, Seconded by Commissioner Olaoluwa.

Voting Yea: Commissioner Wauters

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson

Voting Abstaining: Commissioner Ellis.

Annexation denied 3-1.

- B. Case #R25-015** - The Revive Land Group LLC c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 26.883+/- acres located at 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. The property owner is CTX Funding SPE, LLC. The current zoning is A-1. The requested zoning is RM-4 with a proposed development of single-family detached residential neighborhood.

Motion made by Commissioner Olaoluwa to deny the rezone, Seconded by Commissioner Swanson.

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters

Voting Abstaining: Commissioner Ellis.

Rezone request denied 4-0.

- C. Case #V25-013** - The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2). Request for variance to allow single-family detached units in RM-4 zoning on parcels more than 2,640 feet from the center line of Main Street and Covington Street.

Motion made by Commissioner Swanson to deny the variance, Seconded by Commissioner Wauters.

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters

Voting Abstaining: Commissioner Ellis.

Variance denied 4-0.

- D. Case #V25-014** – The Revive Land Group LLC c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located 3215 & 0 Tig Knight Road, Loganville, GA 30052. Map/Parcel #C0470003 & Map/Parcel #C0470003A00, Walton County, GA. Present zoning is A-1. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(b)(2)(e). Request for variance to allow front entry garages in RM-4.

Motion made by Commissioner Olaoluwa to deny the variance, Seconded by Commissioner Swanson.

Voting Nay: Commissioner Dodd, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters

Voting Abstaining: Commissioner Ellis.

Variance denied 4-0.

6. ADJOURN

Motion made by Commissioner Dodd to adjourn, Seconded by Commissioner Swanson.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Wauters.

Adjourned 5-0, at 7:05pm.

Planning Director Date

Planning Commission Chairman Date



CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633

Section 5, Item A.

Date: 3-5-25

Application # A 25-005

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Diane Atha Clay c/o Prater Consulting LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL #		PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
CO220011A00			
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY:	Walton ACREAGE: 2.00
PROPOSED DEVELOPMENT: <u>No development proposed</u>			
WATER PROVIDER: <u>City of Loganville</u>		SEWER PROVIDER: <u>Septic System</u>	

You must attach: ☐ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent
☒ Names/Addresses of Abutting Property Owners ☒ Shape file of property (GIS File)

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$300.00

CHECK # 1943 RECEIPT # 200231878 TAKEN BY: SD DATE OF LEGAL NOTICE: 4/2 & 4/6/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation

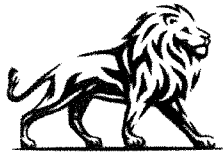
Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR DIANE ATHA CLAY

Tim Prater submits this Letter of Intent and the attached annexation and rezone application (the “Application”) on behalf of Diane Atha Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +or- acres of land (the “Property”) located at 4159 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation and rezone is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property’s close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # A

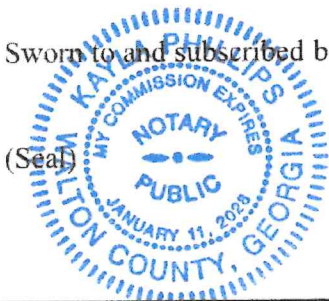
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] 3-3-25
Applicant's Signature Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

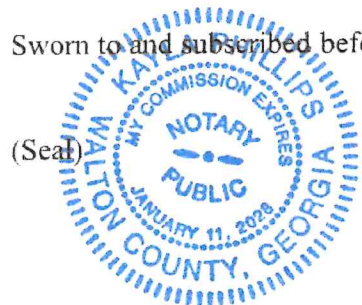
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature] 3/3/25
Owner's Signature Date

Diaria Attha Clay
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4159 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052**

**PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**PITTMAN CAROLYN REBECCA
295 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

- SURVEY LEGEND**
- IPF IRON PIN FOUND
 - IPB IRON PIN SET
 - REB REBAR
 - N.S.L. BUILDING SETBACK LINE
 - MNF MAG NAIL FOUND
 - OTF OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE
 - CNF CONCRETE MONUMENT FOUND
 - PR PLAT BOOK
 - DB DEED BOOK
 - R/W RIGHT-OF-WAY
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PCP PROPERTY CORNER FOUND
 - COMPUTED POINT

EDDIE H. ATHA & DIANE ATHA CLAY
NIF
PARCEL C0230011800
DB 4163 PG 262
PB 108 PG 192
ZONED A1

2.004 ACRES

DIANE ATHA CLAY
NIF
PARCEL C0230011A00
DB 1613 PG 386
PB 90 PG 26
ZONED A1

Line Table		
Line #	Direction	Length
L1	N8°14'13"W	21.67'
L2	N37°47'41"W	50.65'
L3	N37°44'02"W	65.79'
L4	N37°00'29"W	61.55'

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

UTILITY NOTE

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

GENERAL NOTES

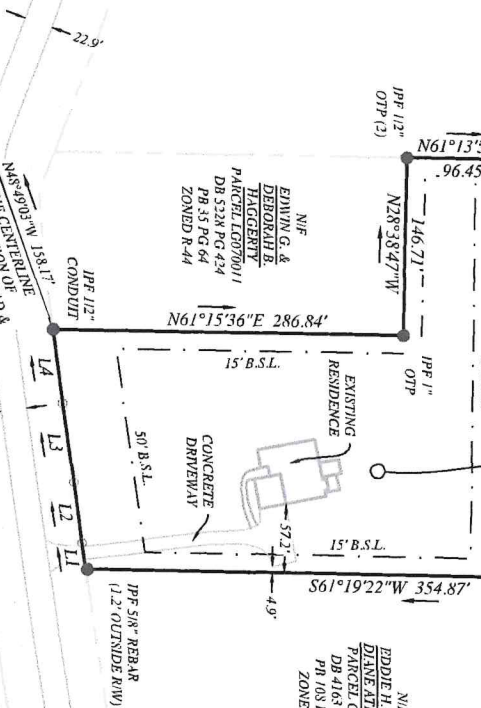
1. FIELD SURVEY WAS COMPLETED ON 02/23/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: DIANE ATHA CLAY
3. TITLE REFERENCES REGARDING ADJACENTS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1397C0050 WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 13085, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL).
7. PER WALTON COUNTY ZONING MAPS, ACCESSSED 02/23/2025.
8. MINIMUM BUILDING SETBACKS:
FRONT: 50' / SIDE: 15' / REAR: 40'
9. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
10. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFINED FOR PURPOSES OF THIS SURVEY.
11. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
12. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
13. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).



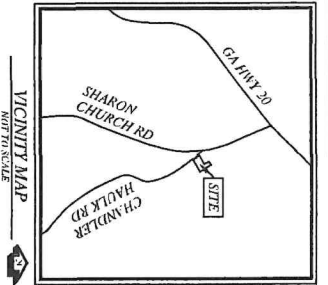
RETRACEMENT SURVEY FOR:
DIANE ATHA CLAY
4159 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

SHARON CHURCH ROAD
(100' R/W)

CHANDLER HAULK ROAD
(80' R/W)



REFERENCES
DB 1613 PG 386
PB 90 PG 26



- SURVEY NOTES**
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,641 FEET, AND WAS UNADJUSTED.
 2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A ZOOM 95 SERIES TOTAL STATION.
 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 213,379 FEET.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS, ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-6-67.

John F. Brewer
JOHN F. BREWER, III RLS#2005
03/04/2025
DATE

DATE	PROJECT #
03/04/2025	25-00098
REVISIONS	DRAFTED BY:
	AC
	REVIEWED BY:
	JB



Surveyed legal description for Diane Atha Clay tract: Parcel C0220011A00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.004 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 48 degrees 49 minutes 03 seconds East with a distance of 158.17 feet to a 1/2" conduit found on the easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way and following a course North 61 Degrees 15 Minutes 36 Seconds East a distance of 286.84 feet to a 1" open top pipe found; thence North 28 Degrees 38 Minutes 47 Seconds West a distance of 146.71 feet to A 1/2" open top pipe found; thence North 61 Degrees 13 Minutes 57 Seconds East a distance of 96.45 feet to a 1/2" rod found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 344.44 feet to a 1/2" rebar set; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 354.87 feet to point on the easterly right-of-way of Chandler Haulk Road (80' R/W); thence following along said right-of-way North 38 Degrees 14 Minutes 34 Seconds West a distance of 21.67 feet to point; thence North 37 Degrees 47 Minutes 41 Seconds West a distance of 50.65 feet to a 1/2" rebar found; thence North 37 Degrees 44 Minutes 02 Seconds West a distance of 65.79 feet to a 1/2" rebar found; thence North 37 Degrees 00 Minutes 29 Seconds West a distance of 61.55 feet to a point; which is the TRUE POINT OF BEGINNING.

Staff Report — Annexation

ZONING CASE #: A25-005

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

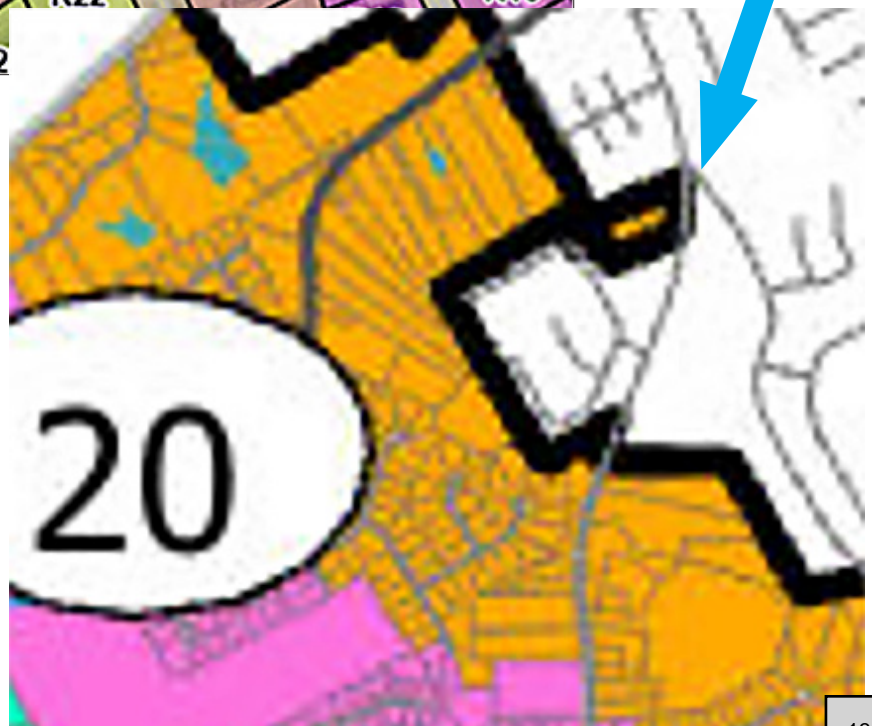
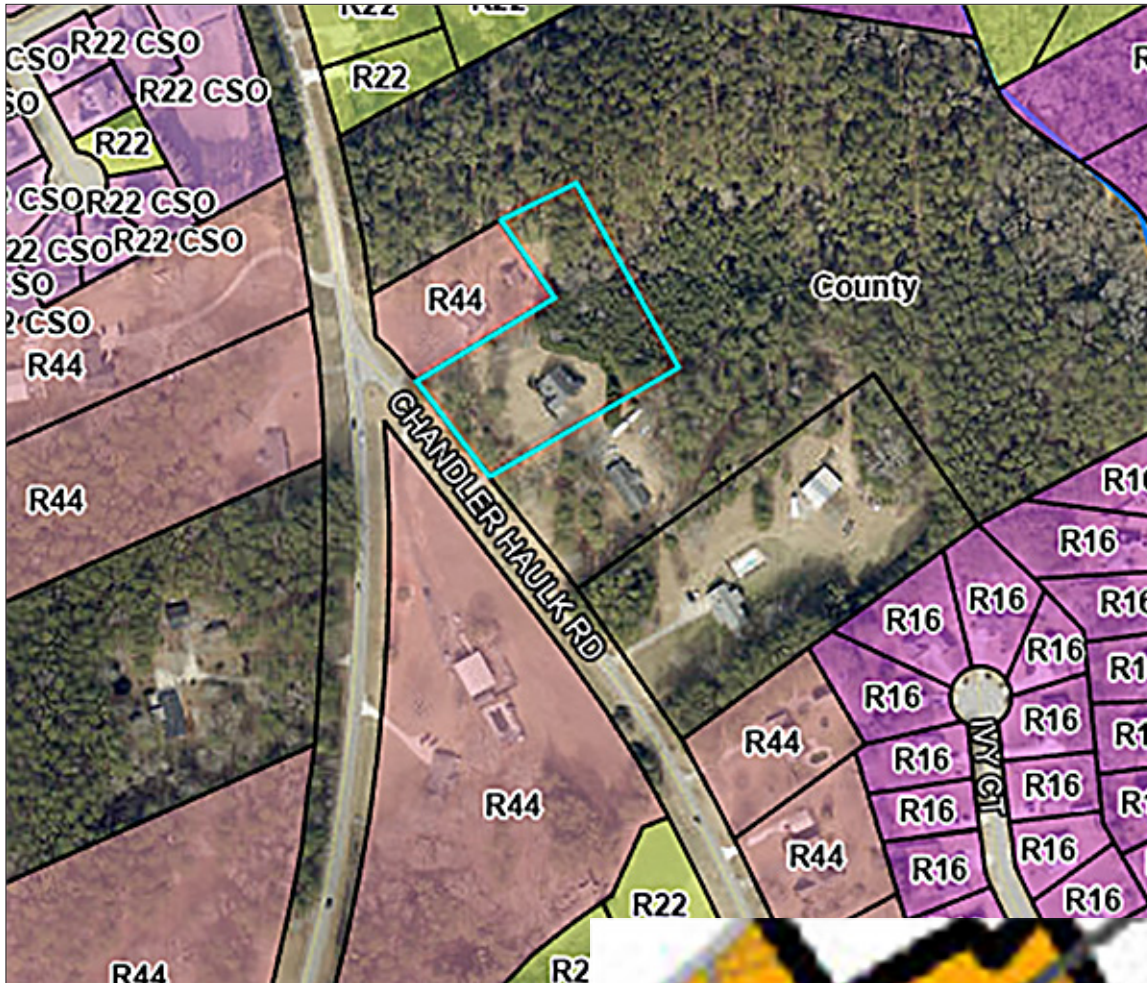
FUTURE LAND USE MAP: Residential

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

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

The property is adjacent to City limits and, when looking at the totality of the family land, is surrounded by properties inside City limits. The request is being made citing state zoning law that encourages the reduction of islands when possible.

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.

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? None.

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 Commission Recommended Conditions

City Council Conditions



Date: 3-5-25

Application # R 25-006

REQUEST FOR ZONING MAP AMENDMENT

A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4159 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(404) 317-8871
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # C0220011A00		PRESENT ZONING: A-1 REQUESTED ZONING: R-44	
ADDRESS: 4159 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: 2.00	
PROPOSED DEVELOPMENT: No development proposed			

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Campaign Contribution Disclosure
☒ Letter of Intent ☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☒ Impact Analysis

Pre-Application Conference Date: 2/18/2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$500.00

CHECK # 1943 RECEIPT # 120032878 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

Commission Chairman: [Signature]

DATE: 4/24/25

CITY COUNCIL ACTION: ☒ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to ☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

Date

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property’s close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # R

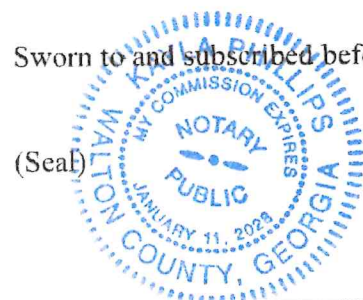
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] 3-3-25
Applicant's Signature Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

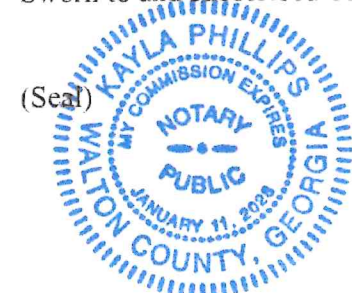
- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Diane Atha Clg 3/3/25
Owner's Signature Date

Diane Atha Clay property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Diene Atha Clay 3/3/25
Applicant's Signature Date

Timothy Prater 3-3-25
Signature of Applicant's Attorney or Agent Date

Diene Atha Clay
Print Name

Timothy Prater
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ **YES** X **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

In the space provided or in a separate attachment, provide responses to the following questions:

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**
There would be no impact to the overall appearance of the city or adjacent property. This is a single family dwelling and would remain as such.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no increased impact to congestion or traffic safety.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to density, overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?** The proposed use will remain as a single family dwelling
The dwelling is currently on city water with septic. The dwelling maybe added to city sewer if available. There would be no increase in traffic and no impact to other city services with the dwelling being surrounded by the city limits
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
The property is currently being utilized as a single family dwelling and the use will remain as such.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The Comprehensive plan shows the area as residential, and the use will remain residential
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed rezone will not affect adjacent property owners as the use will remain residential
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The property is currently within the county surrounded by the city limits, this would bring the property inside the city limits and reducing a island inside the city limits making a more cohesive city boundary

ABUTTING PROPERTY OWNERS FOR 4159 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052**

**PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**PITTMAN CAROLYN REBECCA
295 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

- SURVEY LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - RB REBAR
 - MIN. MAG. NAIL FOUND
 - OTF OPEN TOP PIPE
 - CMP CONCRETE MOUNTMENT FOUND
 - PR PLAT BOOK
 - RD DEED BOOK
 - RIW RIGHT-OF-WAY
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PROPERTY CORNER FOUND
 - COMPUTED POINT

2.004 ACRES

N/E
EDDIE H. ATHA & DIANE ATHA CLAY
PARCEL C0220011800
DB 4163 PG 262
PB 108 PG 192
ZONED A1

N/E
DIANE ATHA CLAY
PARCEL C0220011400
DB 1613 PG 386
PB 90 PG 26
ZONED A1

Line Table

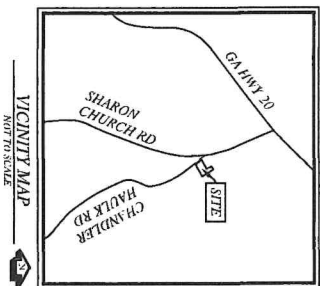
Line #	Direction	Length
L1	N88°14'54"W	21.67'
L2	N87°47'41"W	50.65'
L3	N87°44'02"W	65.79'
L4	N87°00'29"W	61.55'



REFERENCES

N/E
EDDIE H. ATHA & DIANE ATHA CLAY
PARCEL C0220011
DB 4163 PG 262
PB 108 PG 192
ZONED A1

N/E
DIANE ATHA CLAY
PARCEL C0220011400
DB 1613 PG 386
PB 90 PG 26
ZONED A1

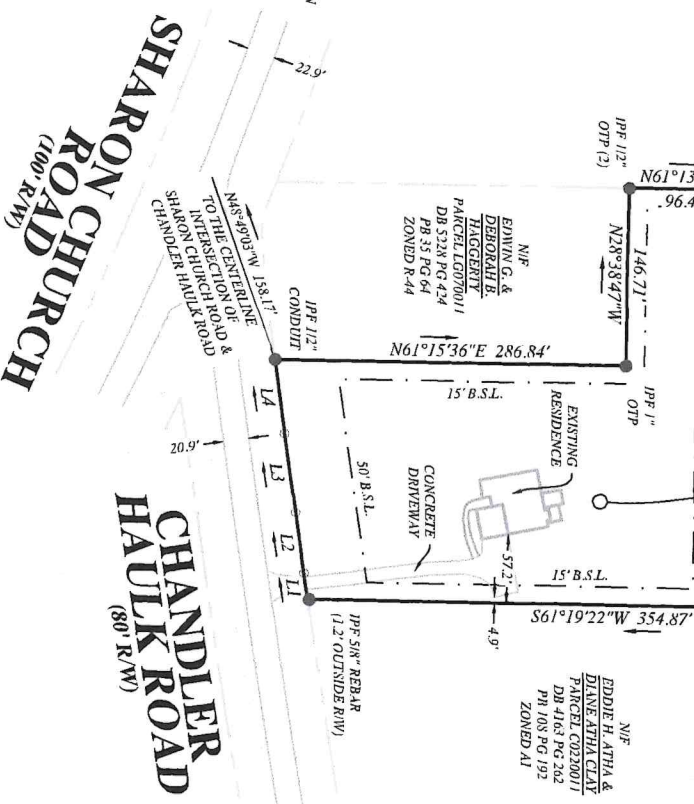


UTILITY NOTE

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 02/25/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: DIANE ATHA CLAY
3. TITLE REFERENCES REGARDING ADJACENTS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X". DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 1399CONSW WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 130133. WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL).
7. PER WALTON COUNTY ZONING MAPS, ACCESSSED 02/25/2025.
8. MINIMUM BUILDING SETBACKS:
 - FRONT: 50' SIDE: 15' REAR: 40'
9. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
10. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS, NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
11. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
12. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
13. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).



SURVEYOR'S CERTIFICATE

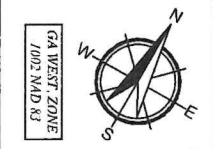
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN F. BREWER, III RLS#2905
DATE 03/04/2025

W&A ENGINEERING

CIVIL, ENGINEERING, LANDSCAPE ARCHITECTURE
LAND SURVEYING, TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Ste. 0100
Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com



RETRACEMENT SURVEY FOR:
DIANE ATHA CLAY

4159 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

DATE	PROJECT #
03/04/2025	25-00098
REVISIONS	DRAFTED BY:
	AC
REVIEWED BY:	JB

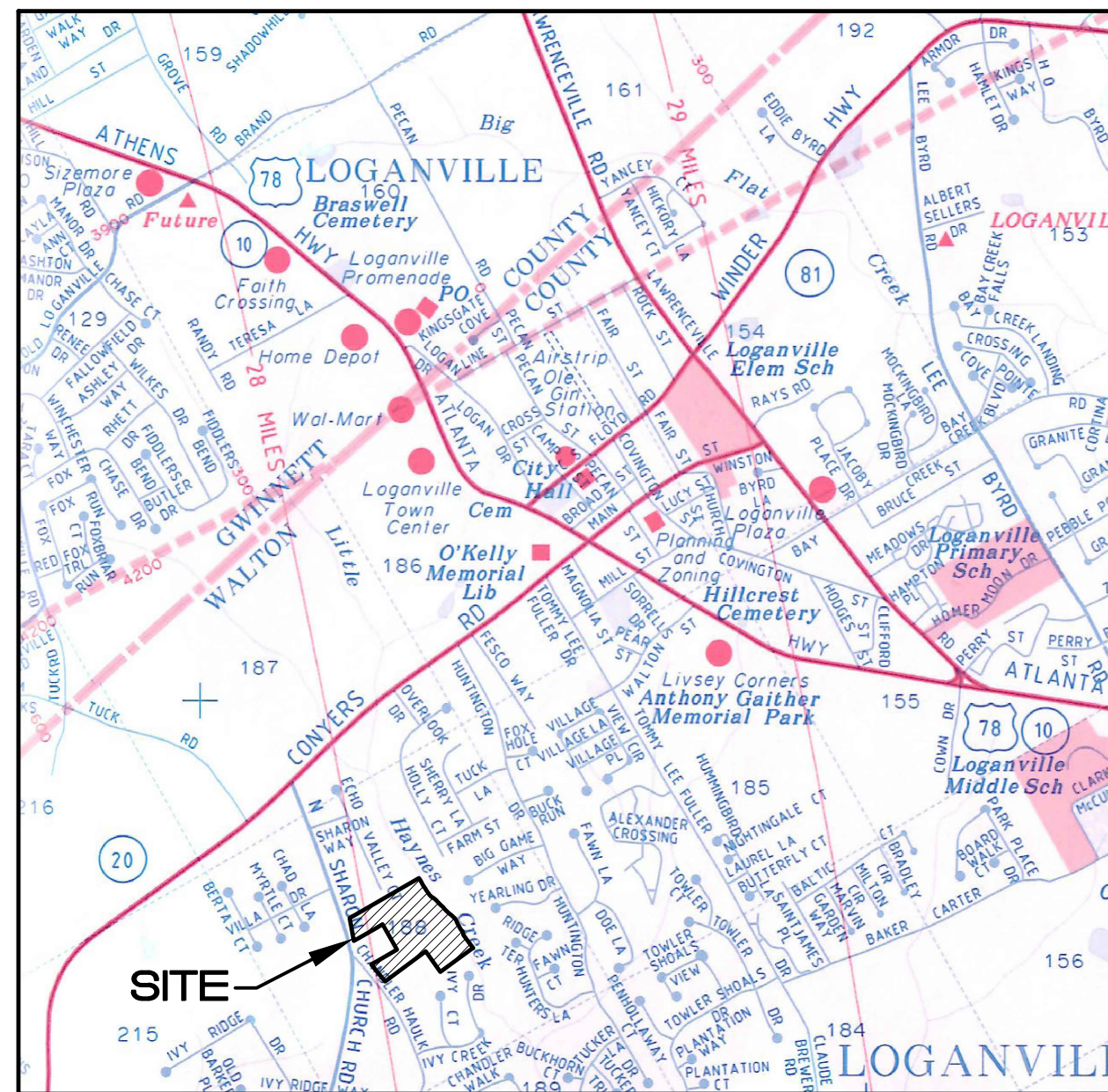


Surveyed legal description for Diane Atha Clay tract: Parcel C0220011A00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.004 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 48 degrees 49 minutes 03 seconds East with a distance of 158.17 feet to a 1/2" conduit found on the easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way and following a course North 61 Degrees 15 Minutes 36 Seconds East a distance of 286.84 feet to a 1" open top pipe found; thence North 28 Degrees 38 Minutes 47 Seconds West a distance of 146.71 feet to A 1/2" open top pipe found; thence North 61 Degrees 13 Minutes 57 Seconds East a distance of 96.45 feet to a 1/2" rod found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 344.44 feet to a 1/2" rebar set; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 354.87 feet to point on the easterly right-of-way of Chandler Haulk Road (80' R/W); thence following along said right-of-way North 38 Degrees 14 Minutes 34 Seconds West a distance of 21.67 feet to point; thence North 37 Degrees 47 Minutes 41 Seconds West a distance of 50.65 feet to a 1/2" rebar found; thence North 37 Degrees 44 Minutes 02 Seconds West a distance of 65.79 feet to a 1/2" rebar found; thence North 37 Degrees 00 Minutes 29 Seconds West a distance of 61.55 feet to a point; which is the TRUE POINT OF BEGINNING.

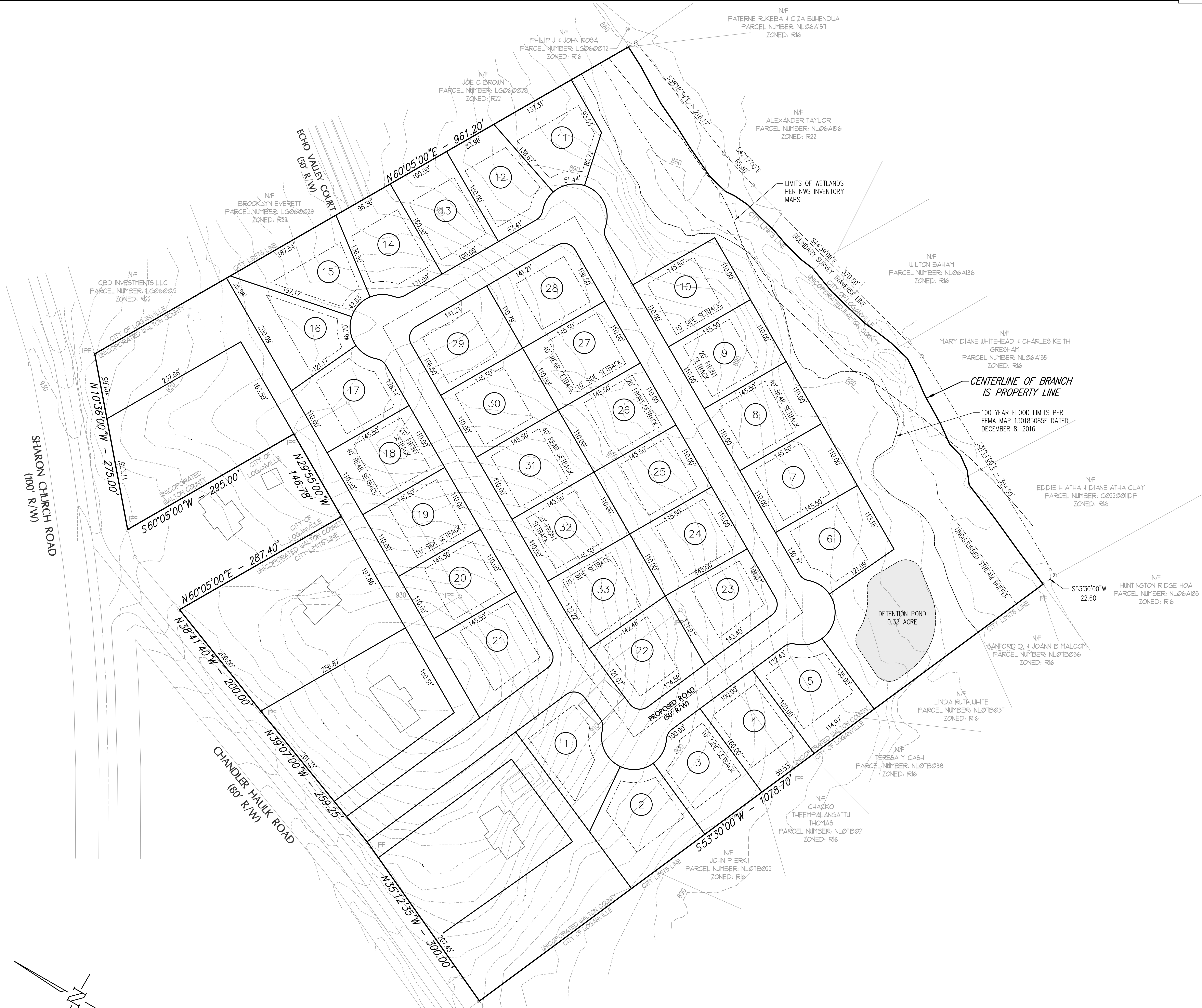
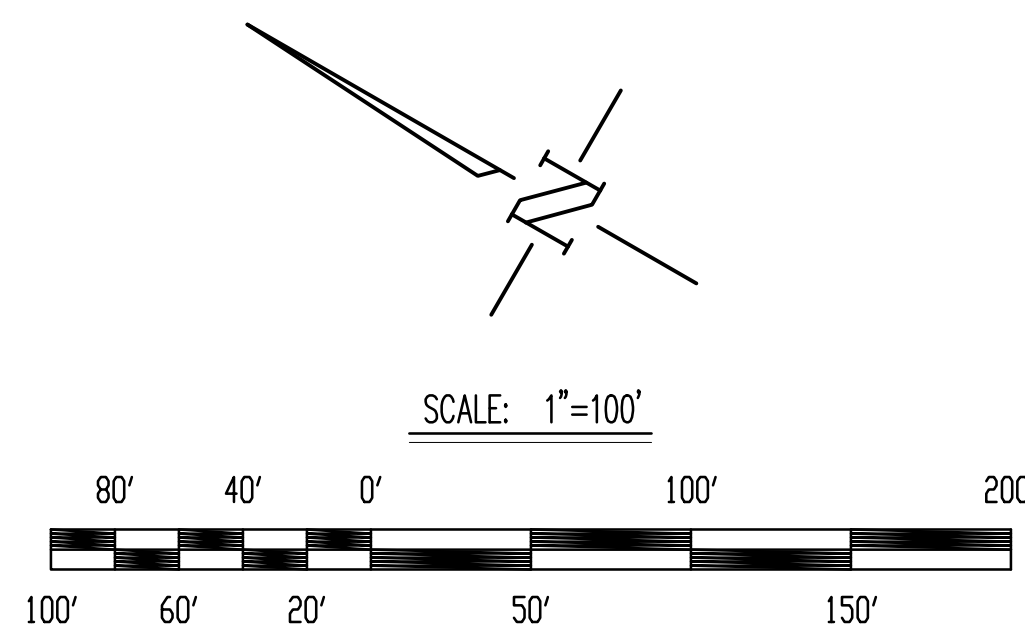


LOCATION MAP

NTS

REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Hawk Road

Land Lot 188, 4th District - Parcel #: C0220011
Walton County, Georgia

InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

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

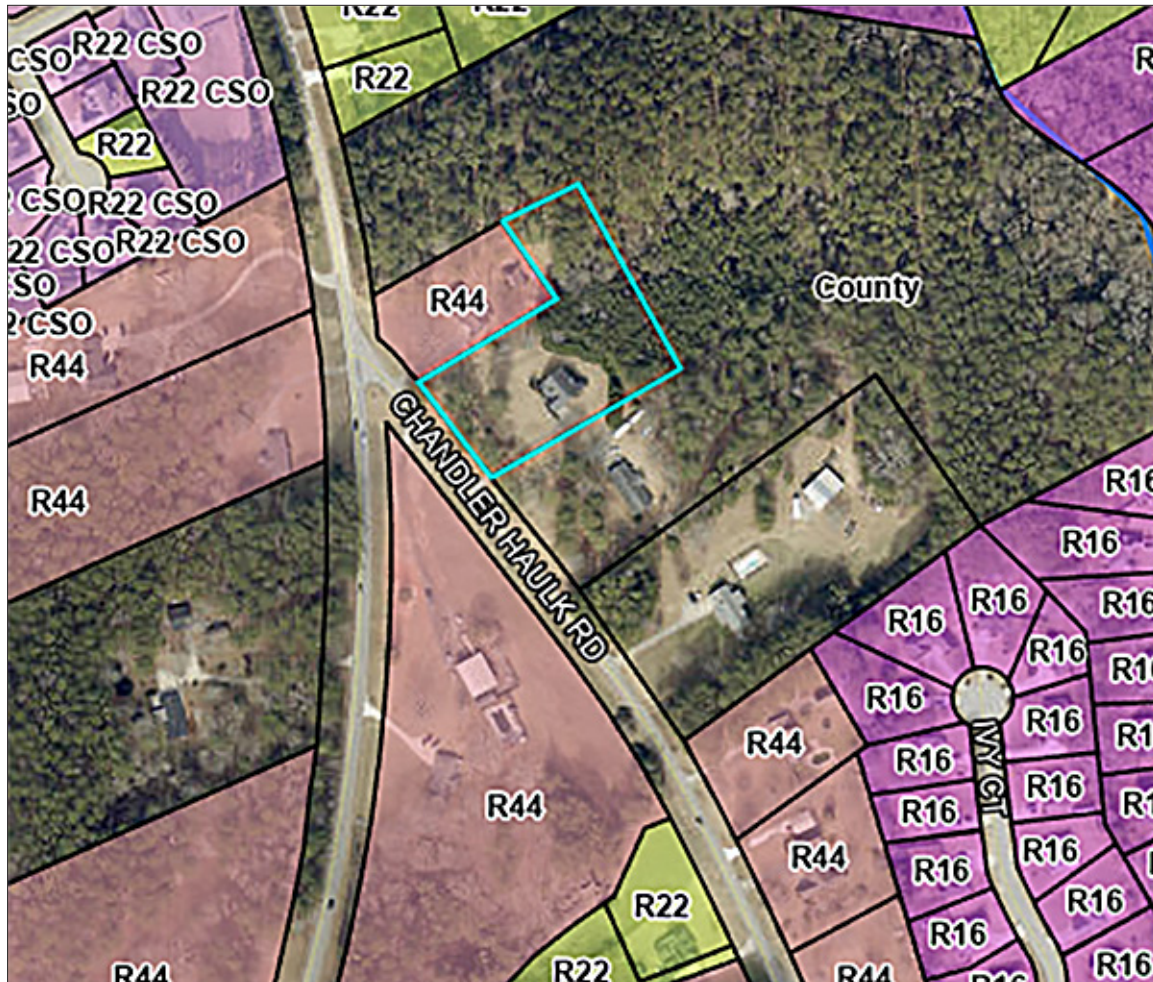
FUTURE LAND USE MAP: Residential

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 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

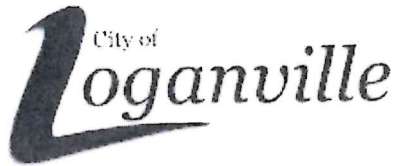
EMERGENCY SERVICES

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



Date: 3-5-25

CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633

Section 5, Item C.

Application # A 25-007

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # <u>CO220011</u>		PRESENT ZONING: <u>A-1</u> (Separate rezoning request required)	
ADDRESS: <u>4139 Chandler Haulk Rd.</u>		COUNTY:	<u>Walton</u>
		ACREAGE:	<u>2.00 + or -</u>
PROPOSED DEVELOPMENT: <u>No development proposed</u>			
WATER PROVIDER: <u>City of Loganville</u>		SEWER PROVIDER: <u>Septic System</u>	

You must attach: ☐ Application Fee ☒ Legal Description ☐ Plat of Property ☐ Letter of Intent
☒ Names/Addresses of Abutting Property Owners ☒ Shape file of property (GIS File)

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature]

DATE: 3-5-25

FEE PAID: \$300.00

CHECK # 1943 RECEIPT # 100232878 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

Commission Chairman: [Signature]

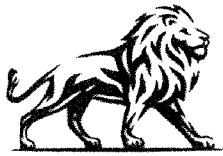
DATE: 4/24/25

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha and Diana Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

SPACE RESERVED FOR CLERK OF SUPERIOR COURT
THIS PLAT SUPERSEDES
PLAT BOOK 128 PAGE 113

Line #	Location	Length
L1	NR01-22.2W	47.51
L2	NR01-09.9W	40.52
L3	NR01-25.1W	47.00
L4	NR10-02.2W	54.05
L5	NR12-02.0W	50.07
L6	NR7-23.5W	32.42
L7	NR1-23.5W	63.37
L8	SA-07.0E	117.77
L9	SR2-27.0E	48.95
L10	S09-38.1N	55.07
L11	S27-41.0E	30.45
L12	S22-30.0E	68.86
L13	S01-11.0E	61.32
L14	S23-37.7E	48.71
L15	S51-01.5E	72.90
L16	SR6-02.5E	46.30
L17	S12-13.0E	46.30
L18	S42-05.5E	82.90
L19	S08-02.5E	50.20
L20		
L21	S13-29.6E	46.57
L22	S07-17.2E	61.82
L23	S01-15.1E	61.82
L24	S15-34.5E	58.90
L25	S09-01.0E	61.25
L26	SR6-12.1E	46.30
L27	S17-23.0E	46.30
L28	S05-03.0E	51.25
L29	S17-58.5W	21.25
L30	S15-08.9E	46.30
L31	S26-33.4E	36.30
L32	S59-14.7E	26.30
L33	S13-30.0E	51.25
L34	NR01-23.5W	36.30
L35	NR02-02.4W	36.30
L36	NR08-01.0W	37.25
L37	NR08-32.4W	36.30
L38	NR08-02.1W	36.30
L39	NR10-02.2W	26.30
L40	NR10-14.5W	51.25
L41	NR10-14.5W	51.25

1



**2.000
ACRES**

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[illegible]

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JAC	
JB	
l	

NO. 2905
SURVEYOR
P. BREWER
UNIV.
N.H.

VICINITY MAP

REFERENCE

D9-1616 PG 26
PR 108 PG 26

DATE 3/4/2025

SURVEY NOTES
THE FIELD DATA FROM WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PERCENT OF 100.00 PERCENT AND WAS UNADJUSTED.
IN 34.41 FEET, AND WAS UNADJUSTED.
THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAN WERE OBTAINED BY USING A TOTAL STATION.
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1/100,000 FEET FOR EACH 1,000 FEET OF DISTANCE.
DATE OF THE PROPERTY: 1/1/2012. PROPERTY: 1/1/2012.

GENERAL NOTES


1. FIELD SERVICE WAS COMPLETED ON 10/23/2014.
2. OWNER OF RECORD HAS THE SUBJECT PROPERTY IN, ELDORF II, ATHA & HANKE ATHA CLAIM
3. TITLE REFERENCES REGARDING ALDORENE, ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS PLACED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "R-1", "RE-1" AND "R-2".
5. ANNUAL CHARGE FLOUDDAY, BY THE SECRETARY OF PROGRESS, FOR REPLENISHMENT OF FLOOD INSURANCE RATE.
6. ANNUAL CHARGE FLOUDDAY, BY THE SECRETARY OF PROGRESS, FOR REPLENISHMENT OF FLOOD INSURANCE RATE.
7. LANDWAVE WITH AN EFFECTIVE DATE OF JUNE 2010, FOR FLOODING IN WILSON COUNTY, GEORGIA.

THIS DOCUMENT IS SUBJECT TO ANY AND ALL AMENDMENTS OR REVISIONS OF WHAT, WHENEVER WRITTEN, OR UNWRITTEN, RECORD

5. (b) (5) DCPD DATED 05/01/2014
6. THIS SITE IS ZONED "M" (MEDIUM DENSITY)
FOR WHOLESALE AND RETAIL BUSINESS USES.
7. NO VISIBLE EVIDENCE OF BODILY CRIMES WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS BUREAU.
8. THIS PROPERTY MAY HAVE AND CONTAIN WETLANDS, NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, OR COMBATED FOR PURPOSES OF THIS SURVEY.
9. THE RESULTS OF THIS SURVEY, CONDITIONS AND RESOLUTIONS WITHIN REQUIRED AND UNREQUIRED, ARE

[illegible]

IN THE RULES AND REGULATIONS OF THE BARBERS' PROTESTANT UNION,
AND AS SET FORTH IN C.I.A. SECTION 15-607.



03/04/2025

DATE		JOB NUMBER
TODAY'S ANSWER TO QUESTIONS		DATE

02/27/2025	#25-00098	
REVISIONS	DRAFTED BY: AC	
03/04/2025	REVIEWED BY: JB	
	SHEET 1 OF 1	

Legal Description for Tract 2: Eddie H. Atha and Diane Atha Clay: Parcel C0220011

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.000 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 42 degrees 32 minutes 45 seconds East with a distance of 356.13 feet to a point on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 61 Degrees 19 Minutes 22 Seconds East a distance of 354.87 feet to a 1/2" rebar found; thence North 61 Degrees 19 Minutes 22 Seconds East a distance of 33.93 feet to a 1/2" rebar found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 216.50 feet to a 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 348.53 feet to a 1/2" rebar found on the Easterly right-of-way Chandler Haulk Road; thence following along said right-of-way North 38 Degrees 03 Minutes 25 Seconds West a distance of 26.37 feet to a point; thence North 38 Degrees 02 Minutes 14 Seconds West a distance of 40.96 feet to a point; thence North 38 Degrees 46 Minutes 16 Seconds West a distance of 37.49 feet to a point; thence North 38 Degrees 52 Minutes 34 Seconds West a distance of 36.93 feet to a point; thence North 38 Degrees 46 Minutes 21 Seconds West a distance of 37.79 feet to a point; thence North 38 Degrees 36 Minutes 29 Seconds West a distance of 29.93 feet to a point; thence North 38 Degrees 00 Minutes 18 Seconds West a distance of 35.31 feet to a point; thence North 38 Degrees 14 Minutes 34 Seconds West a distance of 14.30 feet to a point; which is THE TRUE POINT OF BEGINNING.

Staff Report — Annexation

ZONING CASE #: A25-007

LANDOWNERS: Eddie H. Atha and Diane Atha Clay

APPLICANT: 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

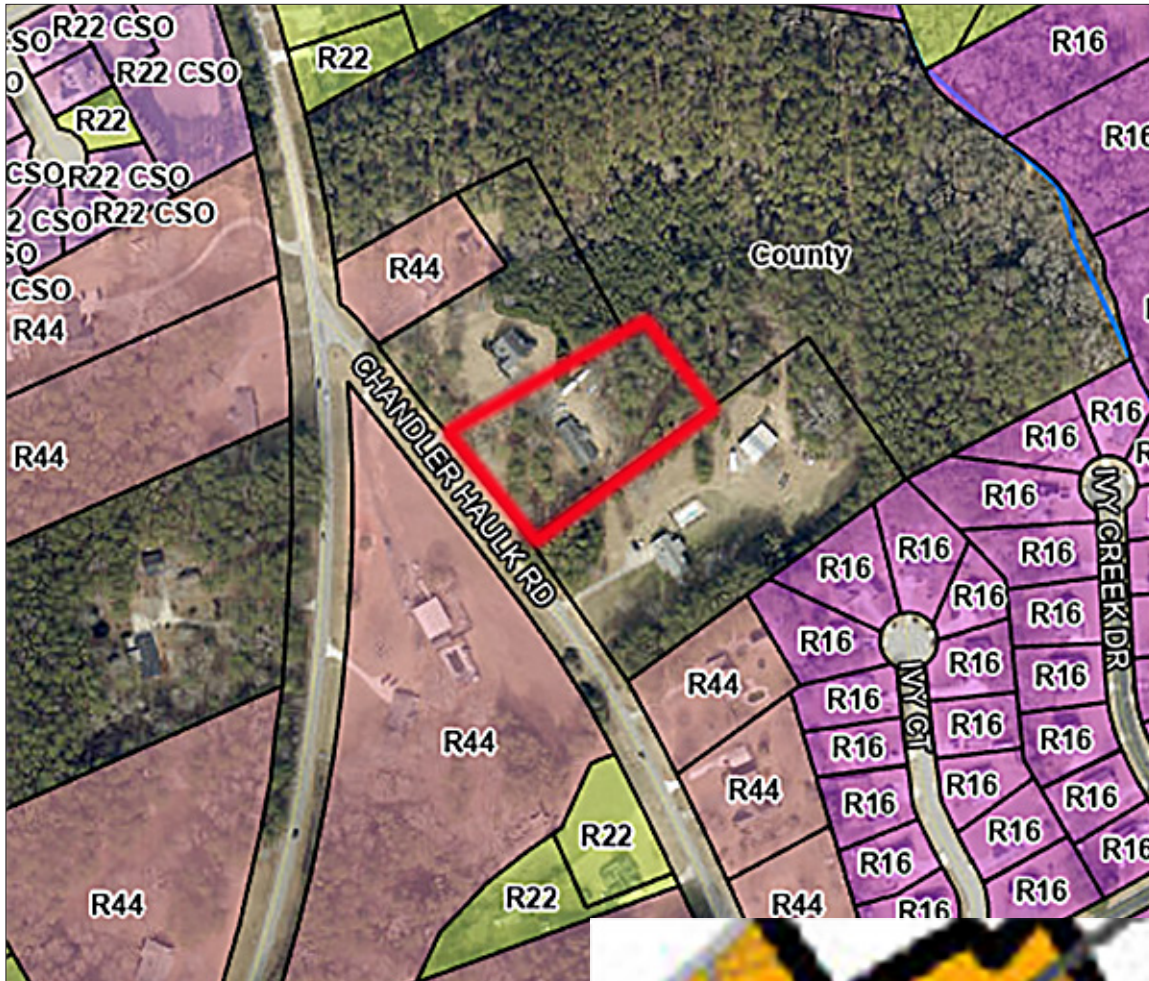
FUTURE LAND USE MAP: Residential

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

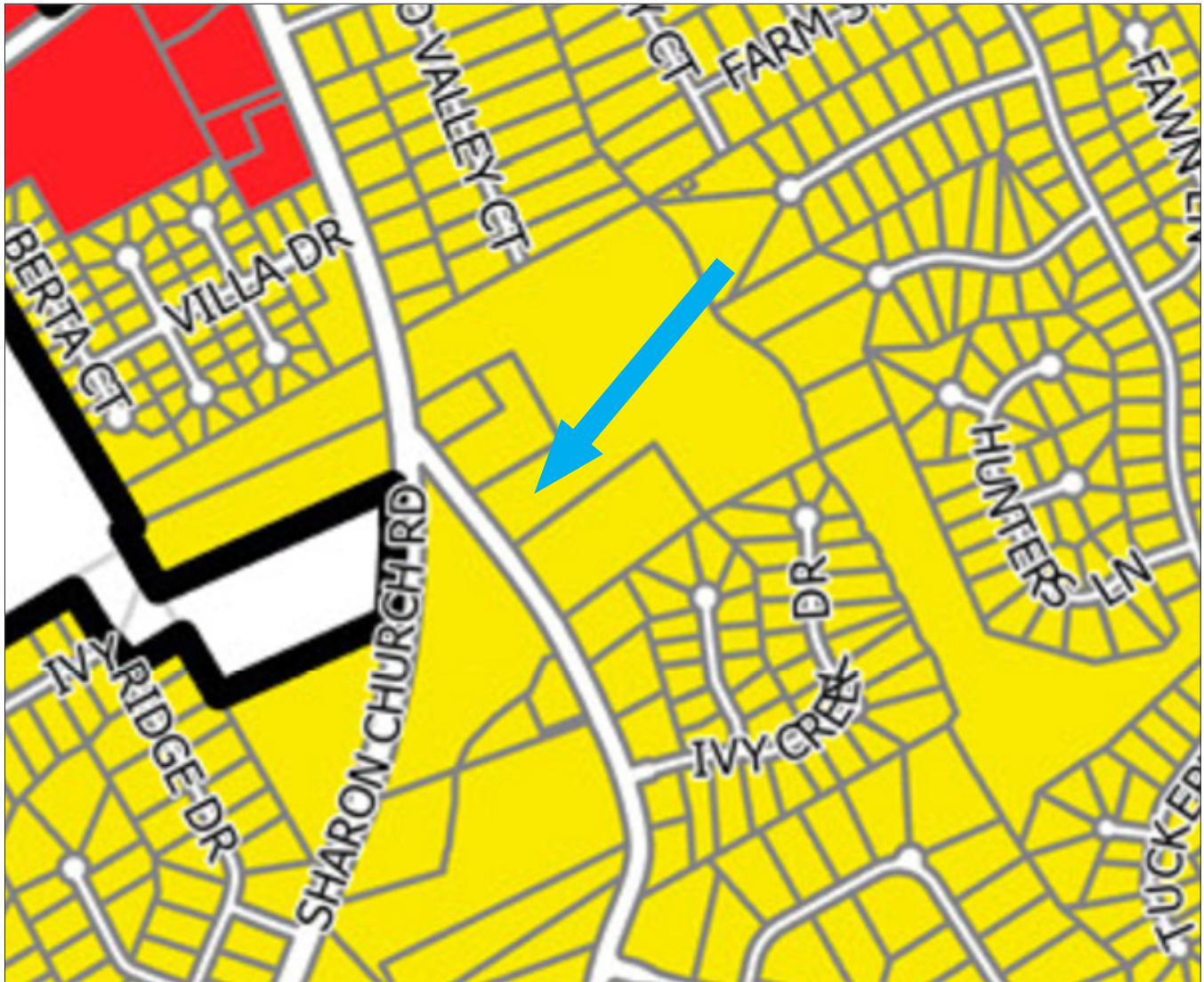
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

When looking at the totality of the family land, it is surrounded by properties inside City limits. The request is being made citing state zoning law that encourages the reduction of zoning islands when possible.

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.

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? None.

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 Commission Recommended Conditions

City Council Conditions



CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Section 5, Item D.

Date: 3-5-25

Application # R 25-008

REQUEST FOR ZONING MAP AMENDMENT
A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	AUBURN	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: TIM PRATER		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # C0220011		PRESENT ZONING: A-1 REQUESTED ZONING: R-44	
ADDRESS: 4139 Chandler Haulk Rd.		COUNTY: WALTON ACREAGE: 2.00 +or-	
PROPOSED DEVELOPMENT: No development proposed			

You must attach: ☐ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Campaign Contribution Disclosure
☒ Letter of Intent ☐ Site Plan ☐ Names/Addresses of Abutting Property Owners ☐ Impact Analysis

Pre-Application Conference Date: 2/18/2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$500.00

CHECK # 1943 RECEIPT # 20032876 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-22-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☒ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

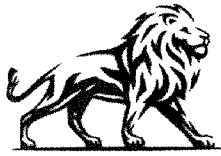
Commission Chairman: [Signature] DATE: 4/24/25

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha and Diana Clay (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 2.0 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # R**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.



Applicant's Signature

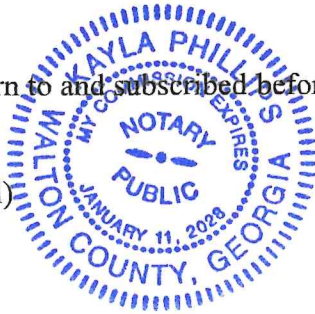
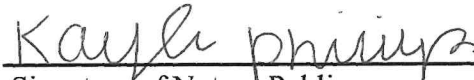
3.3.25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.

(Seal)



Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) X the owner of record of property contained in this application, and/or
 b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.



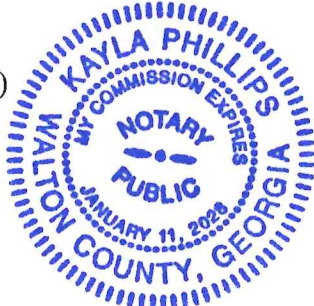
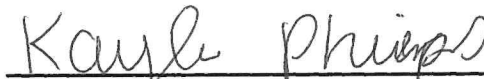
Owner's Signature

Date

Eddie H. Atha Property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.

(Seal)



Signature of Notary Public

Application # R

Applicant's Certification

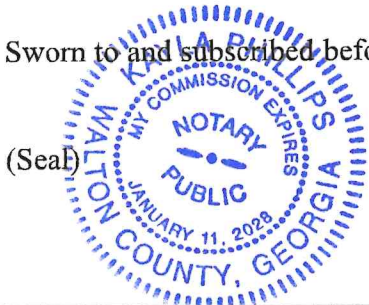
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature]
Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

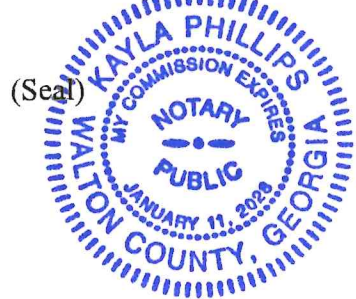
that all information contained in this application is complete and accurate to the best of their knowledge.

Diane Atha Clay
Owner's Signature

3/3/25
Date

Diane Atha Clay property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # R

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Eddie H. Arth 3-3-25
Applicant's Signature Date

Eddie H. Arth
Print Name

Timothy Porter 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Porter
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ YES _____ ☒ NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION
OF GOVERNMENT OFFICIAL

CONTRIBUTIONS (List all
aggregating to \$250 or more)

DATE OF
CONTRIBUTION

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Dianeatha Clay 3/3/25
Applicant's Signature Date

Timothy Prater 3-3-25
Signature of Applicant's Date
Attorney or Agent

Diane Atha Clay
Print Name

Timothy Prater
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ **YES** X **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

In the space provided or in a separate attachment, provide responses to the following questions:

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**
There would be no impact to the overall appearance of the city or adjacent property. This is a single family dwelling and would remain as such.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no increased impact to congestion or traffic safety.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to density, overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;** The proposed use will remain as a single family dwelling
The dwelling is currently on city water with septic. The dwelling maybe added to city sewer if available. There would be no increase in traffic and no impact to other city services with the dwelling being surrounded by the city limits
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
The property is currently being utilized as a single family dwelling and the use will remain as such.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The Comprehensive plan shows the area as residential, and the use will remain residential
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed rezone will not affect adjacent property owners as the use will remain residential
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The property is currently within the county surrounded by the city limits, this would bring the property inside the city limits and reducing a island inside the city limits making a more cohesive city boundary

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

128 PG. 114-114
 ed and recorded
 04-2025 10:30 AM
 04-2025-00004
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 CLERK OF WALTON COUNTY

THIS PLAT SUPERSEDES
 PLAT BOOK 128 PAGE 113.

Line Table

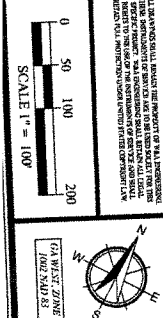
Line #	Direction	Length
L1	N89°42'25"W	47.53
L2	N89°09'19"W	47.52
L3	N10°01'21"W	47.86
L4	N1°09'22"W	44.88
L5	N12°10'24"W	50.87
L6	N12°32'38"W	37.42
L7	N1°35'23"W	8.57
L8	S54°32'37"E	17.77
L9	S02°14'27"E	48.95
L10	S10°58'17"E	53.07
L11	S47°41'07"E	36.55
L12	S25°30'09"E	68.86
L13	S01°31'31"E	67.52
L14	S52°37'27"W	18.71
L15	S53°01'17"E	40.08
L16	S68°35'24"E	46.32
L17	S42°45'10"E	17.75
L18	S44°20'35"E	82.97
L19	S58°02'27"E	96.20
L20	S06°09'49"E	56.53
L21	S53°28'43"E	46.57
L22	S53°01'17"E	40.08
L23	S07°12'27"E	66.43
L24	S06°11'51"E	41.82
L25	S42°14'46"E	58.95
L26	S08°12'27"E	46.57
L27	S7°12'09"E	42.35
L28	S09°40'17"E	41.35
L29	S1°35'23"W	41.87
L30	S55°45'49"E	42.08
L31	S29°31'47"E	28.15
L32	S58°14'17"E	21.80
L33	S53°20'49"E	5.32
L34	N88°01'23"W	26.57
L35	N88°01'23"W	40.86
L36	N88°06'16"W	17.85
L37	N88°32'44"W	36.83
L38	N88°46'21"W	37.76
L39	N88°06'29"W	29.93
L40	N88°00'18"W	31.17
L41	N88°14'14"W	14.40

SHARON CHURCH ROAD
 (100' R/W)
 CHANDLER HAUL ROAD
 (80' R/W)

±17.570
 ACRES
 TRACT 1
 EDIE H. ATHA & DIANE A. CLAY
 PART OF PARCEL 12000002
 DB 539 PC 641
 PG 11 PC 120
 ZONED R-10

2.000
 ACRES
 TRACT 2
 EDIE H. ATHA & DIANE A. CLAY
 PART OF PARCEL 12000002
 DB 539 PC 641
 PG 11 PC 120
 ZONED R-10

W&A
 ENGINEERING
 55 CHANDLER RD. SE DUE
 ALBANY, GA 31707
 (706) 533-0800
 www.wanda-engineering.com



MINOR SUBDIVISION SURVEY FOR:
 EDDIE H. ATHA &
 DIANE A. CLAY
 4139 CHANDLER HAUL ROAD
 WALTON COUNTY, GEORGIA 30052
 LAND LOT 188 4TH DISTRICT - G.M.D. 417

DATE	JOB NUMBER
02/27/2025	#25-00098
REVISIONS	DRAFTED BY: AC
03/04/2025	REVIEWED BY: JB
SHEET 1 OF 1	

JOHN F. REBEVER, III
 SURVEYOR

03/04/2025



GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 02/25/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS EDIE H. ATHA & DIANE A. CLAY.
3. THE REFERENCE TO THE SUBJECT PROPERTY IS EDIE H. ATHA & DIANE A. CLAY.
4. THE PROPERTY IS LOCATED WITHIN A ZONED R-10 AREA, AS SHOWN ON THE ZONING MAP OF WALTON COUNTY, GEORGIA, DATED 01/15/2025. THE PROPERTY IS SUBJECT TO THE ZONING MAP OF WALTON COUNTY, GEORGIA, DATED 01/15/2025.
5. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "R-10" (RESIDENTIAL).
7. NO VISIBLE EVIDENCE OF BUREAU OF LAND SURVEYING (BLS) OR OTHER SURVEYING MARKS OR MONUMENTS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS, NO WETLANDS WERE INVESTIGATED, IDENTIFIED, OR DEMONSTRATED.
9. SUBJECT TO DECLARATION OF CONVEYANCE, CONVEYANCES AND INSTRUMENTS WITHIN THE PUBLIC RECORDS.
10. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GAB) WEST ZONE.

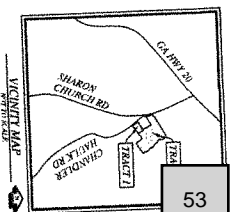
SURVEYOR'S CERTIFICATE

I, JOHN F. REBEVER, III, A SURVEYOR LICENSED IN THE STATE OF GEORGIA, SECTION 15-6-60, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ME. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAVE FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAVE FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAVE FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.

APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL AGENCIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:
 Ronald C. Smith
 3/4/2025
 DATE

THE PURPOSE OF THIS
 SURVEY IS SO SUBDIVIDE
 TAX PARCEL C0220011
 INTO TWO TRACTS.
 TRACT 1: ±17.570 ACRES
 TRACT 2: 2.000 ACRES
 TOTAL: ±19.570 ACRES

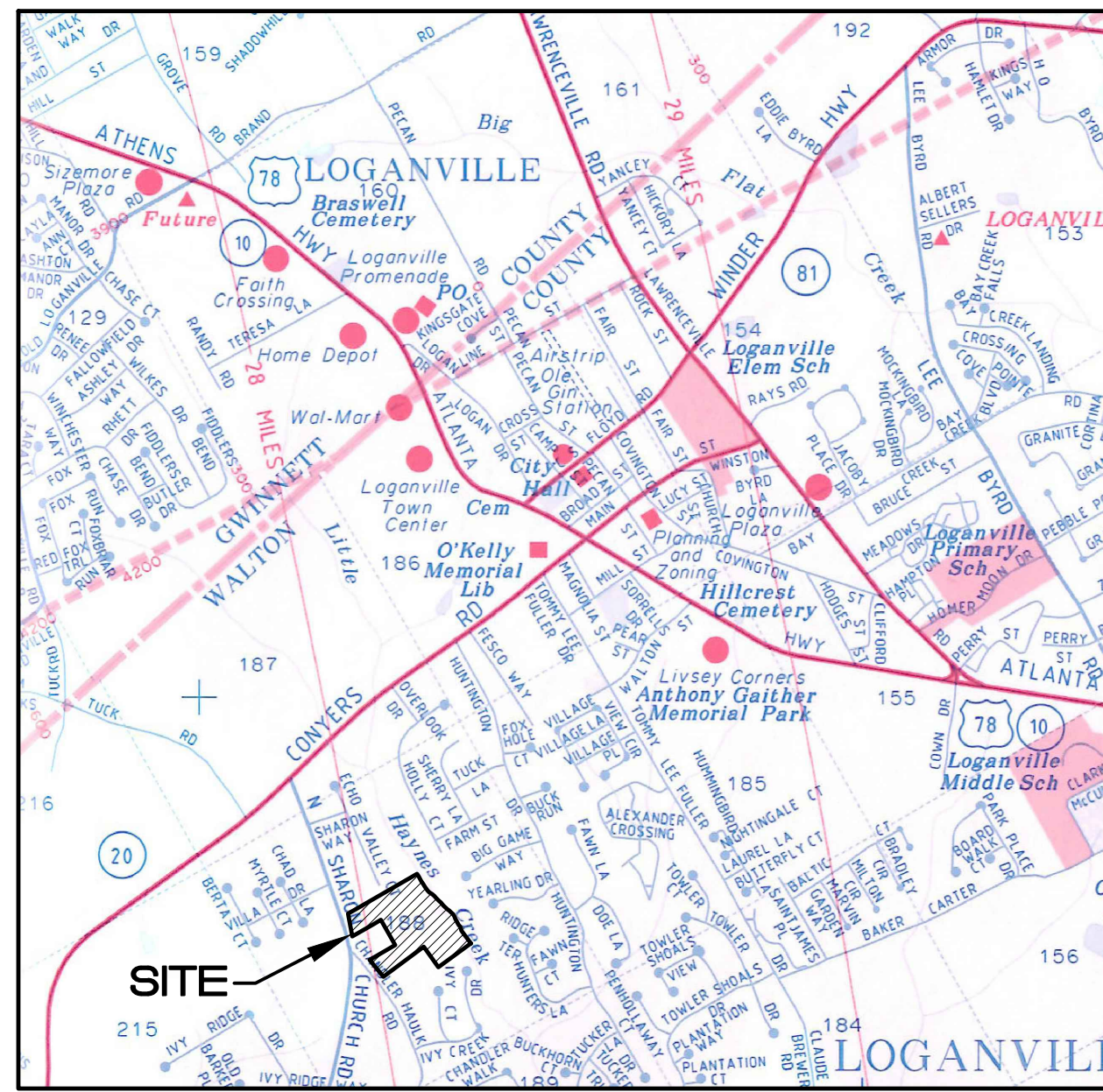


Legal Description for Tract 2: Eddie H. Atha and Diane Atha Clay: Parcel C0220011

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 2.000 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 42 degrees 32 minutes 45 seconds East with a distance of 356.13 feet to a point on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 61 Degrees 19 Minutes 22 Seconds East a distance of 354.87 feet to a 1/2" rebar found; thence North 61 Degrees 19 Minutes 22 Seconds East a distance of 33.93 feet to a 1/2" rebar found; thence South 29 Degrees 04 Minutes 38 Seconds East a distance of 216.50 feet to a 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 348.53 feet to a 1/2" rebar found on the Easterly right-of-way Chandler Haulk Road; thence following along said right-of-way North 38 Degrees 03 Minutes 25 Seconds West a distance of 26.37 feet to a point; thence North 38 Degrees 02 Minutes 14 Seconds West a distance of 40.96 feet to a point; thence North 38 Degrees 46 Minutes 16 Seconds West a distance of 37.49 feet to a point; thence North 38 Degrees 52 Minutes 34 Seconds West a distance of 36.93 feet to a point; thence North 38 Degrees 46 Minutes 21 Seconds West a distance of 37.79 feet to a point; thence North 38 Degrees 36 Minutes 29 Seconds West a distance of 29.93 feet to a point; thence North 38 Degrees 00 Minutes 18 Seconds West a distance of 35.31 feet to a point; thence North 38 Degrees 14 Minutes 34 Seconds West a distance of 14.30 feet to a point; which is THE TRUE POINT OF BEGINNING.

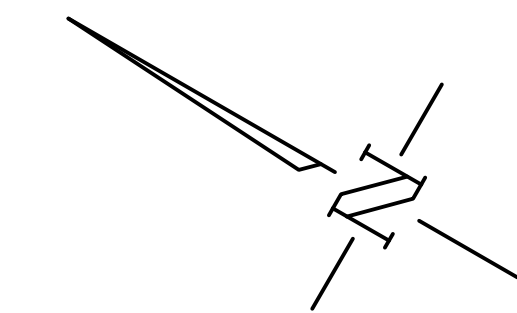
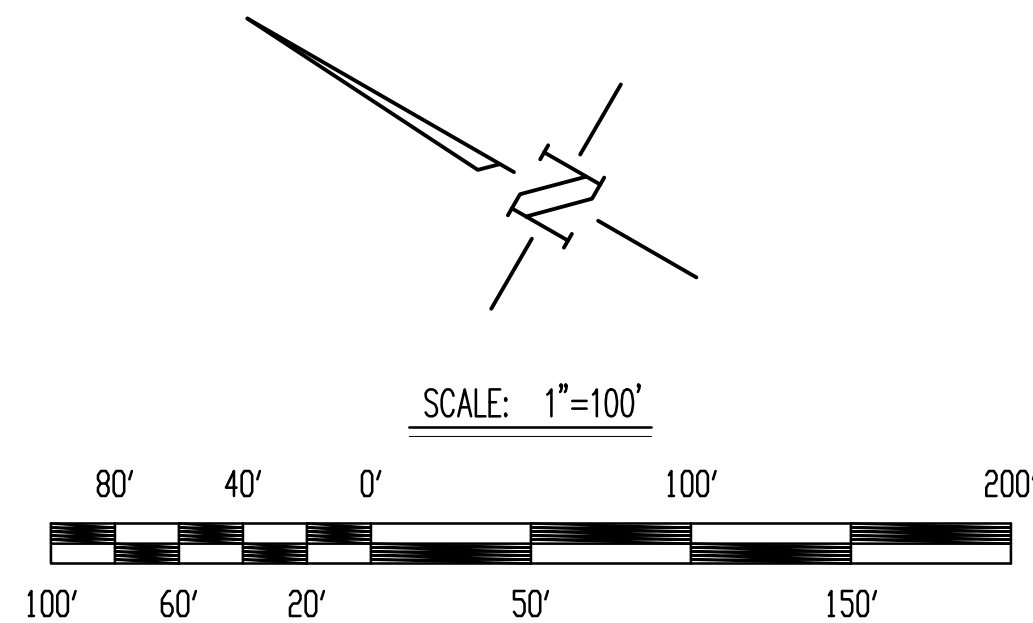


LOCATION MAP



REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



SHARON CHURCH ROAD
(100' R/W)

CHANDLER HAULK ROAD
(80' R/W)



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Haulk Road

Land Lot 188, 4th District - Parcel #: C0220011
Walton County, Georgia

InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

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

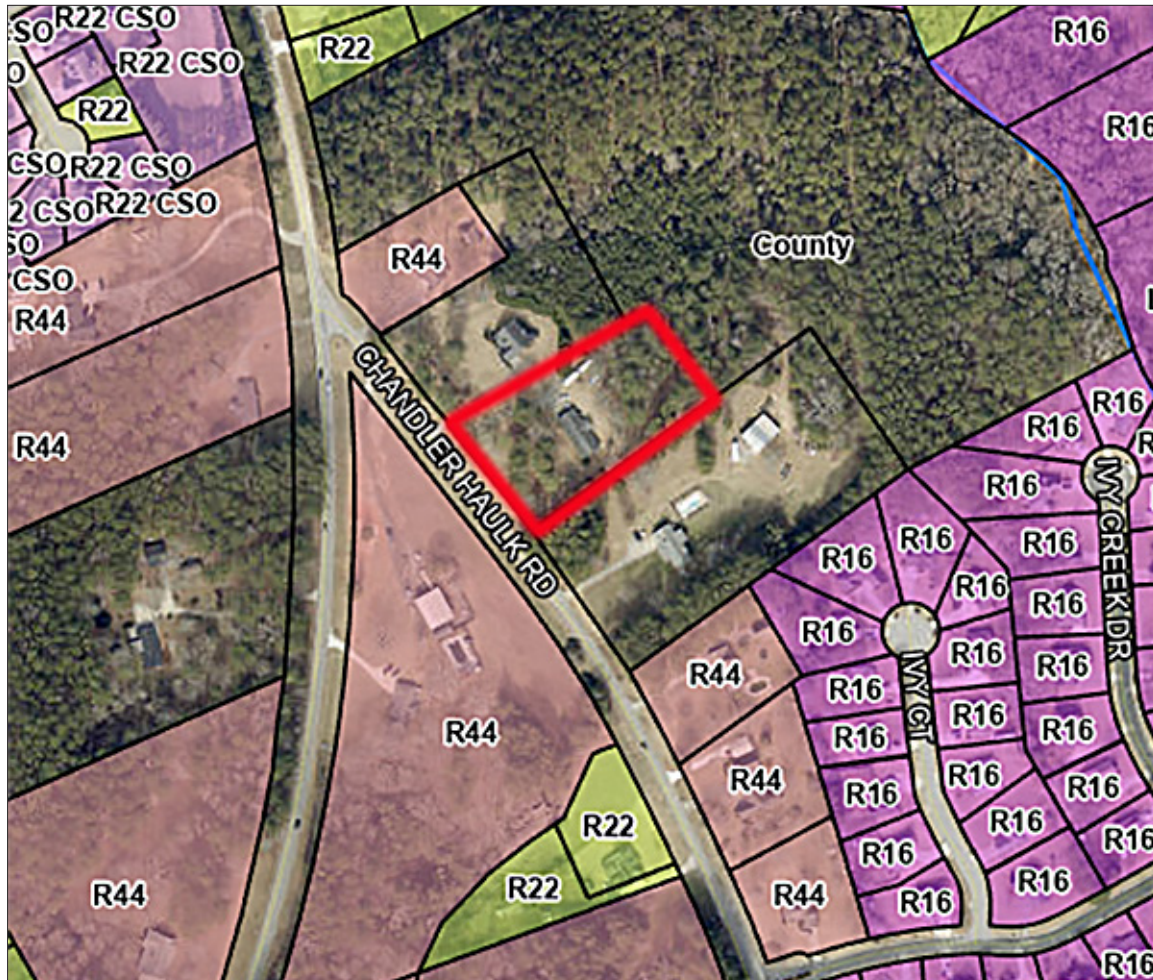
FUTURE LAND USE MAP: Residential

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

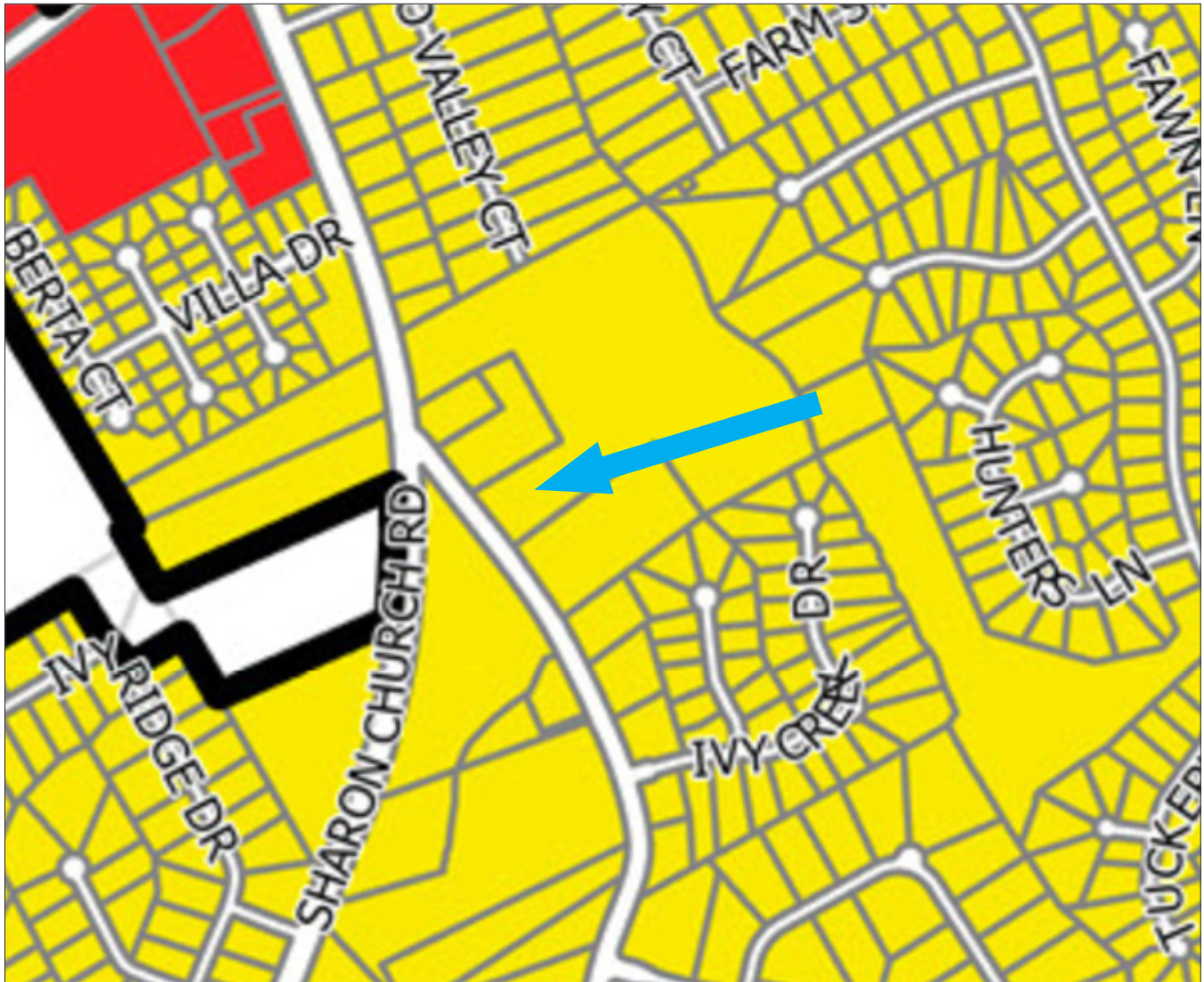
PLANNING COMMISSION HEARING: April 24, 2025

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 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



CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633

Section 5, Item E.

Date: 3-5-25

Application # A 25-009

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Diane Atha Clay c/o Prater Consulting LLC	NAME:	* Eddie H. Atha and Diane Atha Clay
ADDRESS:	P.O. Box 6	ADDRESS:	4139 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # _____		PRESENT ZONING: A-1 (Separate rezoning request required)	
CO220011B00			
ADDRESS: 0 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	17.57 + or -
PROPOSED DEVELOPMENT: Market for development			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent
☒ Names/Addresses of Abutting Property Owners ☒ Shape file of property (GIS File)

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$300.00

CHECK # 164 RECEIPT # 200232882 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

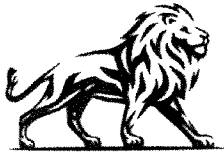
Commission Chairman: [Signature] DATE: 4/24/25

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie Atha and Diana Clay (the “Property Owners”) and (“Applicant”), relative to a proposed RM-4 zoning on approximately 17.57 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annexation the Property to the (RM-4) multi-family classification.

The Property’s location on Chandler Haulk Rd. would provide easy access for residents to the Highway 20 corridor as well as Highway 78 to the north. The Applicants are proposing to annexation the Property for sale and market it as a multi-family development.

The proposed annexation is compatible with the surrounding uses and development on Sharon Church Rd., which contains a mix of single-family and multi-family uses. The property is surrounded by property zoned within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, all four sides surrounding the property that are within the City are zoned as residential on the Future Land Use Map. The proposed RM-4 zoning is in line with that growth. The Comprehensive Plan specifically encourages multi-family use in areas designated as on the outskirts of major corridors on the Future Land Use Map. Due to the designation on the Future Land Use Map for the Property and the dominance of the single family and multifamily designation surrounding the Property, the applicant submits that the proposed zoning is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

Application # A

Applicant's Certification

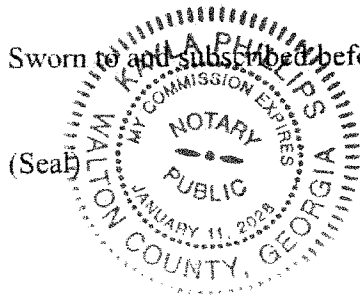
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

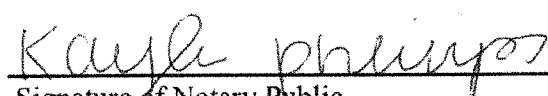

Applicant's Signature

3.3.25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



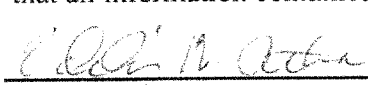
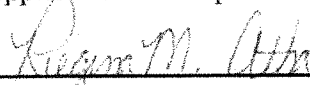

Signature of Notary Public

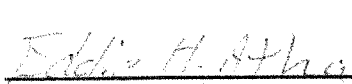
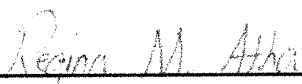
Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

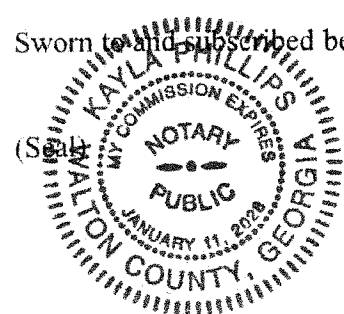
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

  3/3/25
Owner's Signature Date

 
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.




Signature of Notary Public

Application # A**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.



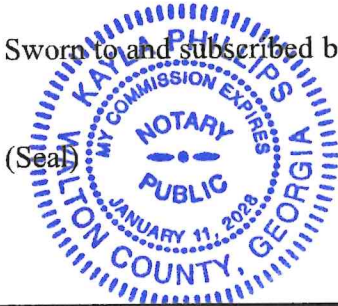
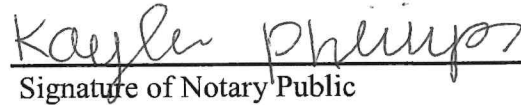
Date

3-3-25

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.

Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) X the owner of record of property contained in this application, and/or
 b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.



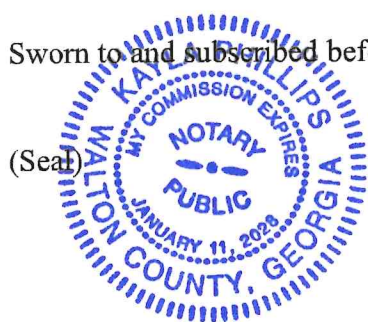
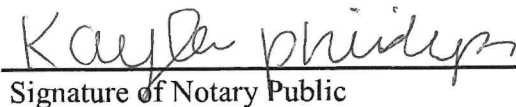
Owner's Signature

Date

3/3/25


Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.

Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

VILLAS AT LOGANVILLE
HOMEOWNERS ASSOCIATION
212 CHAD LANE
LOGANVILLE, GA 30052

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

EDSALL SHANNON &
BARKLEY ROY M IV
1047 ECHO VALLEY CT
LOGANVILLE, GA 30052

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

RUKEBA PATERNE &
BUHENDWA CIZA (DECEASED)
385 BIG GAME WAY
LOGANVILLE, GA 30052

TAYLOR ALEXANDER
390 BIG GAME WAY
LOGANVILLE, GA 30052-2698

BAHAM WILTON &
BAHAM YOLLETTE P
485 YEARLING DR
LOGANVILLE, GA 30052

UMANZOR AGUSTIN &
REYES GILMA CRISTINA
480 YEARLING DR
LOGANVILLE, GA 30052

(Rezone Only)
BARBOUR JOSHUA P &
BARBOUR JENNIFER T
760 RIDGE TERRACE
LOGANVILLE, GA 30052

(Rezone Only)
H R HOMEOWNERS ASSOCIATION INC
P O BOX 1027
LOGANVILLE, GA 30052

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052

PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

Section 5, Item E.

1: 128 PG. 114-114
 Filed and Recorded
 04-2025 10:30 AM
 DOC# E2025-000042
 KAREN P. DAVID
 OF SUPERIOR COURT
 WALTON COUNTY

SPACE REMAINED FOR CLERK OF SUPERIOR COURT
 THIS PLAT SUPERSEDES
 PLAT BOOK 128 PAGE 113.

Lat Table

Line # Direction Length

L1 N89°31'23"W 42.53'

L2 N89°31'23"W 42.53'

L3 N89°31'23"W 42.53'

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Legal Description for Tract 1: Eddie H. Atha and Diane Atha Clay, Parcel #C0220011B00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 17.570 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence North 63 degrees 25 minutes 18 seconds West with a distance of 52.65 feet to a point on the Easterly right-of-way Sharon Church Road (100' R/W), which is THE TRUE POINT OF BEGINNING;


Thence following said right-of-way on a course North 08 Degrees 41 Minutes 22 Seconds West a distance of 47.53 feet to a point; thence North 09 Degrees 03 Minutes 39 Seconds West a distance of 47.32 feet to a point; thence North 10 Degrees 01 Minutes 23 Seconds West a distance of 47.86 feet to a point; thence North 11 Degrees 09 Minutes 22 Seconds West a distance of 34.00 feet to a point; thence North 12 Degrees 10 Minutes 26 Seconds West a distance of 50.67 feet to a point; thence North 12 Degrees 32 Minutes 38 Seconds West a distance of 37.42 feet to a point; thence North 13 Degrees 26 Minutes 23 Seconds West a distance of 8.57 feet to a point; thence leaving said right-of-way and proceeding North 61 Degrees 14 Minutes 48 Seconds East a distance of 942.62' to a point in the centerline of Little Haynes Creek (with an offset pin 25 feet on-line in the top of bank); thence following said centerline of creek South 54 Degrees 47 Minutes 57 Seconds East a distance of 17.77 feet to a point; thence South 62 Degrees 14 Minutes 27 Seconds East a distance of 48.95 feet to a point; thence South 30 Degrees 38 Minutes 11 Seconds East a distance of 52.07 feet to a point; thence South 47 Degrees 41 Minutes 00 Seconds East a distance of 26.55 feet to a point; thence South 25 Degrees 30 Minutes 00 Seconds East a distance of 68.86 feet to a point; thence South 01 Degrees 21 Minutes 51 Seconds East a distance of 67.52 feet to a point; thence South 25 Degrees 37 Minutes 57 Seconds West a distance of 38.71 feet to a point; thence South 53 Degrees 03 Minutes 31 Seconds East a distance of 40.98 feet to a point; thence South 63 Degrees 03 Minutes 24 Seconds East a distance of 46.26 feet to a point; thence South 42 Degrees 45 Minutes 10 Seconds East a distance of 17.75 feet to a point; thence South 44 Degrees 20 Minutes 53 Seconds East a distance of 82.90 feet to a point; thence South 30 Degrees 40 Minutes 23 Seconds East a distance of 50.20 feet to a point; thence South 60 Degrees 09 Minutes 40 Seconds East a distance of 56.55 feet to a point; thence South 35 Degrees 28 Minutes 43 Seconds East a distance of 46.57 feet to a point; thence South 67 Degrees 17 Minutes 25 Seconds East a distance of 60.65 feet to a point; thence South 02 Degrees 11 Minutes 51 Seconds East a distance of 61.82 feet to a point; thence South 33 Degrees 25 Minutes 54 Seconds East a distance of 58.95' to a point; thence South 69 Degrees 01 Minutes 07 Seconds East a distance of 67.37' to a point; thence South 08 Degrees 15 Minutes 22 Seconds East a distance of 46.95' to a point; thence South 71 Degrees 22 Minutes 09 Seconds East a distance of 40.28' to a point; thence South 06 Degrees 36 Minutes 07 Seconds East a distance of 32.35' to a point; thence South 11 Degrees 58 Minutes 54 Seconds West a distance of 41.03' to a point; thence South 35 Degrees 48 Minutes 59 Seconds East a distance of 42.69' to a point; thence South 76 Degrees 25 Minutes 44 Seconds East a distance of 28.13' to a point; thence South 39 Degrees 14 Minutes 12 Seconds East a distance of 23.90' to a point; thence South 33 Degrees 20 Minutes 49 Seconds East a distance of 5.22' to a point in the

centerline of Little Haynes Creek; thence leaving said centerline of creek (with an offset pin 25 feet on-line in the top of bank) South 55 Degrees 02 Minutes 28 Seconds West a distance of 477.34' to a 1/2" rod found; thence North 33 Degrees 53 Minutes 36 Seconds West a distance of 300.00' to 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 251.47' to 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 216.50' to a 1/2" rebar found; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 33.93' to a 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 344.44' to a 1/2" rod found; thence South 61 Degrees 13 Minutes 57 Seconds West a distance of 385.22' to a point on the Easterly right-of-way, which is the TRUE POINT OF BEGINNING,



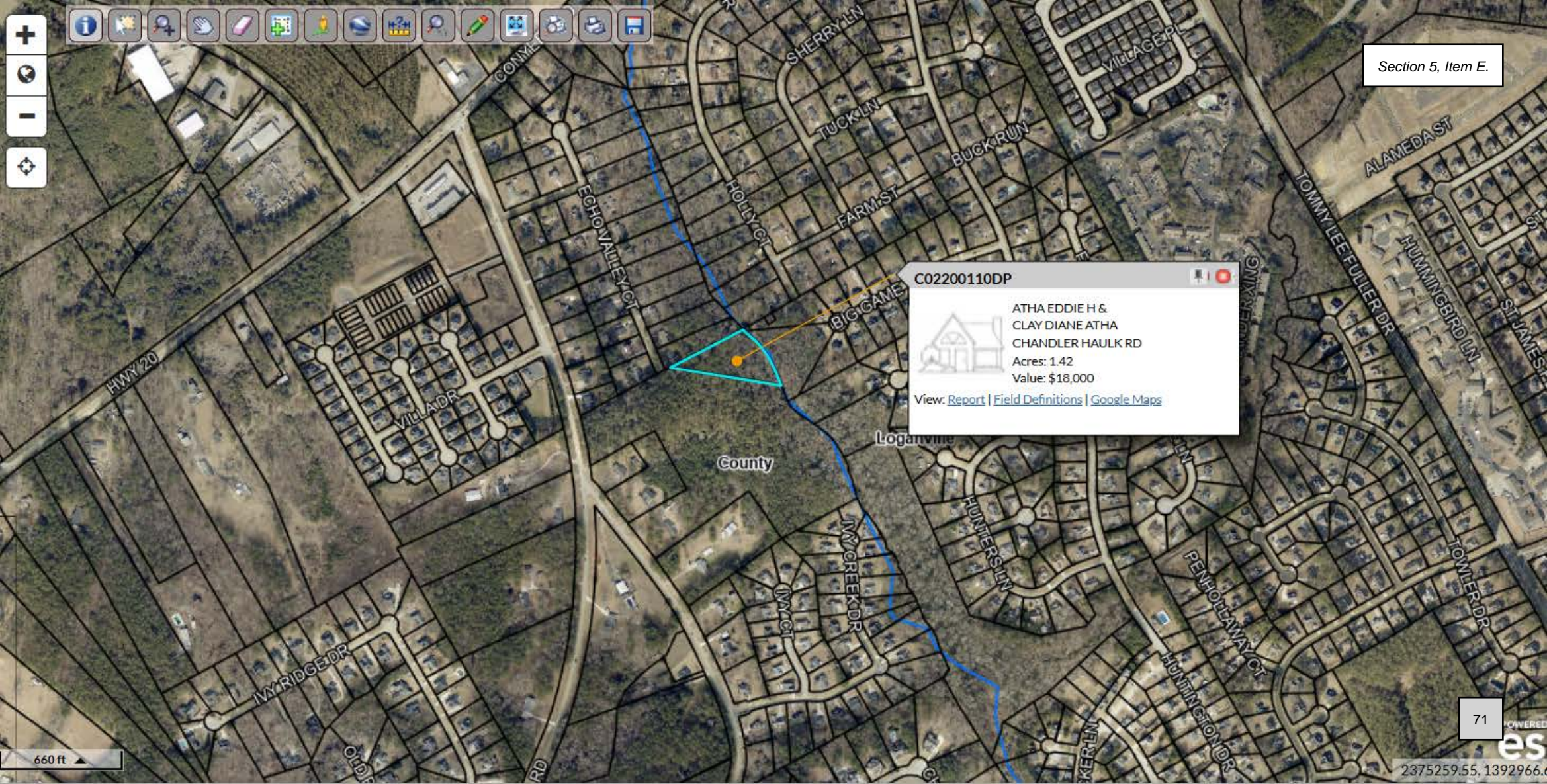
Section 5, Item E.

C02200110DP



ATHA EDDIE H &
CLAY DIANE ATHA
CHANDLER HAULK RD
Acres: 1.42
Value: \$18,000

View: [Report](#) | [Field Definitions](#) | [Google Maps](#)



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

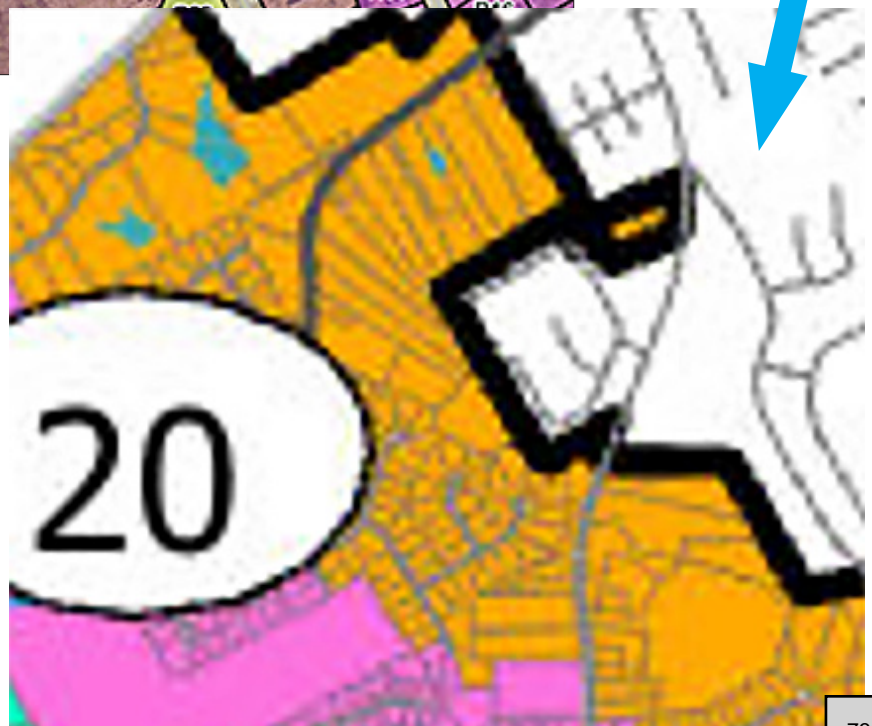
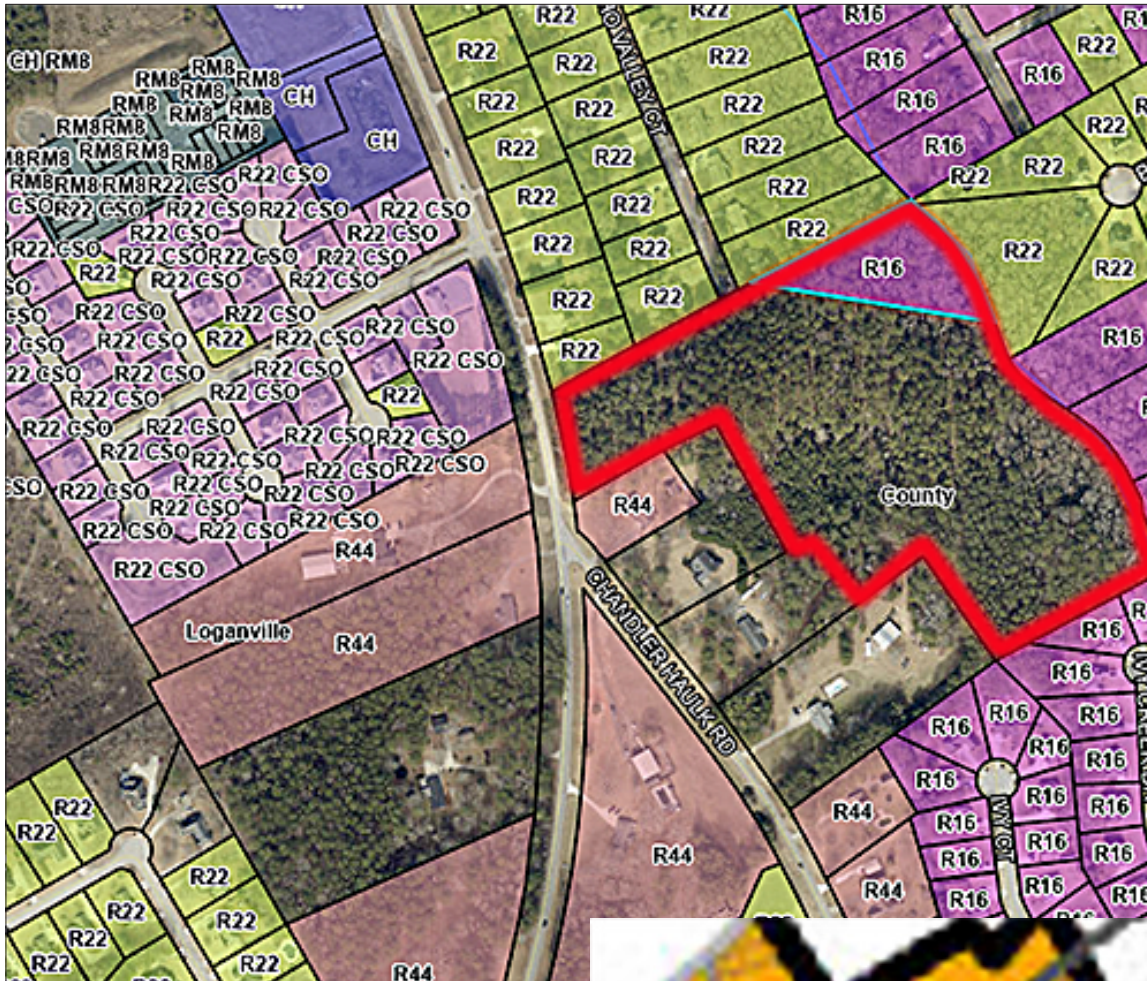
FUTURE LAND USE MAP: Residential

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

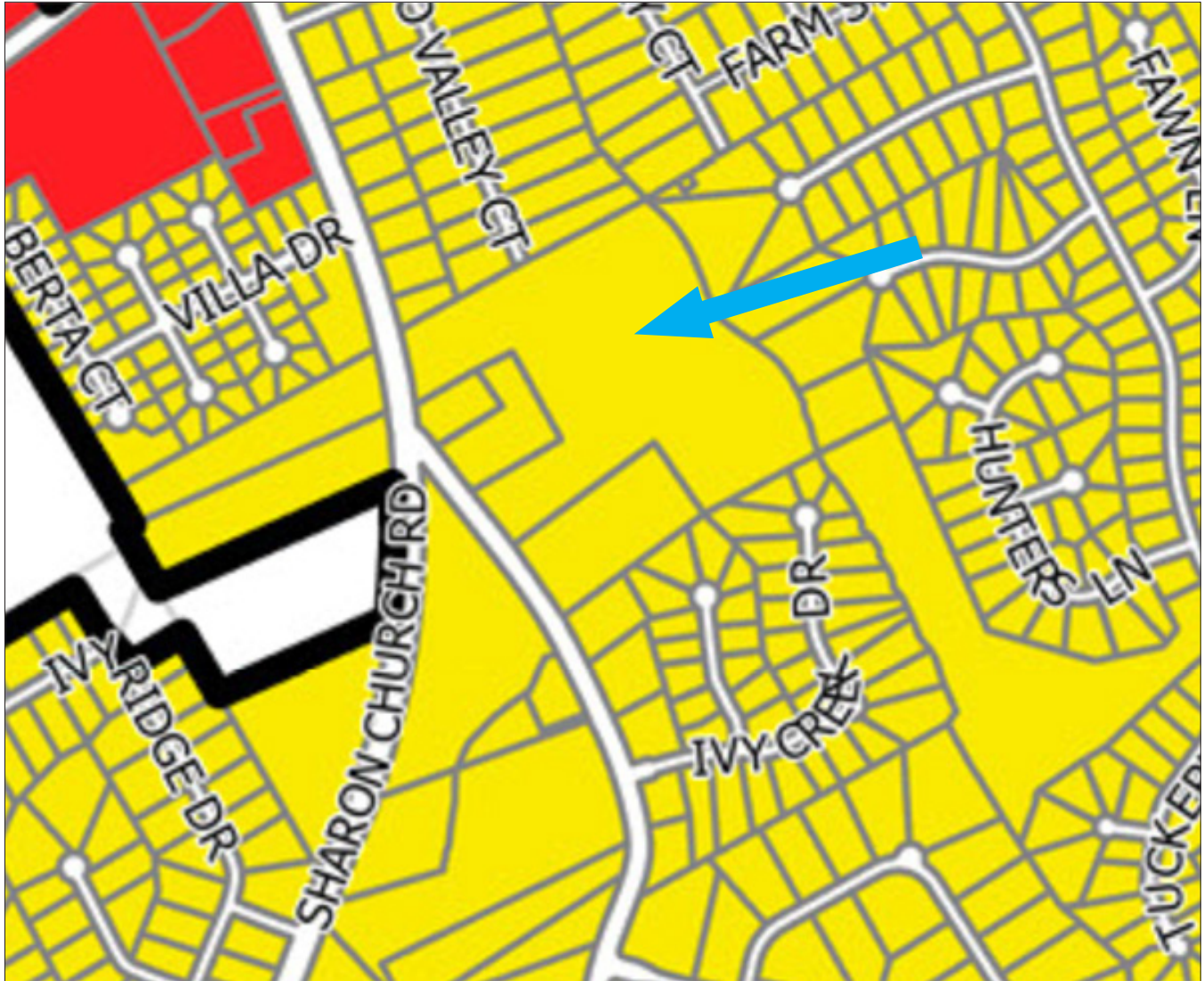
PLANNING COMMISSION HEARING: April 24, 2025

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 Commission Recommended Conditions

City Council Conditions



Date: 3-5-25

Application # R 25-010

REQUEST FOR ZONING MAP AMENDMENT
A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Eddie H. Atha and Diane Atha Clay c/o PRATER CONSULTING LLC</u>	NAME: <u>* Eddie H. Atha and Diane Atha Clay</u>
ADDRESS: <u>P.O. Box 6</u>	ADDRESS: <u>4139 Chandler Haulk Rd</u>
CITY: <u>AUBURN</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30011</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(404) 757-0889</u>	PHONE: <u>(678) 232-1269</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>TIM PRATER</u> PHONE: <u>(404) 757-0889</u>	
EMAIL: <u>tprater@praterconsultingllc.com</u> FAX: <u>N/A</u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0220011B00</u> PRESENT ZONING: <u>R-16 / A-1</u> REQUESTED ZONING: <u>RM-4</u>	
ADDRESS: <u>0 Chandler Haulk Rd.</u> COUNTY: <u>WALTON</u> ACREAGE: <u>17.57</u> 19.99 + or -	
PROPOSED DEVELOPMENT: <u>Market for development</u>	

You must attach: ☒ Application Fee ☒ Legal Description ☐ Plat of Property ☐ Campaign Contribution Disclosure
☒ Letter of Intent ☒ Site Plan ☐ Names/Addresses of Abutting Property Owners ☒ Impact Analysis

Pre-Application Conference Date: 2/18/2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$500.00

CHECK # 164 RECEIPT # 20232882 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 4-22-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

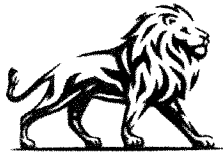
Commission Chairman: [Signature] DATE: 4/24/25

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to _____
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR REZONE APPLICATION FOR EDDIE ATHA AND DIANA CLAY

Tim Prater submits this Letter of Intent and the attached rezone application (the “Application”) on behalf of Eddie Atha and Diana Clay (the “Property Owners”) and (“Applicant”), relative to a proposed RM-4 zoning on approximately 18.99 +or- acres of land (the “Property”) located at 4139 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City rezone the Property to the (RM-4) multi-family classification.

The Property’s location on Chandler Haulk Rd. would provide easy access for residents to the Highway 20 corridor as well as Highway 78 to the north. The Applicants are proposing to rezone the Property for sale and market it as a multi-family development.

The proposed rezone is compatible with the surrounding uses and development on Sharon Church Rd., which contains a mix of single-family and multi-family uses. The property is surrounded by property zoned within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, all four sides surrounding the property that are within the City are zoned as residential on the Future Land Use Map. The proposed RM-4 zoning is in line with that growth. The Comprehensive Plan specifically encourages multi-family use in areas designated as on the outskirts of major corridors on the Future Land Use Map. Due to the designation on the Future Land Use Map for the Property and the dominance of the single family and multifamily designation surrounding the Property, the applicant submits that the proposed zoning is in line with the spirit and intent of the Comprehensive Plan and the Future Land Use Map.

The proposed zoning is compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan and is an appropriate land use due to the Property’s proximity to two (2) major transportation corridors. The Applicant and I welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March 2025

TIM PRATER

Representative of Applicant

Application # R

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

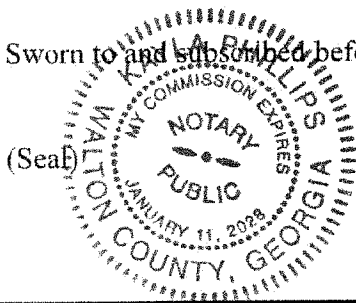
[Signature]
Applicant's Signature

3-3-25
Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

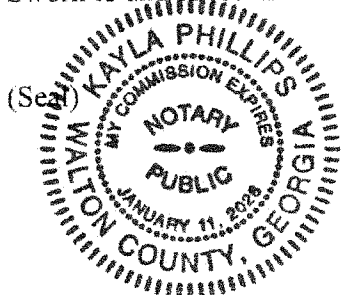
that all information contained in this application is complete and accurate to the best of their knowledge.

Diane Atha Clay
Owner's Signature

3/3/25
Date

Diane Atha Clay property owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # R

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature]

Applicant's Signature

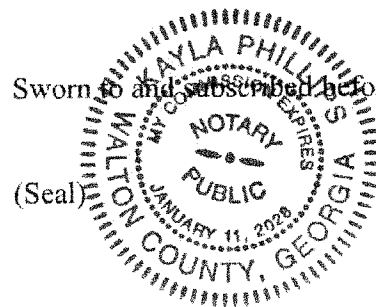
3.3.25

Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Property Owner's Certification (complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

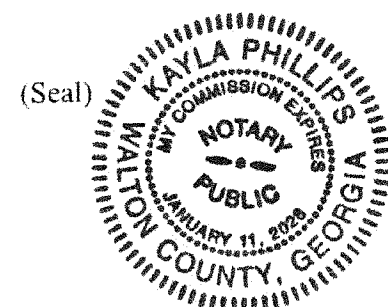
[Signature]

Owner's Signature

Date

Eddie H. Atha Property Owner
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Eddie H. Arhe 3-3-25
Applicant's Signature Date

Eddie H. Arhe
Print Name

Timothy Pater 3-3-25
Signature of Applicant's Date
Attorney or Agent

Timothy Pater
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ **YES** ✓ **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Diane Anna Clay 3/3/25
Applicant's Signature Date

Timothy Prater 3-3-25
Signature of Applicant's Attorney or Agent Date

Diane Anna Clay
Print Name

Timothy Prater
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ **YES** X **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

In the space provided or in a separate attachment, provide responses to the following questions:

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**
The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent and surrounding properties. Adjacent and surrounding land use include residential, multi-family and commercial
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
The proposed development is located on at the entrance to Chandler Haulk Rd at the intersection of Sharon Church which is a secondary route connecting to the major transportation corridor and State Highway 20. Additionally, GDOT will be aligning Sharon Church Rd with Tuck Rd. and constructing a new roundabout which will enhance connectivity and traffic flow in the area.
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
The proposed development would not contribute to overcrowding or urban sprawl as the proposed land uses and densities are compatible with surrounding development. The subject property is located less than 1,100 feet from a property zoned RM-8 which is Loganville most dense zoning. The development is not an out-of-place development with the proximity to other multi-family as well as proximity to a major corridor.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The proposed development would utilize public water, sewer and other utilities, proving upgrades where necessary.
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
The proposed development would provide necessary residential housing to support existing commercial uses in the surrounding area and the City.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The City's Comprehensive Plan shows the property as residential. The proposed zoning would be consistent with the plan and would not change the classification
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
There would be no adverse affect to the adjacent property owners
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
The property would remain a large, underutilized tract and would not meaningfully contribute to the tax base or provide much needed residential housing to the area.
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
The subject property is within close proximity to State Highway 20 and within convenient access to downtown Loganville. The proposed realignment of Sharon Church and Tuck Rd with the construction of the roundabout enhances the subject property's vehicular access and will improve existing traffic flows.

ABUTTING PROPERTY OWNERS FOR 4139 CHANDLER HAULK RD.

VILLAS AT LOGANVILLE
HOMEOWNERS ASSOCIATION
212 CHAD LANE
LOGANVILLE, GA 30052

PHILAVANH HATSADY
240 N SHARON CHURCH RD
LOGANVILLE, GA 30052

EDSALL SHANNON &
BARKLEY ROY M IV
1047 ECHO VALLEY CT
LOGANVILLE, GA 30052

ELLISON KAREN H
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043

RUKEBA PATERNE &
BUHENDWA CIZA (DECEASED)
385 BIG GAME WAY
LOGANVILLE, GA 30052

TAYLOR ALEXANDER
390 BIG GAME WAY
LOGANVILLE, GA 30052-2698

BAHAM WILTON &
BAHAM YOLLETTE P
485 YEARLING DR
LOGANVILLE, GA 30052

UMANZOR AGUSTIN &
REYES GILMA CRISTINA
480 YEARLING DR
LOGANVILLE, GA 30052

(Rezone Only)
BARBOUR JOSHUA P &
BARBOUR JENNIFER T
760 RIDGE TERRACE
LOGANVILLE, GA 30052

(Rezone Only)
H R HOMEOWNERS ASSOCIATION INC
P O BOX 1027
LOGANVILLE, GA 30052

BILLINGHURST ROBERT
234 IVY CREEK DR
LOGANVILLE, GA 30052

WHITE LINDA RUTH
235 IVY CREEK DR
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

ATHA EDDIE HERBERT
4109 CHANDLER HAULK RD
LOGANVILLE, GA 30052

KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

CLAY DIANE ATHA
4159 CHANDLER HAULK ROAD
LOGANVILLE, GA 30052

HAGGERTY EDWIN G &
HAGGERTY DEBORAH B
2307 MILLER BOTTOM RD
LOGANVILLE, GA 30052

PELLETIER JAMES L &
PELLETIER CHERYL A
291 N SHARON CHURCH ROAD
LOGANVILLE, GA 30052

Legal Description for Tract 1: Eddie H. Atha and Diane Atha Clay, Parcel #C0220011B00

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 17.570 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence North 63 degrees 25 minutes 18 seconds West with a distance of 52.65 feet to a point on the Easterly right-of-way Sharon Church Road (100' R/W), which is THE TRUE POINT OF BEGINNING;


Thence following said right-of-way on a course North 08 Degrees 41 Minutes 22 Seconds West a distance of 47.53 feet to a point; thence North 09 Degrees 03 Minutes 39 Seconds West a distance of 47.32 feet to a point; thence North 10 Degrees 01 Minutes 23 Seconds West a distance of 47.86 feet to a point; thence North 11 Degrees 09 Minutes 22 Seconds West a distance of 34.00 feet to a point; thence North 12 Degrees 10 Minutes 26 Seconds West a distance of 50.67 feet to a point; thence North 12 Degrees 32 Minutes 38 Seconds West a distance of 37.42 feet to a point; thence North 13 Degrees 26 Minutes 23 Seconds West a distance of 8.57 feet to a point; thence leaving said right-of-way and proceeding North 61 Degrees 14 Minutes 48 Seconds East a distance of 942.62' to a point in the centerline of Little Haynes Creek (with an offset pin 25 feet on-line in the top of bank); thence following said centerline of creek South 54 Degrees 47 Minutes 57 Seconds East a distance of 17.77 feet to a point; thence South 62 Degrees 14 Minutes 27 Seconds East a distance of 48.95 feet to a point; thence South 30 Degrees 38 Minutes 11 Seconds East a distance of 52.07 feet to a point; thence South 47 Degrees 41 Minutes 00 Seconds East a distance of 26.55 feet to a point; thence South 25 Degrees 30 Minutes 00 Seconds East a distance of 68.86 feet to a point; thence South 01 Degrees 21 Minutes 51 Seconds East a distance of 67.52 feet to a point; thence South 25 Degrees 37 Minutes 57 Seconds West a distance of 38.71 feet to a point; thence South 53 Degrees 03 Minutes 31 Seconds East a distance of 40.98 feet to a point; thence South 63 Degrees 03 Minutes 24 Seconds East a distance of 46.26 feet to a point; thence South 42 Degrees 45 Minutes 10 Seconds East a distance of 17.75 feet to a point; thence South 44 Degrees 20 Minutes 53 Seconds East a distance of 82.90 feet to a point; thence South 30 Degrees 40 Minutes 23 Seconds East a distance of 50.20 feet to a point; thence South 60 Degrees 09 Minutes 40 Seconds East a distance of 56.55 feet to a point; thence South 35 Degrees 28 Minutes 43 Seconds East a distance of 46.57 feet to a point; thence South 67 Degrees 17 Minutes 25 Seconds East a distance of 60.65 feet to a point; thence South 02 Degrees 11 Minutes 51 Seconds East a distance of 61.82 feet to a point; thence South 33 Degrees 25 Minutes 54 Seconds East a distance of 58.95' to a point; thence South 69 Degrees 01 Minutes 07 Seconds East a distance of 67.37' to a point; thence South 08 Degrees 15 Minutes 22 Seconds East a distance of 46.95' to a point; thence South 71 Degrees 22 Minutes 09 Seconds East a distance of 40.28' to a point; thence South 06 Degrees 36 Minutes 07 Seconds East a distance of 32.35' to a point; thence South 11 Degrees 58 Minutes 54 Seconds West a distance of 41.03' to a point; thence South 35 Degrees 48 Minutes 59 Seconds East a distance of 42.69' to a point; thence South 76 Degrees 25 Minutes 44 Seconds East a distance of 28.13' to a point; thence South 39 Degrees 14 Minutes 12 Seconds East a distance of 23.90' to a point; thence South 33 Degrees 20 Minutes 49 Seconds East a distance of 5.22' to a point in the

centerline of Little Haynes Creek; thence leaving said centerline of creek (with an offset pin 25 feet on-line in the top of bank) South 55 Degrees 02 Minutes 28 Seconds West a distance of 477.34' to a 1/2" rod found; thence North 33 Degrees 53 Minutes 36 Seconds West a distance of 300.00' to 1/2" rebar found; thence South 54 Degrees 55 Minutes 36 Seconds West a distance of 251.47' to 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 216.50' to a 1/2" rebar found; thence South 61 Degrees 19 Minutes 22 Seconds West a distance of 33.93' to a 1/2" rebar found; thence North 29 Degrees 04 Minutes 38 Seconds West a distance of 344.44' to a 1/2" rod found; thence South 61 Degrees 13 Minutes 57 Seconds West a distance of 385.22' to a point on the Easterly right-of-way, which is the TRUE POINT OF BEGINNING,



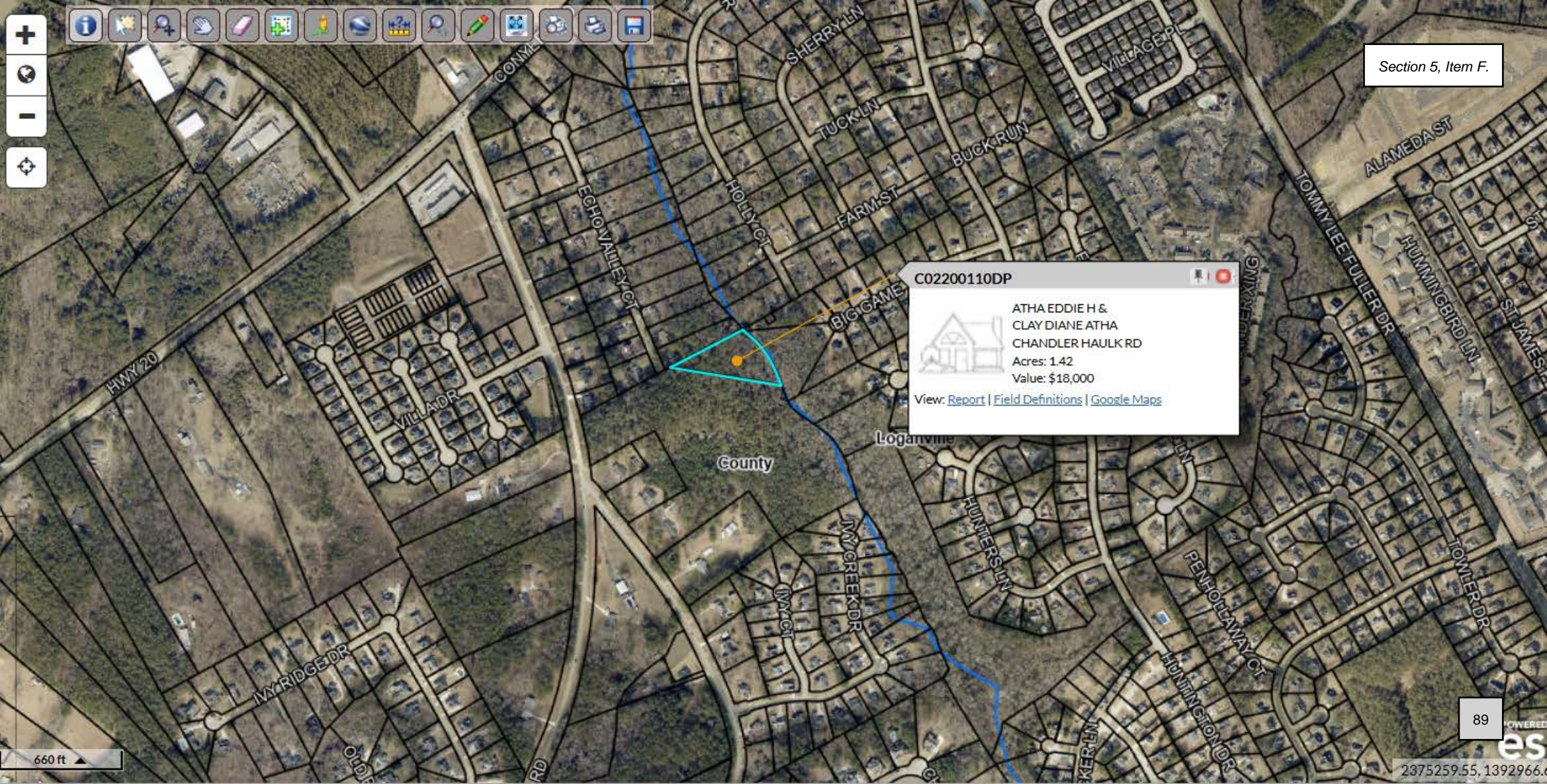
Section 5, Item F.

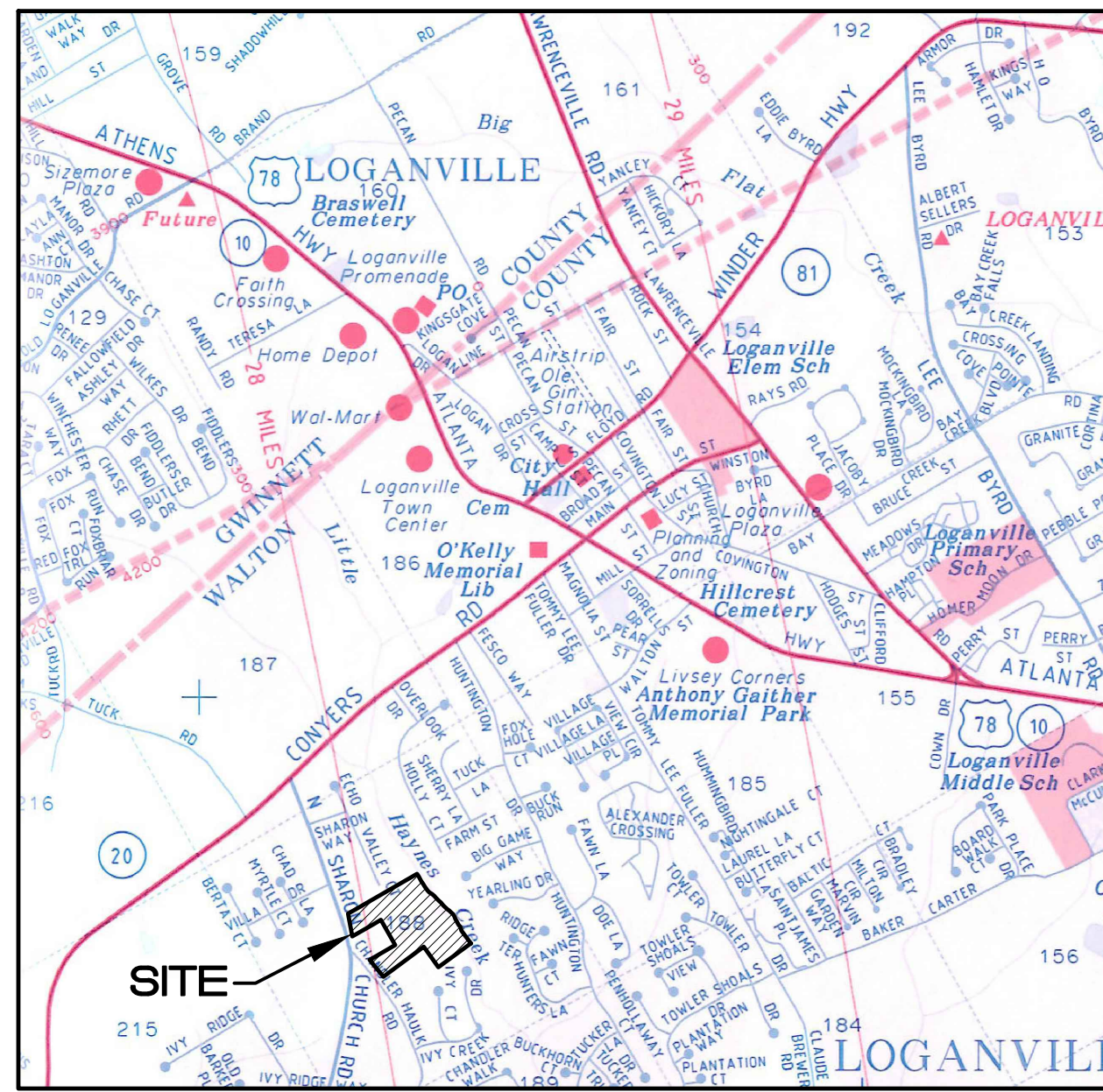
C02200110DP



ATHA EDDIE H &
CLAY DIANE ATHA
CHANDLER HAULK RD
Acres: 1.42
Value: \$18,000

View: [Report](#) | [Field Definitions](#) | [Google Maps](#)



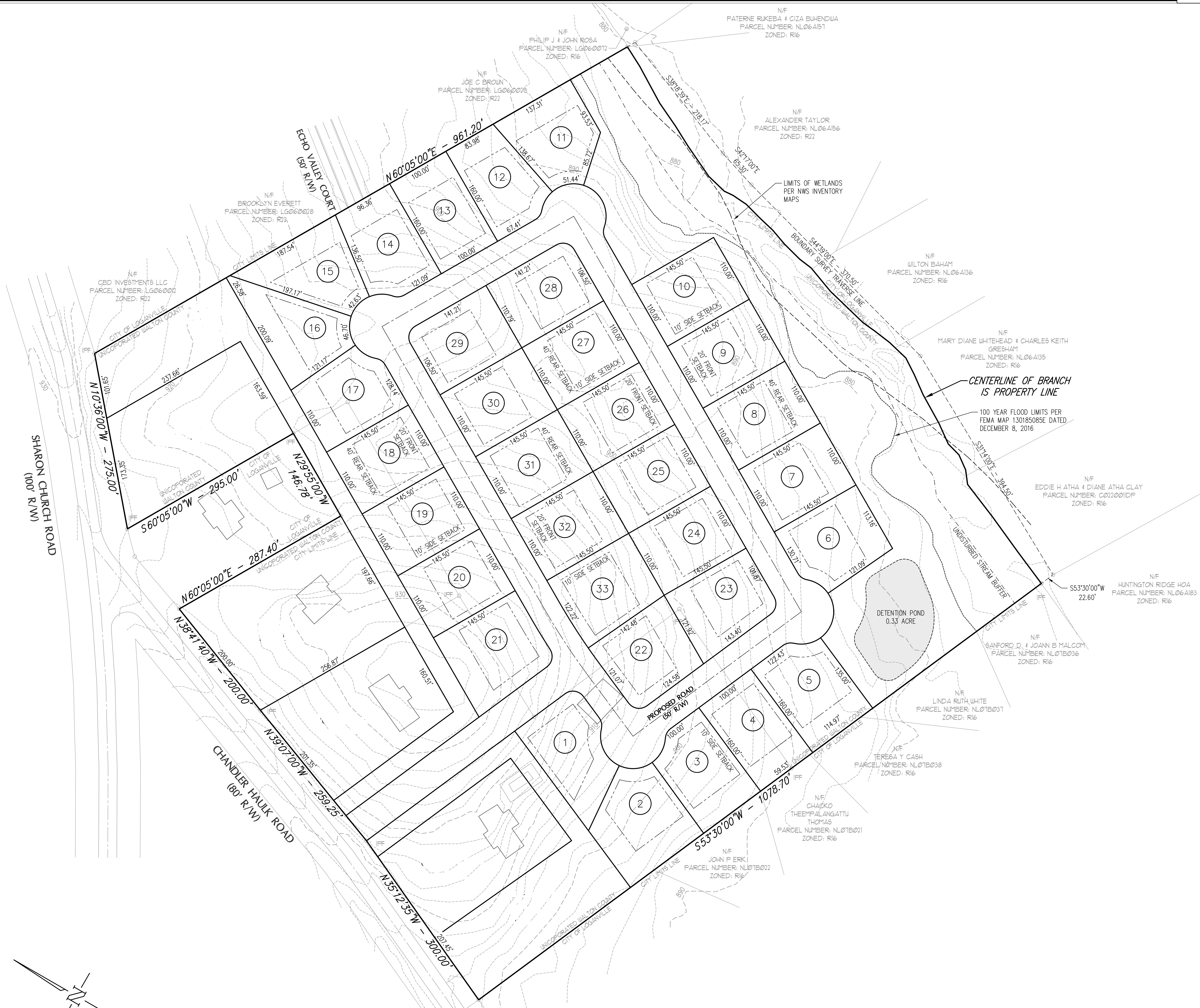
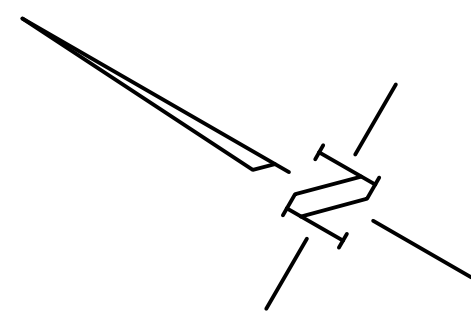
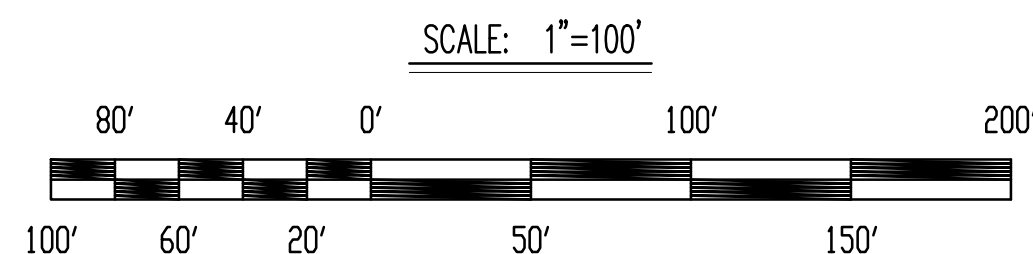


LOCATION MAP

NTS

REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Haulk Road

Land Lot 188, 4th District - Parcel #: C0220011
Walton County, Georgia

InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

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

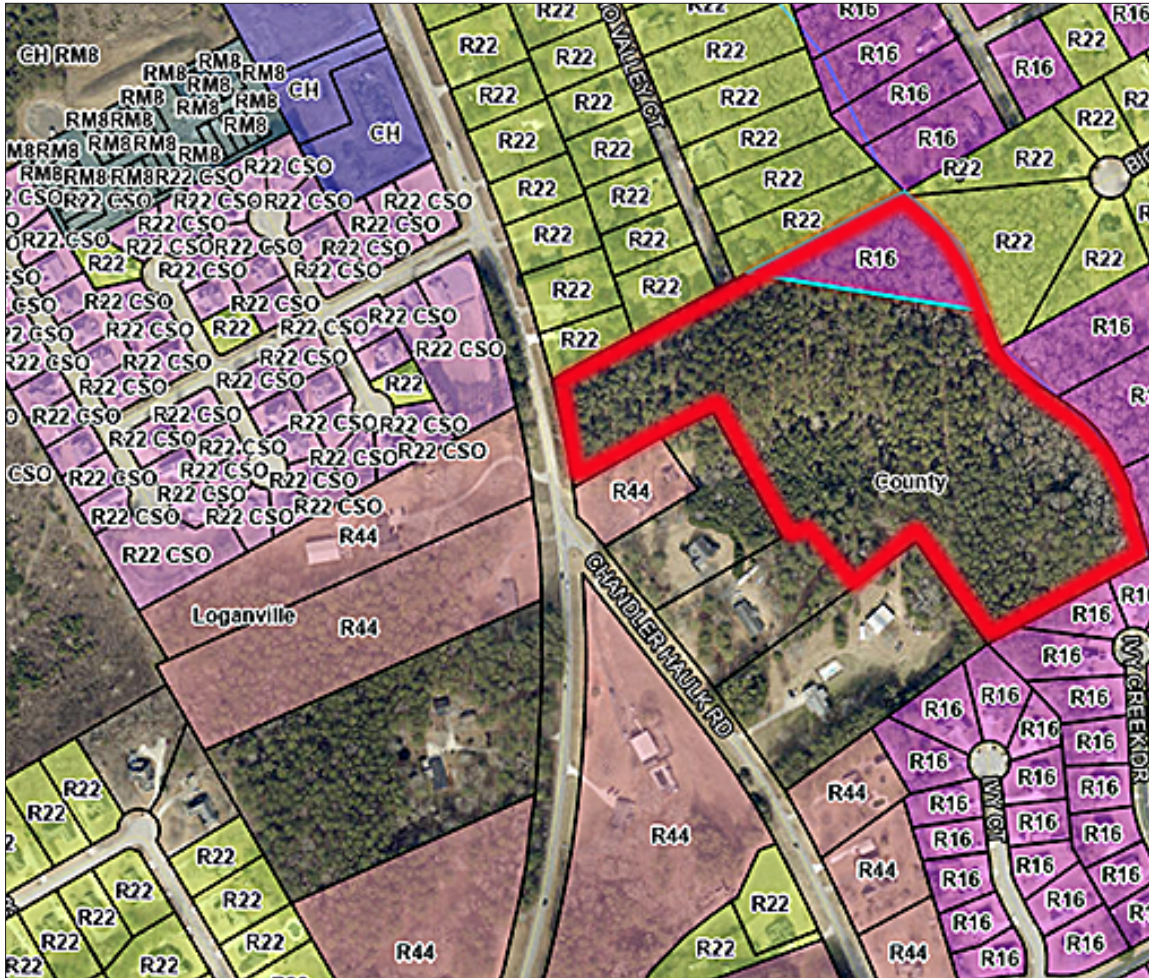
FUTURE LAND USE MAP: Residential

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

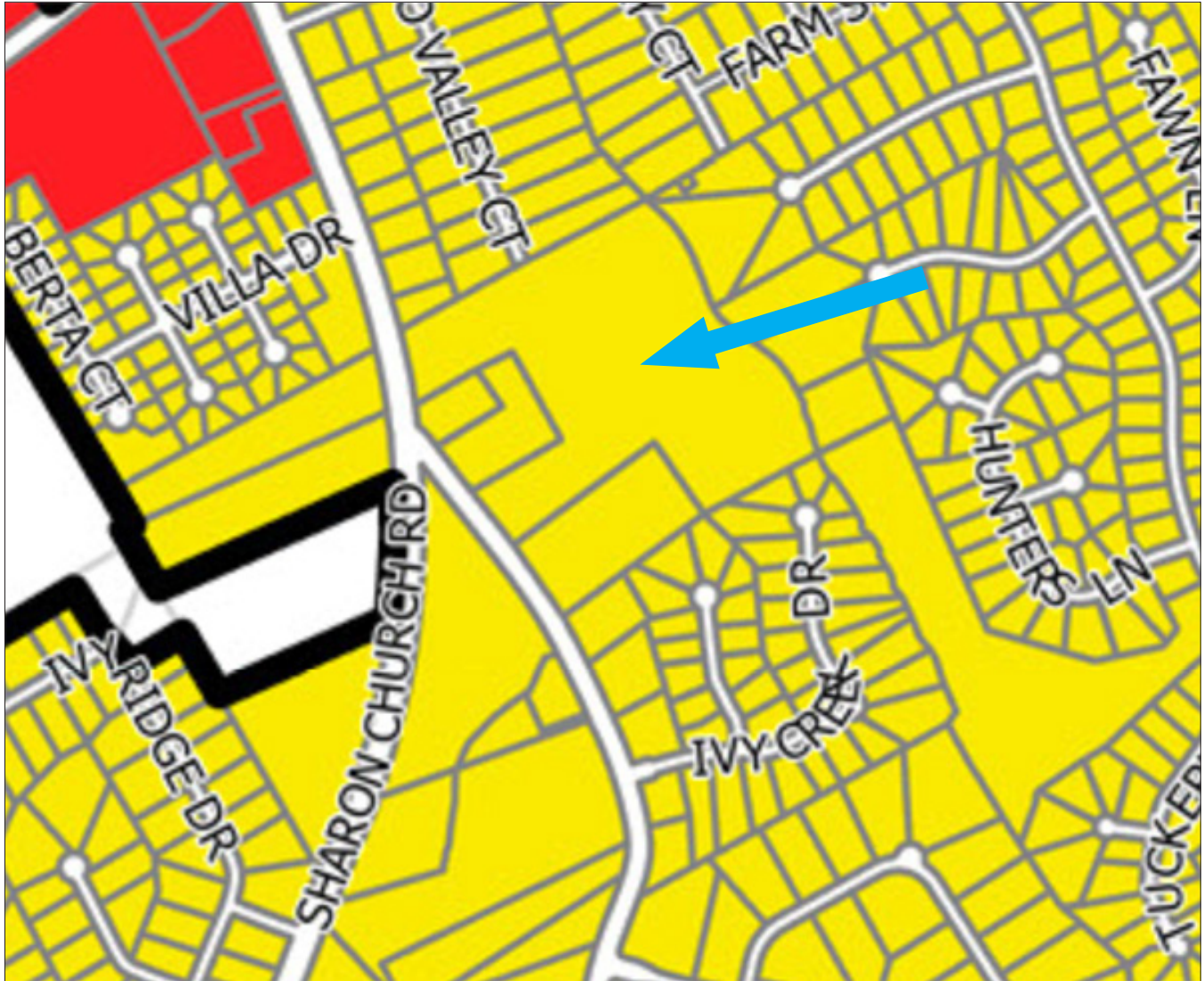
PLANNING COMMISSION HEARING: April 24, 2025

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



Date: 3-5-25

Application # A 25-011

REQUEST FOR ANNEXATION

A PETITION TO ANNEX PROPERTY INTO THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME:	Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC	NAME:	Eddie H. Atha and Regina M. Atha
ADDRESS:	P.O. Box 6	ADDRESS:	4109 Chandler Haulk Rd
CITY:	Auburn	CITY:	Loganville
STATE:	GA Zip: 30011	STATE:	GA Zip: 30052
PHONE:	(404) 757-0889	PHONE:	(678) 232-1269
		(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: Tim Prater		PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com		FAX: N/A	
PROPERTY INFORMATION			
MAP & PARCEL # CO220010		PRESENT ZONING: A-1 (Separate rezoning request required)	
ADDRESS: 4109 Chandler Haulk Rd.		COUNTY:	Walton
		ACREAGE:	4.103 +/-
PROPOSED DEVELOPMENT: No development proposed			
WATER PROVIDER: City of Loganville		SEWER PROVIDER: Septic System	

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent
☐ Names/Addresses of Abutting Property Owners ☒ Shape file of property (GIS File)

Pre-Application Conference Date: 2-18-2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$300.00

CHECK # 164 RECEIPT # 20232832 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-24-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

Commission Chairman: [Signature] DATE: 4/24/25

CITY COUNCIL ACTION: ☒ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to ☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor _____

City Clerk _____

Date _____



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE H. ATHA

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 4.103 +or- acres of land (the “Property”) located at 4109 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.


Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # A**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.


 Applicant's Signature

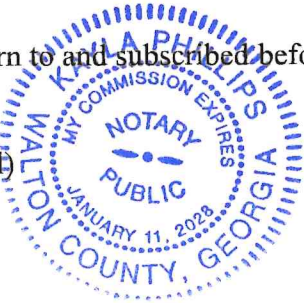
3.3.25
 Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)

Print Name and Title

 Sworn to and subscribed before me this 3rd day of march, 2025.

(Seal)


Kayla Phillips
 Signature of Notary Public

Property Owner's Certification
 (complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Eddie M. Attha
 Owner's Signature

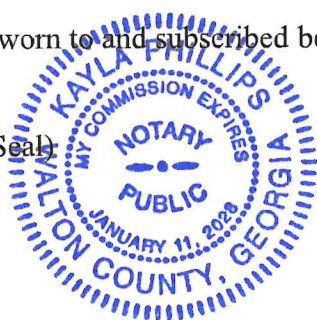
Regina M. Attha
3/3/25
 Date

Eddie H. Attha
 Print Name and Title

Regina M. Attha

 Sworn to and subscribed before me this 3rd day of march, 2025.

(Seal)


Kayla Phillips
 Signature of Notary Public

ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.

**KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052**

**MCADAMS BOBIE EILENE &
MCADAMS JACOB
955 CHANDLER HAULK RD
LOGANVILLE, GA 30052**

**ZIEROLD MARTIN K &
ZIEROLD SHERRY D
311 IVY COURT
LOGANVILLE, GA 30052**

**ERK JOHN P
313 IVY COURT
LOGANVILLE, GA 30052**

**KINDLE KATRINA R
314 IVY CT
LOGANVILLE, GA 30052**

**CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052**

Legal Description for Eddie H. Atha & Regina M. Atha Tract: Parcel C0220010

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 4.103 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 40 degrees 49 minutes 09 seconds East with a distance of 614.82 feet to a 1/2" rebar found at on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 54 Degrees 55 Minutes 36 Seconds East a distance of 348.53 feet to a 1/2" rebar found; thence North 54 Degrees 55 Minutes 36 Seconds East a distance of 251.47 feet to a 1/2" rebar found; thence South 33 Degrees 53 Minutes 36 Seconds East a distance of 300.00 feet to 1/2" rod found; thence South 55 Degrees 02 Minutes 28 Seconds West a distance of 601.08 feet to a point on the easterly right-of-way of Chandler Haulk Road; thence following said right-of-way North 29 Degrees 04 Minutes 06 Seconds West a distance of 13.47 feet to a point; thence North 29 Degrees 50 Minutes 00 Seconds West a distance of 25.30 feet to a point; thence North 30 Degrees 53 Minutes 35 Seconds West a distance of 29.80 feet to a point; thence North 31 Degrees 56 Minutes 05 Seconds West a distance of 27.56 feet to a point; thence North 33 Degrees 03 Minutes 56 Seconds West a distance of 41.60 feet to a point; thence North 34 Degrees 48 Minutes 19 Seconds West a distance of 55.55 feet to a point; thence North 35 Degrees 33 Minutes 23 Seconds West a distance of 55.48 feet to a point; thence North 36 Degrees 39 Minutes 32 Seconds West a distance of 50.33 feet to 1/2" rebar found; which is the TRUE POINT OF BEGINNING,

Staff Report — Annexation

ZONING CASE #: A25-011

LANDOWNERS: Eddie H. Atha and Regina M. Atha

APPLICANT: Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC

PROPERTY ADDRESS: 4109 Chandler Haulk Road

MAP/PARCEL #: C0220010

PARCEL DESCRIPTION: Single Family Home

AREA: 4.13 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

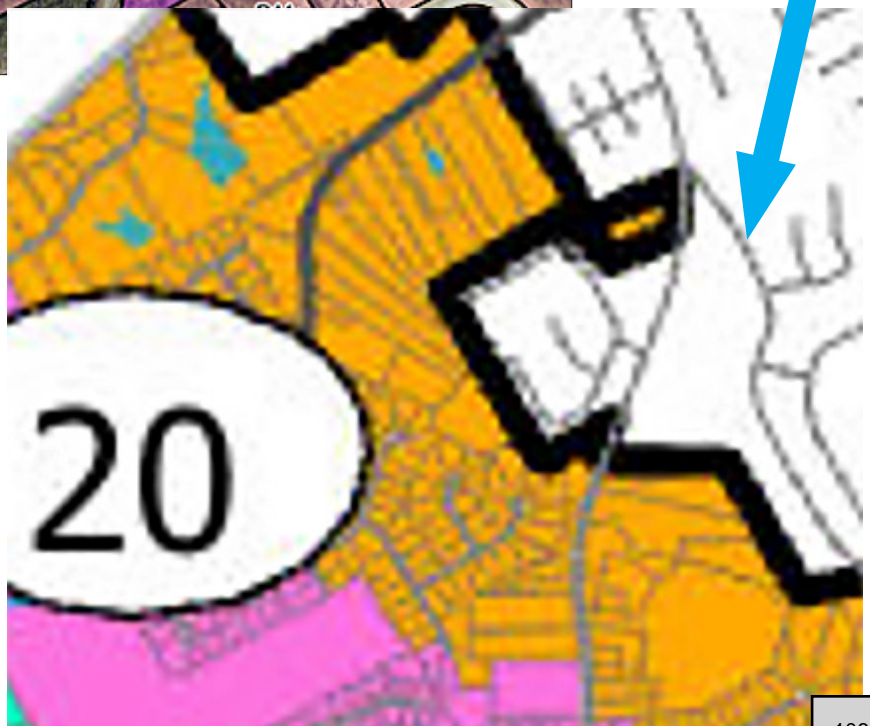
FUTURE LAND USE MAP: Residential

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

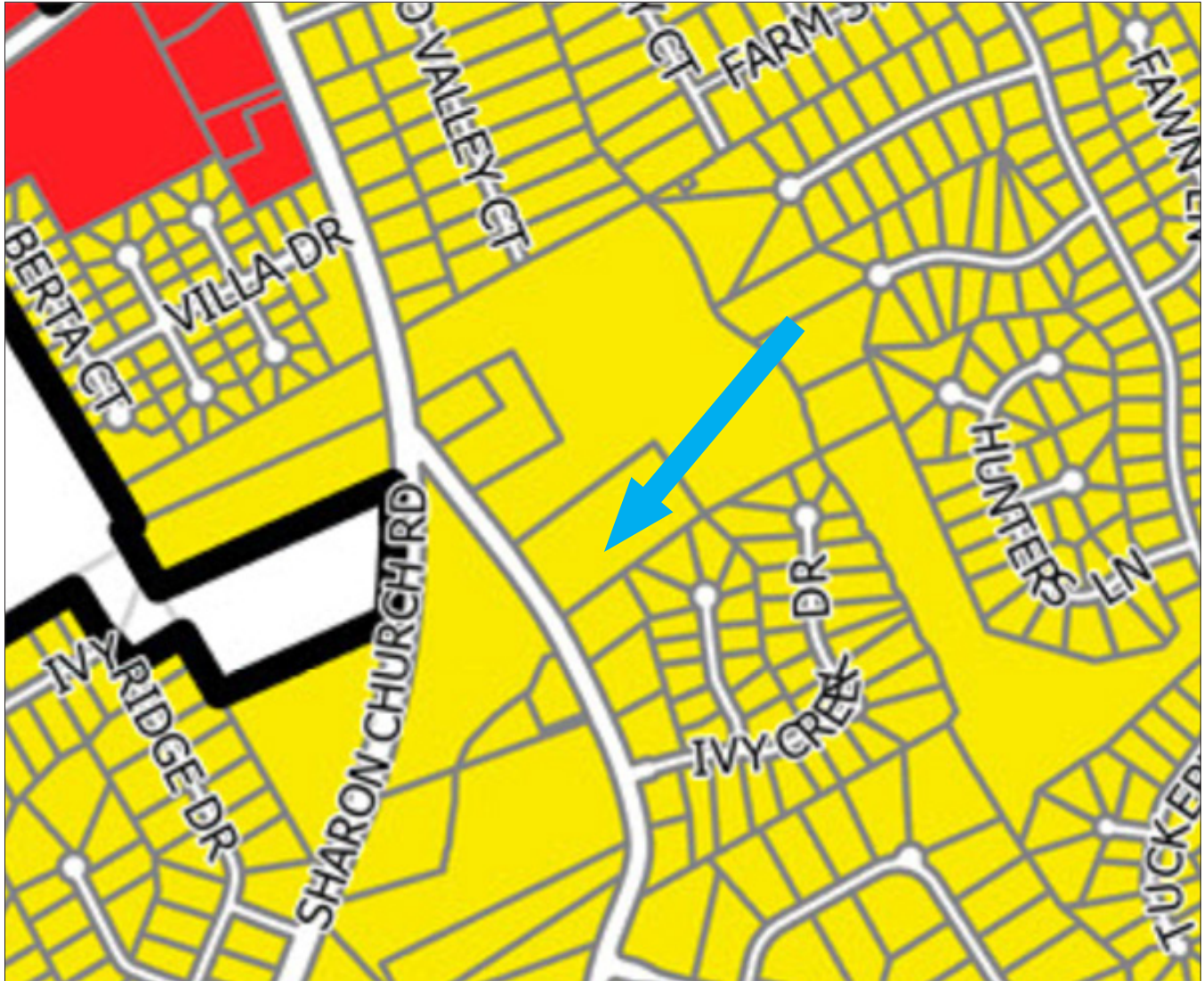
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

Current Area Zoning - City and Walton County



Future Land Use Map — City of Loganville



Applicant's Request

The property is adjacent to City limits and, when looking at the totality of the family land, is surrounded by properties inside City limits. The request is being made citing state zoning law that encourages the reduction of islands when possible.

Existing Conditions

There is a 1,885-square-foot house on the property that was built in 1981.

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 1981, 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.

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? None.

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 Commission Recommended Conditions

City Council Conditions



P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052

770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 3-5-25

Application # **R** 25-012

REQUEST FOR ZONING MAP AMENDMENT

A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Eddie H. Atha and Regina M. Atha c/o PRATER CONSULTING LLC	NAME: Eddie H. Atha and Regina M. Atha
ADDRESS: P.O. Box 6	ADDRESS: 4109 Chandler Haulk Rd
CITY: AUBURN	CITY: Loganville
STATE: GA Zip: 30011	STATE: GA Zip: 30052
PHONE: (404) 757-0889	PHONE: (678) 232-1269
	(*attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: TIM PRATER PHONE: (404) 757-0889	
EMAIL: tprater@praterconsultingllc.com FAX: N/A	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0220010</u> PRESENT ZONING: <u>A-1</u> REQUESTED ZONING: <u>R-44</u>	
ADDRESS: <u>4109 Chandler Haulk Rd.</u> COUNTY: <u>WALTON</u> ACREAGE: <u>4.103 +or-</u>	
PROPOSED DEVELOPMENT: <u>No development proposed</u>	

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☐ Campaign Contribution Disclosure
☐ Letter of Intent ☒ Site Plan ☐ Names/Addresses of Abutting Property Owners ☒ Impact Analysis

Pre-Application Conference Date: 2/18/2025

Accepted by Planning & Development: [Signature] DATE: 3-5-25 FEE PAID: \$500.00

CHECK # 164 RECEIPT # 1200732882 TAKEN BY: SB DATE OF LEGAL NOTICE: 4-28-25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☐ Approve ☐ Approve w/conditions ☒ Deny ☐ No Recommendation

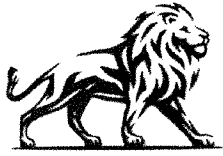
Commission Chairman: [Signature] DATE: 4/24/25

CITY COUNCIL ACTION: ☐ Approved ☐ Approved w/conditions ☐ Denied ☐ Tabled to
☐ Referred Back to Planning Commission ☐ Withdrawn

Mayor

City Clerk

Date



PRATER CONSULTING LLC

Building a Better Tomorrow One Zone at a Time

LETTER OF INTENT FOR ANNEXATION AND REZONE APPLICATION FOR EDDIE H. ATHA

Tim Prater submits this Letter of Intent and the attached annexation application (the “Application”) on behalf of Eddie H. Atha (the “Property Owner and Applicant”), relative to an existing single-family dwelling on approximately 4.103 +or- acres of land (the “Property”) located at 4109 Chandler Haulk Rd. The property is currently zoned A-1. The Applicant requests that the City annex and rezone the Property to the (R-44) single-family residential classification. The Property’s location on Chandler Haulk provides easy access to Highway 20 as well as to the Highway 78 corridor. The Applicant is proposing no changes to the current structure on the Property for use as a single family dwelling. The structure will remain as a residential dwelling.

The proposed annexation is compatible with the surrounding uses and land use on Chandler Haulk Rd. The property is surrounded by property zoned Single family as well as multi family within the City of Loganville. The property is surrounded by property within the City of Loganville. Abutting property to the east of the Applicants property is zoned R-16 as well as abutting property to the north. Abutting properties to the south are zoned R-44. The abutting property to the west is zoned R-22, however and except for the property approximately 1000 ft. to the west zoned RM-8.

Although the Property is not within the city limits it is designated on the Future Land Use Map as resident, as it is currently part of the County, the property is surrounded by property within the city limits and are zoned as residential on the Future Land Use Map. The proposed Annexation and rezone are in line with the growth of the city limits and would eliminate currently zoned islands inside the city limits.

The state zoning procedure law specifically encourages the reduction of islands when possible. Due to the designation on the Future Land Use Map for the Property and the dominance of the surrounding Property within the city limits, the applicant submits that the proposed annexation is in line with the spirit and intent of the Comprehensive Plan, Future Land Use Map and qualifies for annexation under the city’s zoning ordinance and state zoning procedure law.

The proposed annexation and rezone are compatible with existing land use and zoning classifications of the surrounding area, is in line with the spirit and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's close proximity to the City limits.

The Applicant and myself welcome the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns related to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted the _____ day of March, 2025

TIM PRATER

Representative of Applicant

Application # R

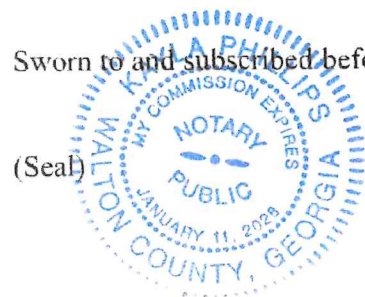
Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] 3.3.25
Applicant's Signature Date

Timothy Prater CEO Prater Consulting LLC (Agent for Owners)
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Property Owner's Certification
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

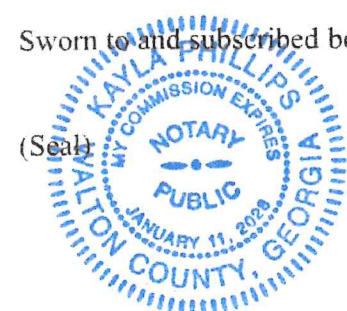
- a) X the owner of record of property contained in this application, and/or
- b) _____ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature] [Signature] 3/3/25
Owner's Signature Date

[Signature] [Signature]
Print Name and Title

Sworn to and subscribed before me this 3rd day of march, 2025.



[Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Eddie H. Atch 3-3-25
Applicant's Signature Date

Eddie H. Atch
Print Name

Timothy Prater 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Prater
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ **YES** ✓ **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

Regina M. Alth 3-3-25
Applicant's Signature Date

Regina M. Alth
Print Name

[Signature] 3-3-25
Signature of Applicant's Attorney or Agent Date

Timothy Prater
Print Name

Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?

_____ **YES** X **NO**

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as necessary to disclose and describe all contributions.

Application # **R** _____**APPLICANT'S RESPONSES TO EVALUATION CRITERIA**

In the space provided or in a separate attachment, provide responses to the following questions:

1. **How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?**
There would be no change to the overall impact appearance of the City or aesthetic conditions to adjacent parcels.
2. **How does the proposed use impact thoroughfare congestion and traffic safety?**
There would be no impact to thoroughfare congestion or traffic safety
3. **How does the proposed use impact population density and the potential for overcrowding and urban sprawl?**
There would be no impact to population density, overcrowding or urban sprawl.
4. **How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;**
The property is currently on City water and septic. there would be no impact to other infrastructure services.
5. **How does the proposed zoning provide protection of property against blight and depreciation?**
This is a well-maintained single-family structure. There would be no adverse impact on blight or depreciation.
6. **How is the proposed use and zoning consistent with the adopted Comprehensive Plan?**
The City's Comprehensive Plans shows the property as residential. No change would occur to the classification of the property on the future land use map of the City.
7. **In what way does the proposed zoning affect adjacent property owners if the request is approved?**
The proposed zoning of this property would not affect the adjacent property.
8. **What is the impact upon adjacent property owners if the request zoning is not approved?**
There would be no impact to adjacent property owner if the zoning request was not approved.
9. **Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.**
This property is an established single-family dwelling there would be no adverse effects on the inhabitants of the citizens of Loganville.

ABUTTING PROPERTY OWNERS FOR 4109 CHANDLER HAULK RD.

KING PAMELA LINDSEY FKA
BAKER PAMELA LINDSEY
300 SHARON CHURCH ROAD
LOGANVILLE, GA 30052

MCADAMS BOBIE EILENE &
MCADAMS JACOB
955 CHANDLER HAULK RD
LOGANVILLE, GA 30052

ZIEROLD MARTIN K &
ZIEROLD SHERRY D
311 IVY COURT
LOGANVILLE, GA 30052

ERK JOHN P
313 IVY COURT
LOGANVILLE, GA 30052

KINDLE KATRINA R
314 IVY CT
LOGANVILLE, GA 30052

CASH TERESA Y
233 IVY CREEK DRIVE
LOGANVILLE, GA 30052

SURVEY LEGEND

- IPF IRON PIN FOUND
- IPF IRON PIN SET
- REBAR
- R.S.L. BUILDING SETBACK LINE
- MINF MAG NAIL FOUND
- OPEN TO PIPE
- CRIMED TO PIPE
- CONCRETE MONUMENT FOUND
- DEED BOOK
- DEED BOOK
- RIGHT-OF-WAY
- POINT OF BEGINNING
- PROPERTY CORNER FOUND
- COMPUTED POINT

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

UTILITY NOTE

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEPICTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

GENERAL NOTES

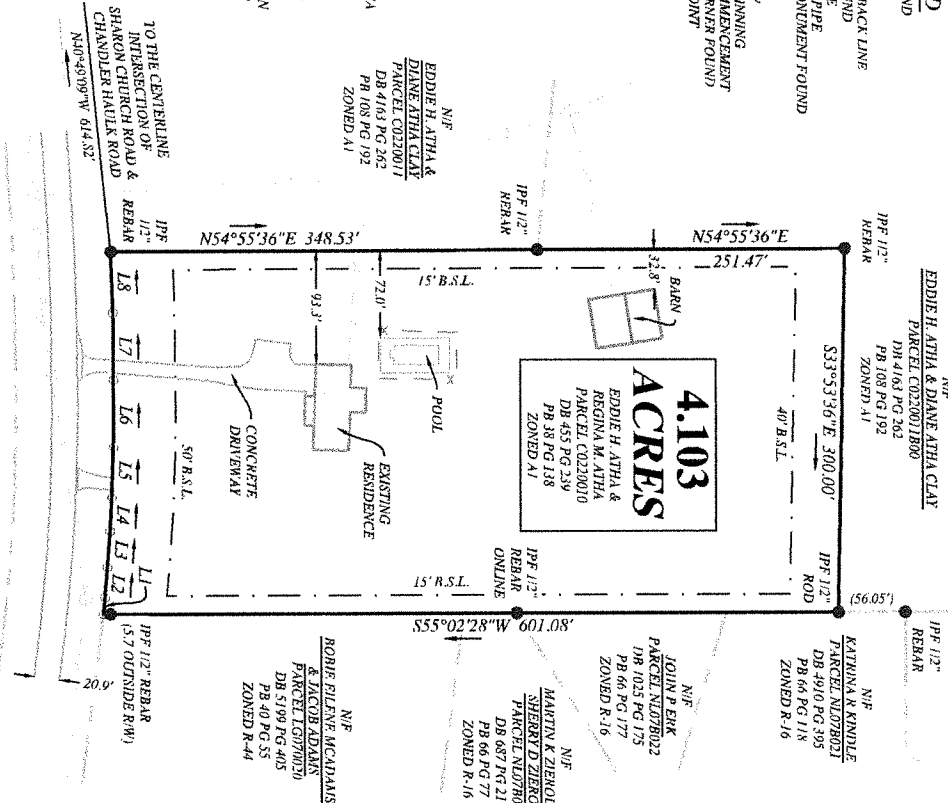
1. FIELD SURVEY WAS COMPLETED ON 02/25/2025.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS EDDIE H. ATHA & REGINA M. ATHA.
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C005E WITH AN EFFECTIVE DATE OF 12/08/2016 FOR COMMUNITY NUMBER 13015, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS (OR RIGHTS) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (AGRICULTURAL).
7. MINIMUM BUILDING SETBACKS:
FRONT: 50' SIDE: 15' REAR: 40'
8. SITE WORK WAS REPORTED TO THIS FIRM.
9. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
10. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
11. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
12. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (64 WEST ZONE).

W&A ENGINEERING
CIVIL, ENGINEERING, LANDSCAPE ARCHITECTURE
LAND IMPROVING, TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Onita Street, Ste. 0100
Athens, GA 30601
P: (706) 310-0400
www.waengineering.com | info@waengineering.com



64 WEST ZONE
11002 NAD 83

CHANDLER HAULK ROAD
(80' R/W)



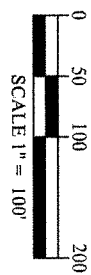
RETRACEMENT SURVEY FOR:
EDDIE H. ATHA & REGINA M. ATHA
4109 CHANDLER HAULK ROAD
LOGANVILLE, GEORGIA 30052
WALTON COUNTY
LAND LOT 188 4TH DISTRICT - G.M.D. 417

DATE	PROJECT #
03/03/2025	25-00098
	DRAFTED BY:
	AC
	REVIEWED BY:
	JB



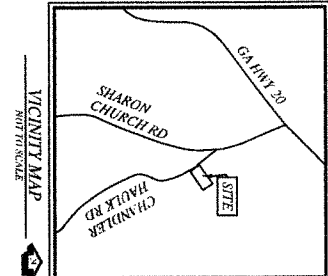
John F. Brewer
JOHN F. BREWER, III RLSE2905
03/03/2025
DATE

- SURVEY NOTES**
1. THE FIELD DATA FROM WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,441 FEET, AND WAS UNADJUSTED.
 2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A 200M 95 SERIES TOTAL STATION.
 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 168,662 FEET.



REFERENCES
DB 455 PG 239
PB 28 PG 128

Line #	Direction	Length
L1	N29°04'06"W	13.47'
L2	N29°50'00"W	25.50'
L3	N60°53'35"W	20.80'
L4	N31°56'05"W	27.56'
L5	N33°03'56"W	41.60'
L6	N34°48'19"W	51.55'
L7	N35°53'23"W	55.48'
L8	N36°59'12"W	50.33'

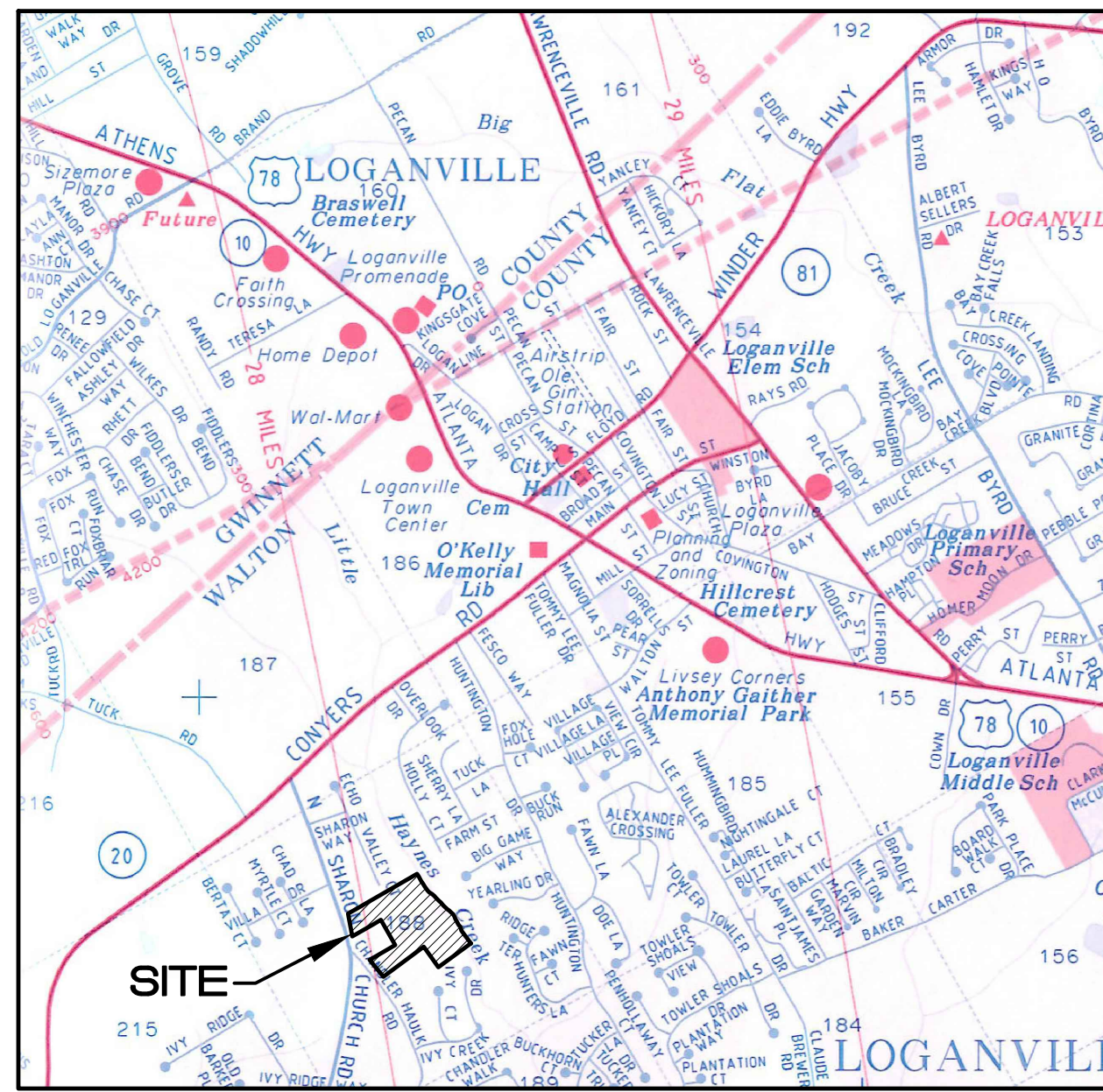


Legal Description for Eddie H. Atha & Regina M. Atha Tract: Parcel C0220010

All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 188, 4th district, Walton County, Georgia; G.M.D. 417, containing 4.103 acres of land, more or less, and being more particularly as:

Commencing at the centerline intersection of Sharon Church Road (100' R/W) and Chandler Haulk Road (80' R/W); thence South 40 degrees 49 minutes 09 seconds East with a distance of 614.82 feet to a 1/2" rebar found at on the Easterly right-of-way Chandler Haulk Road, which is THE TRUE POINT OF BEGINNING;

Thence leaving said right-of-way on a course North 54 Degrees 55 Minutes 36 Seconds East a distance of 348.53 feet to a 1/2" rebar found; thence North 54 Degrees 55 Minutes 36 Seconds East a distance of 251.47 feet to a 1/2" rebar found; thence South 33 Degrees 53 Minutes 36 Seconds East a distance of 300.00 feet to 1/2" rod found; thence South 55 Degrees 02 Minutes 28 Seconds West a distance of 601.08 feet to a point on the easterly right-of-way of Chandler Haulk Road; thence following said right-of-way North 29 Degrees 04 Minutes 06 Seconds West a distance of 13.47 feet to a point; thence North 29 Degrees 50 Minutes 00 Seconds West a distance of 25.30 feet to a point; thence North 30 Degrees 53 Minutes 35 Seconds West a distance of 29.80 feet to a point; thence North 31 Degrees 56 Minutes 05 Seconds West a distance of 27.56 feet to a point; thence North 33 Degrees 03 Minutes 56 Seconds West a distance of 41.60 feet to a point; thence North 34 Degrees 48 Minutes 19 Seconds West a distance of 55.55 feet to a point; thence North 35 Degrees 33 Minutes 23 Seconds West a distance of 55.48 feet to a point; thence North 36 Degrees 39 Minutes 32 Seconds West a distance of 50.33 feet to 1/2" rebar found; which is the TRUE POINT OF BEGINNING,

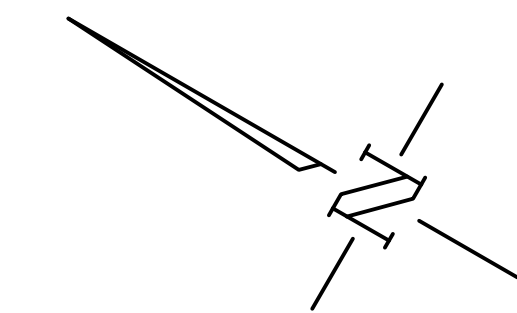
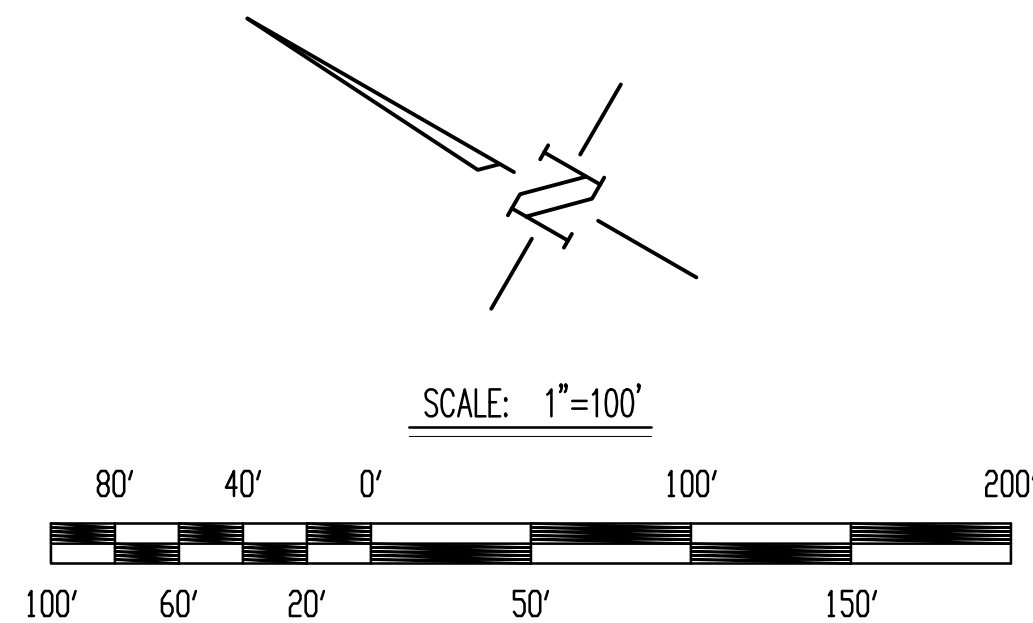


LOCATION MAP



REZONING PLAN NOTES

AREA:	27.09 ACRES
OUTPARCEL AREAS:	
NET AREA:	27.09 ACRES
EXISTING ZONING:	A1 (UNINCORPORATED WALTON COUNTY)
PROPOSED ZONING:	R-22
MINIMUM LOT AREA:	22000 SF
MINIMUM LOT WIDTH:	125'
MINIMUM FRONT YARD SETBACK:	35'
MINIMUM REAR YARD:	40' EXTERIOR OR R/W LOT
MINIMUM SIDE YARD SETBACK:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM DENSITY:	2 LOTS/ACRE
MINIMUM HEATED FLOOR AREA:	1600 SF
MINIMUM OPEN SPACE REQUIRED:	0
MINIMUM OPEN SPACE WIDTH:	0
MINIMUM OPEN SPACE REQUIRED:	0
50% OF EXISTING POND AREAS:	0.00 ACRE
PROPOSED DETENTION PONDS:	0.33 ACRES
AREA IN PROPOSED EASEMENTS:	0.05 ACRE
GROSS OPEN SPACE PROVIDED:	0.00 ACRES
CREDITABLE OPEN SPACE PROVIDED:	
PERCENTAGE OF NET OPEN SPACE:	
NUMBER OF LOTS SHOWN:	33
PROPOSED DENSITY:	2 LOTS/ACRE
WATER & SEWER:	CITY OF LOGANVILLE



SHARON CHURCH ROAD
(100' R/W)

CHANDLER HAULK ROAD
(80' R/W)



REVISIONS	

Site Plan

NOT AN EXACT PROPOSAL LAYOUT

PROPOSED SUBDIVISION

Sharon Church Road / Chandler Haulk Road

Land Lot 188, 4th District - Parcel #: C0220011
Walton County, Georgia

InSite Engineering, Inc.

Civil Engineering Consultants

712 Wilhaven Court
Loganville, Georgia 30052
(770) 778-5854

Drawn By:	JHB
Checked By:	JHB
Date:	
Project Number:	1

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-012

LANDOWNERS: Eddie H. Atha and Regina M. Atha

APPLICANT: Eddie H. Atha and Regina M. Atha c/o Prater Consulting LLC

PROPERTY ADDRESS: 4109 Chandler Haulk Road

MAP/PARCEL #: C0220010

PARCEL DESCRIPTION: Single Family Home

AREA: 4.13 acres

EXISTING ZONING: A1 (Walton County)

PROPOSED ZONING: R-44

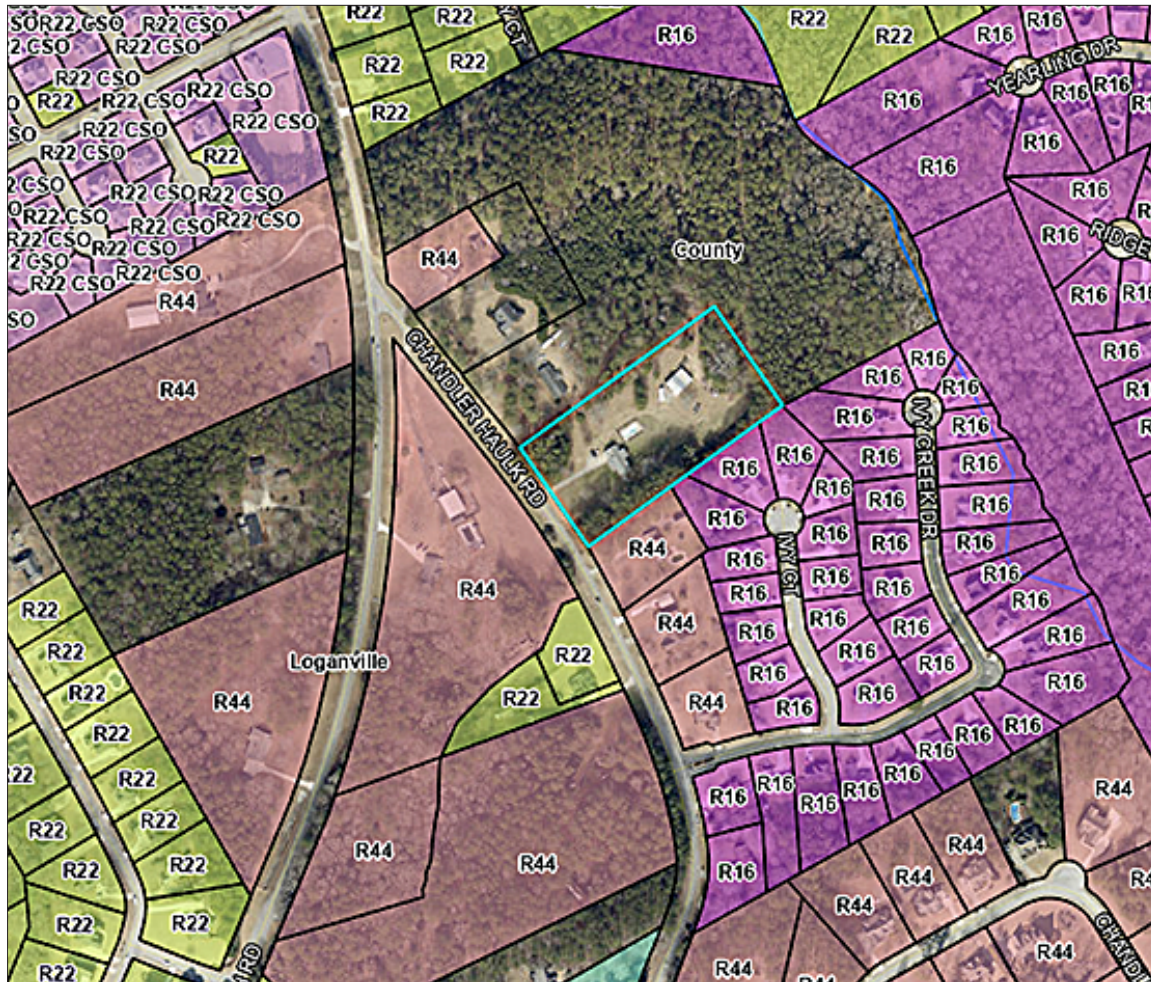
FUTURE LAND USE MAP: Residential

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

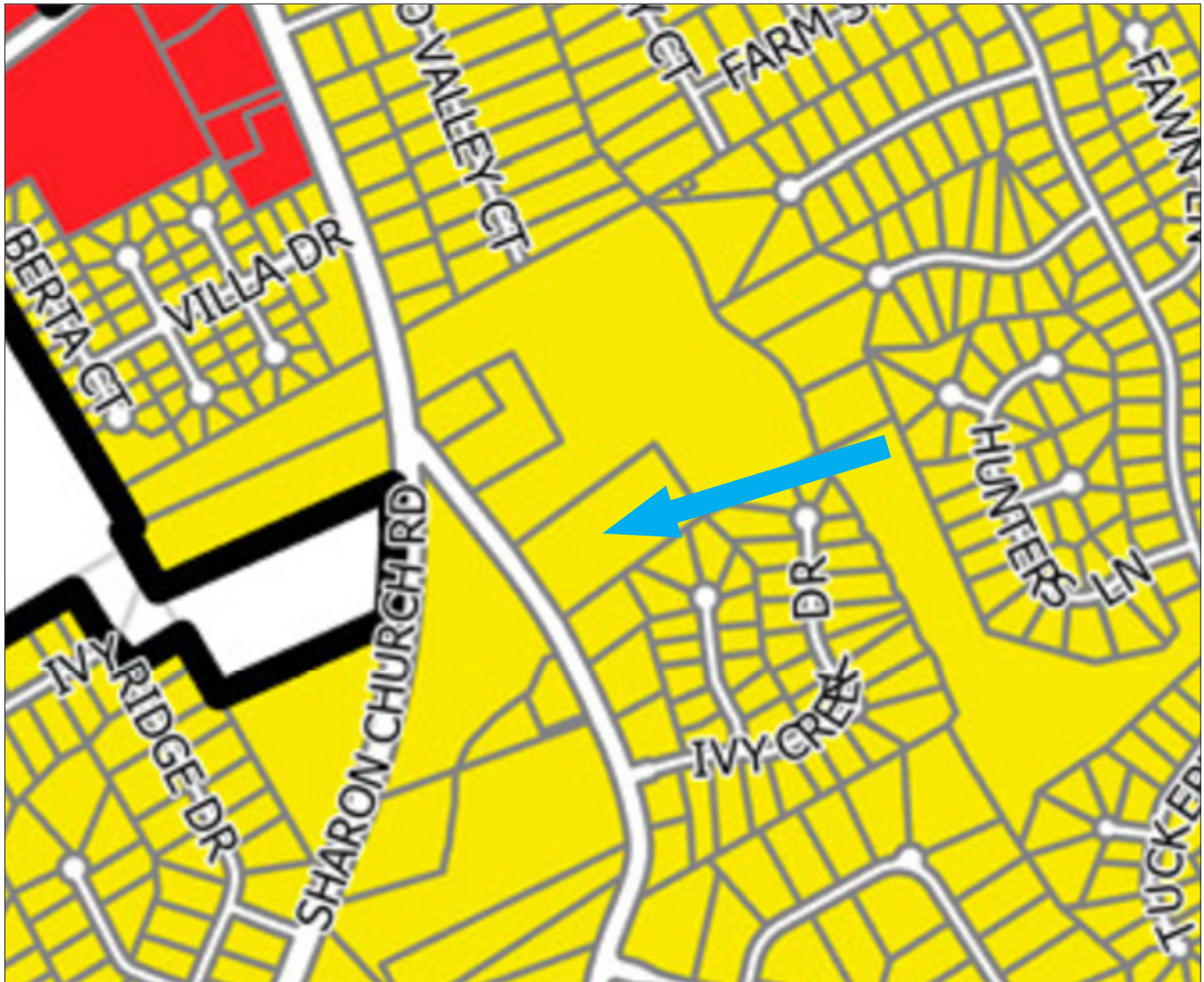
PLANNING COMMISSION HEARING: April 24, 2025

CITY COUNCIL HEARING: May 5 and 8, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is asking their 4.13-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 1,885-square-foot house on the property that was built in 1981.

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 1981, 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 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