



CITY COUNCIL MEETING AGENDA

Thursday, March 13, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

- A. Invocation and Pledge to the Flag
- B. Roll Call
- C. Adoption of Agenda

2. CONSENT AGENDA

- A. McNair McLemore Middlebrooks & CO FY 2025 audit Engagement Letter - (100-1510-521203 / 505-4400-521203)
- B. Covington Street Stormwater Project - Change Order \$12,591.02 (371-6500-541300 ARPA / 375-4320-541400 Capital Recovery Fund)
- C. Granite Lane Stormwater Project - \$10,400.00 (375-4320-541400) Capital Recovery Fund
- D. IGA - City of Snellville
- E. Library IGA - Amendment 1
- F. Last Month's Minutes
- G. Last Month's Financial Report

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case # R24-034**- Kittle Homes, filed an application to rezone 26.07+/- acres located at 4615 Atlanta Hwy. Map/Parcel #LG110187, LG110187A00, LG110185C00 and LG110185B00, Walton County, Georgia. The property owner is Camp Family Partnership LLC. The current zoning is CH. The requested zoning is RM-6 for a development of new town-homes.
- B. **Case #R24-036** – Walker Anderson Homes, LLC, filed an application to rezone 13.15+/- acres located on Pecan Street. Map/Parcel #5160 030, 5160 032 and 5160 281, Gwinnett County, Georgia. The property owner is Linda Knight.. The current zoning is CH. The requested zoning is RM-6 for the development of fee simple town-homes.
- C. **A24-023** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.
- D. **Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.
- E. **Case #A24-027** - Uprise Development LLC, requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.
- F. **Case # R24-024** – Uprise Development, LLC, filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA 30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052. Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The

current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

G. Case #R25-001 – Manor Restorations LLC files an application to rezone 9.80 +/- acres located on Pecan Street Loganville, GA 30052. Map/Parcel #LG040014A00, Walton County, Georgia. The property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

H. Case #25-002 – Amend Sec. 119-177(3)(c) of the City of Loganville Zoning Ordinance regarding places of religious worship in residential zoning districts to comply with Section 119-216 of the Zoning ordinance.

Sec. 119-177(3)(c) Churches, synagogues, chapels and other places of religious worship and instruction located in residential zoned districts shall comply with all building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc, of the **Office and Institutional** commercial zoning district outlined in **Section 119-216** of the Zoning Ordinance.

4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

5. PUBLIC SAFETY COMMITTEE REPORT

6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

8. ECONOMIC DEVELOPMENT COMMITTEE REPORT

9. CITY MANAGER'S REPORT

10. CITY ATTORNEY'S UPDATES / REPORTS

A. Discussion / Approval - Moratorium regarding Rezoning and Annexation Applications

11. EXECUTIVE SESSION

12. ADJOURNMENT

*Denotes Non-Budgeted Items subject to Reserve Funds

The Mayor and Council may choose to go into executive session as needed in compliance with Georgia Law.

The City of Loganville reserves the right to make changes to the agenda as necessary. Any additions and/or corrections to the agenda will be posted immediately at City Hall.



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

Staff Report

To: Mayor and City Council

From: Natalie Warnack, Finance Director

Through: Danny Roberts, City Manager

Date: March 13, 2025

Subject: Audit Proposal from (MMM & C) McNair McLemore Middlebrooks and Co.

RECOMMENDATION:

Staff recommends Mayor & Council to approve the proposal from MMM & C for the fiscal year ending June 30, 2025

FISCAL IMPLICATION:

Total cost is \$ 60,500. Line items 100-1510-521203 and 505-4400-521203

BACKGROUND:

Please refer to the proposal.

February 25, 2025

City of Loganville, Georgia
P.O. Box 39
Loganville, GA 30062

The following represents our understanding of the services we will provide City of Loganville, Georgia.

You have requested that we audit the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Loganville, Georgia, as of June 30, 2025, and for the year then ended, and the related notes to the financial statements, which collectively comprise City of Loganville, Georgia's basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal award programs for the period ended June 30, 2025. We are pleased to confirm our acceptance and understanding of this audit engagement by means of this letter. Our audits will be conducted with the objectives of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs. The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the entity complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's discussion and analysis
- Schedule of changes in the net pension liability and related ratios

- Schedule of contributions
- Schedule of changes in the total OPEB liability and related ratios
- Schedule of OPEB contributions
- Notes to the required supplementary information

Supplementary information other than RSI will accompany City of Loganville, Georgia’s basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

- Combining and individual nonmajor fund financial statements and schedules
- Budgetary comparison schedules for the nonmajor special revenue funds
- Loganville Development Authority statements
- Schedules of projects constructed with special purpose local option sales tax proceeds
- Schedule of expenditures of federal awards

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Data Collection Form

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management’s responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors’ reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audit in accordance with GAAS, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), and *Government Auditing Standards*. As part of an audit of financial statements in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Loganville, Georgia's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of City of Loganville, Georgia's basic financial statements. Our report will be addressed to the City of Loganville's Mayor and City Council. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of City of Loganville's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the entity's compliance based on the audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs, and performing such other procedures as we considers necessary in the circumstances. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Management's Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
3. For identifying, in its accounts, all federal awards received and expended during the period and the federal programs under which they were received;
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance;

6. For designing, implementing, and maintaining effective internal control over federal awards that provides reasonable assurance that the entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
7. For identifying and ensuring that the entity complies with federal laws, statutes, regulations, rules, provisions of contracts or grant agreements, and the terms and conditions of federal award programs, and implementing systems designed to achieve compliance with applicable federal statutes, regulations, and the terms and conditions of federal award programs;
8. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
10. For taking prompt action when instances of noncompliance are identified;
11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
13. For submitting the reporting package and data collection form to the appropriate parties;
14. For making the auditor aware of any significant contractor relationships where the contractor is responsible for program compliance;
15. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including the disclosures, and relevant to federal award programs, such as records, documentation, and other matters;
 - b. Additional information that we may request from management for the purpose of the audit;
 - c. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence;
 - d. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and
 - e. A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
19. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
20. For the accuracy and completeness of all information provided;
21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the schedule of expenditures of federal awards referred to above, you acknowledge and understand your responsibility (a) for the preparation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance, (b) to provide us with the appropriate written representations regarding the schedule of expenditures of federal awards, (c) to include our report on the schedule of expenditures of federal awards in any document that contains the schedule of expenditures of federal awards and that indicates that we have reported on such schedule, and (d) to present the schedule of expenditures of federal awards with the audited financial statements, or if the schedule will not be presented with the audited financial statements, to make the audited financial statements

readily available to the intended users of the schedule of expenditures of federal awards no later than the date of issuance by you of the schedule and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Nonattest Services

With respect to any nonattest services we perform, we will prepare the financial statements and the related notes based on information provided, as well as the DCA Report of Local Government Finances (RLGF) which are considered nonattest services.

We will not assume management responsibilities on behalf of City of Loganville, Georgia. However, we will provide advice and recommendations to assist management of City of Loganville, Georgia in performing its responsibilities.

City of Loganville, Georgia's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards issued by the *AICPA*.
- The nonattest services are limited to the report preparation services and the DCA RLGF previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Other

David C. McCoy is the engagement partner for the audit services specified in this letter. The engagement partner's responsibilities include supervising McNair, McLemore, Middlebrooks & Co.'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. Invoices will be rendered every month and are payable upon presentation. We estimate that our fee for the audit will be approximately \$46,500, and an additional fee of \$7,500 for the Single Audit (including one (1) major program) and an additional fee of \$2,500 for each additional major program, if any, with additional fees for nonattest services (preparation of the DCA RLGF Report) of \$1,500. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use City of Loganville, Georgia's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of McNair, McLemore, Middlebrooks & Co., and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators and federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McNair, McLemore, Middlebrooks & Co.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to the City of Loganville's management and City Council the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McNair, McLemore, Middlebrooks & Co., LLC
MCNAIR, MCLEMORE, MIDDLEBROOKS & CO., LLC

RESPONSE:

This letter correctly sets forth the understanding of the City of Loganville, Georgia.

Signature: _____

Title: _____



Report on the Firm's System of Quality Control

To the Members of
McNair, McLemore, Middlebrooks & Co., LLC
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of McNair, McLemore, Middlebrooks, & Co., LLC (the "firm") applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended September 30, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans, and an audit performed under FDICIA.

As part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

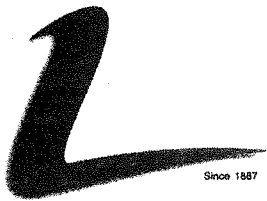
In our opinion, the system of quality control for the accounting and auditing practice of McNair, McLemore, Middlebrooks, & Co., LLC, applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended September 30, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. McNair, McLemore, Middlebrooks, & Co., LLC has received a peer review rating of *pass*.

Brown, Edwards & Company, L.L.P.

CERTIFIED PUBLIC ACCOUNTANTS

Roanoke, Virginia
January 31, 2023

Staff Report Department of Public Utilities



where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director
P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

To: Honorable Mayor Skip Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: March 13, 2025

Subject: Covington Street Stormwater Project

RECOMMENDATION:

Staff recommends that City Council approve the change order for the Covington Street Stormwater project.

FISCAL IMPLICATION:

The change order requires diameter change in concrete pipe, brick manholes to accommodate the pipe diameter change, and a request from Public Works changing the paving requirements. The total costs for the change order is \$12,591.02.

BACKGROUND:

In December of 2024 City Council approved Civil Construction & Utilities to install stormwater drainage and a detention pond on Covington Street.

The contractor needs to substitute concrete arch pipe in lieu of circular pipe at the Covington Street crossing, due to the presence of a clay telephone duct at this location. We were unaware of this telephone duct prior to construction. Brick manholes will need to be constructed to accommodate the arched pipe.

The original contract included an 8” of 4000 PSI concrete dyed black and finished flush with existing asphalt. Loganville Public Works requested an alternate pavement replacement detail including 8” of 5000 PSI concrete and 2” of 9.5 mm asphalt.

CONTRACT CHANGE ORDER NO. 01

Contract No. C24-049A	Order No. 01	Date 3/3/2025
Project Title: City of Loganville Covington Street Stormwater Management Facility		State Georgia
Owner: City of Loganville		County Walton

TO: Civil Construction & Utilities, LLC
(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications.

Description of Changes (Supplemental Plans & Specs. Attached)	Decrease In Contract Price	Increase In Contract Price
Substitute 32 LF of 51" x 31" reinforced concrete arch pipe for 42" circular reinforced concrete pipe to clear clay telephone duct identified in the southern lane of Covington Street; including restocking fee of 42" circular pipe.		\$4,718.00
Construct brick manholes at structures A-2 and A-3 in lieu of precast structures to accommodate arch pipe. City to retain precast structures.		\$6,833.02
Additional Contractor expense for change in pavement replacement detail from 8" of 4,000 psi dyed concrete flush with existing asphalt to 8" of 5,000 psi concrete and 2" of 9.5 mm asphalt, as requested by Loganville Public Works. Contractor states additional cost is for asphalt, trucking and roller rental.		\$1,400.00
TOTAL from all change orders		\$12,591.02

Justification:

Previous Contract Amount: Five Hundred Thirty-Six Thousand, Four Hundred Fifty Dollars and 00/100 \$ 536,450.00

Amount of Change Order: Fourteen Thousand, Three Hundred Ninety-Three Dollars and 02/100 \$ 12,591.02

Current Contract Amount: Five Hundred Fifty Thousand, Eight Hundred Forty-Three Dollars and 02/100 \$ 549,631.02

Previous Contract Time Days 90 Date _____

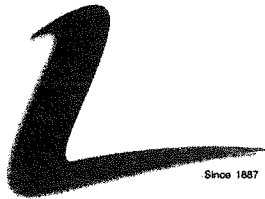
Change in Contract Time Days 0

Current Contract Time Days 90 Date _____

REQUESTED: [Signature] (Owner) (Date) 3/5/25

RECOMMENDED: [Signature] (Owner's Architect/Engineer) (Date) 03/03/2025

ACCEPTED: _____ (Date) _____



where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

To: Honorable Mayor Skip Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: March 13, 2025

Subject: Granite Lane Stormwater Project

RECOMMENDATION:

Staff recommends that City Council approve the change order for the Granite Lane Stormwater project.

FISCAL IMPLICATION:

An additional 16' of 60" reinforced concrete pipe will need to be installed. The total costs for the change order is \$10,400.00.

BACKGROUND:

In December of 2024 City Council approved the Dickerson Group to replace deteriorated drainage pipe at four locations.

At Granite Lane, the contractor physically crawled the pipe to check the condition. They discovered a smaller 42" pipe that was installed between two sections of 60" pipe by a previous property owner. We recommend replacing this undersized section with a 60" RCP to eliminate flow restrictions and potential long term maintenance concerns for the City.

CONTRACT CHANGE ORDER NO. 01

Contract No. C24-044	Order No. 01	Date 2/27/2025
Project Title: City of Loganville Storm Sewer Replacement and Rehabilitation		State Georgia
Owner: City of Loganville		County Walton

TO: The Dickerson Group, Inc.
(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications.

Description of Changes (Supplemental Plans & Specs. Attached)	Decrease In Contract Price	Increase In Contract Price
16 extra feet of 60" RCP at Granite Lane (16 x \$650.00/LF)		\$10,400.00
TOTAL		\$10,400.00

Justification: Add 16 LF of additional 60-inch reinforced concrete pipe to replace a section of smaller 42-inch HDPE pipe that was previously installed by a former property owner. The buried section of 42-inch pipe identified currently joins two 60-inch pipes on either side and would create a reduction in flow capacity if not replaced.

Previous Contract Amount: Four Hundred Fifty-Five Thousand, Three Hundred Eighty-Five Dollars and 00/100 \$ 455,385.00

Amount of Change Order: Ten Thousand, Four Hundred Dollars and 00/100 \$ 10,400.00

Current Contract Amount: Four Hundred Sixty-Five Thousand, Seven Hundred Eighty-Five Dollars and 00/100 \$ 465,785.00

Previous Contract Time Days 120 Date _____

Change in Contract Time Days 0

Current Contract Time Days 120 Date _____

REQUESTED: _____ (Owner) (Date) _____

RECOMMENDED: *Jimmy Park* (Owner's Architect/Engineer) (Date) 02/27/2025

ACCEPTED: *Michael Coats* (Contractor) (Date) 3/6/2025

This document will be used as a record of any changes to the original construction contract.

LEASE AGREEMENT

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS LEASE, made this 24 day of February, 2025 by and between the **CITY OF SNELLVILLE, GEORGIA** ("Lessor") and **City of Loganville** ("Lessee").

WITNESSETH:

WHEREAS, Lessee desires to lease a mobile stage owned by Lessor; and

WHEREAS, Lessor is willing to waive, not including our per use maintenance fee of \$100.00, all fees are required to be paid pursuant to the Mobile Stage Policy attached as Exhibit "A";

WHEREAS, it is the understanding of the parties that the mobile stage is being leased by **City Of Loganville** to be used in conjunction with an official community event conducted by **City of Loganville**; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein provided, and the payment by Lessee to Lessor of the Lease payments provided herein, the parties hereto agree as follows:

1. **EQUIPMENT LEASE.** Lessor, for and in consideration of the covenants, agreement, and stipulations hereinafter mentioned, reserved, and contained, to be paid, kept and performed by Lessee, by these presents does lease and rent, unto the said Lessee, and said Lessee hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the property (hereinafter called the "Mobile Stage"), described in Exhibit "A" attached hereto and incorporated herein.

- 2. **TERM.** The term of this lease shall be for 1 day(s) beginning on **June 28 2025**, and ending on **June 28 2025**.
- 3. **RENTAL.** As consideration for this Lease, Lessee agrees to pay to Lessor prior to use of the Mobile Stage, rental amount and maintenance fee of \$100.00. Transportation and set-up/close down fee of \$ 250.00 per person for personnel shall be paid directly to **Doug Edwards**
- 4. **USE OF MOBILE STAGE.** Except for the adjustment of the fees, the Mobile Stage shall be used in accordance with the use requirements in the Mobile Stage Policy attached as Exhibit "A", and for no other purpose. Stage will be open and in place on **Loganville Police Dept/West Walton Stage** property and ready for use prior to event with close down to commence at conclusion of event. These times will be coordinated with the Public Works Department Director ahead of the event.
- 5. **INDEMNITY.** Lessee agrees to indemnify and save harmless Lessor, to the extent provided by Georgia law, against all claims for bodily injury damages to persons or property damage to property by reason of the use of the Mobile Stage under the terms of this agreement including but not limited to all expenses incurred by Lessor because thereof, including attorney's fees and court costs. Lessee does further agree as protection to the Lessor to carry in force at all times, liability insurance protecting Lessor as well as Lessee. Lessee shall maintain liability insurance protection on the premises in the minimum amount of One Million and no/100 Dollars (\$1,000,000.00) for bodily injury and property damages with insurance companies reasonably acceptable Lessor. The insurance required by this Agreement shall cover the full repair and replacement cost of any damage to the Mobile Stage and any personal injury claim associated with the mobile stage use during the term. The coverage required shall apply from the commencement of Lessee's Mobile Stage use until it is

fully closed down by the designee.

6. **ASSIGNMENT.** During the term of this lease, Lessee shall not transfer, assign this lease or sublease the premises without the express prior written consent of Lessor.

7. **COMPLIANCE WITH APPLICABLE LAWS.** Lessee shall comply with all applicable laws, orders and regulations of Federal, State and Municipal authorities and with any lawful direction of any public officer which shall impose any duty upon Lessee with respect to the premises and which are made necessary by Lessee's specific operation of the Premises.

8. **CANCELLATION OF LEASE BY LESSOR.** Lessor may cancel this lease by giving written notice to the Lessee

9. **RIGHTS CUMULATIVE.** All rights, power, and privileges conferred hereunder upon the parties shall be cumulative but not restrictive to those given by law.

10. **SERVICE OF NOTICE.** Lessee hereby appoints the person indicated below as their agent to receive service of all dispossessory or distraint proceedings and notices there under, and all notices required under this Lease shall be served at the following address:

LESSOR: Matthew Pepper, City Manager
City of Snellville
2342 Oak Road
Snellville, GA 30078

Lessee : Danny Roberts, City Manager
City of Loganville
PO BOX 39
Loganville, GA 30052

Notice will be deemed adequately and sufficiently given when hand delivered or three (3) days after

mailing, certified mail, return receipt requested, postage prepaid to the address specified above. Either party may change the address for the giving of notices by giving written notice to the other in accordance with this paragraph 18.

11. **WAIVER OF RIGHTS.** No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof shall operate to extend time for payment of any sums due hereunder or to amend, modify or waive any of the provisions hereof.

12. **TIME IS OF THE ESSENCE.** Time is of the essence of this agreement.

13. **WARRANTY DISCLAIMER.** The City makes no warranty whatsoever as to the Mobile Stage, including without limitation, any warranty as to fitness for a particular purpose or merchantability and the premises are leased "as is".

14. **MODIFICATION.** No modification, amendment or alteration of any provision of this agreement shall be effective unless contained in a written agreement signed by the parties hereto, and then such modification, amendment or alteration shall be effective only in the specific instances or for the specific purposes for which given.

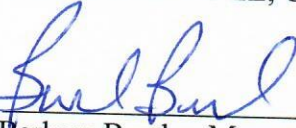
15. **FURTHER ASSURANCES.** Upon the request of the City, Lessee shall duly sign and deliver, at the cost and expense of Lessee, such further instruments as may be reasonably necessary or proper to carry out the provisions and purposes of this agreement.

16. **COUNTERPARTS.** This agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

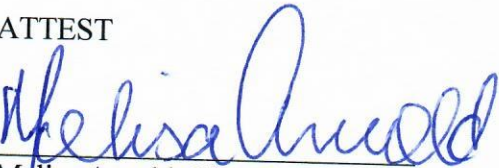
17. **ENTIRE AGREEMENT.** This agreement constitutes the entire understanding of

the parties with respect to the subject matter hereof and any prior agreements, whether written or oral with respect hereof are expressly superseded hereby.

CITY OF SNELLVILLE, GEORGIA

By: 
Barbara Bender, Mayor

ATTEST


Melisa Arnold, City Clerk

City of Loganville (Lessee)

By: _____
Name and Title

ATTEST

Name and Title

Historic Walton County Courthouse
111 South Broad Street
Monroe, Georgia 30655



Office: 770-267-1301
Fax: 770-267-1400
www.waltoncountyga.gov

BOARD OF COMMISSIONERS

March 6, 2025

Krisi Ash, Deputy Clerk
City of Loganville IGA
P.O. Box 39
Loganville, GA 30655

Dear Krisi Ash:

At its March 4, 2025, meeting, the Walton County Board of Commissioners approved the Library Construction Amendment #1 (Amending the date for additional agreement concerning substantially all matters relating to the operation of the New Library).

Please find enclosed the signed Amendment. Once fully executed please send a copy to me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Thurmond".

Gretchen Thurmond
Assistant County Clerk/Assistant Purchasing Director
Walton County Board of Commissioners

Enclosure (1)

gt/

AMENDMENT #1 TO THAT CERTAIN
INTERGOVERNMENTAL AGREEMENT CONCERNING
THE CONSTRUCTION OF A NEW AZALEA REGIONAL
LIBRARY INSIDE THE CITY LIMITS OF LOGANVILLE
DATED DECEMBER 12, 2024

THIS AMENDMENT #1 TO THAT CERTAIN INTERGOVERNMENTAL AGREEMENT (“Amendment”) is made this the _____ day of _____, 2025, by and between the City of Loganville, a municipal corporation of the State of Georgia, (hereinafter referred to as the “City”), Walton County, a political subdivision of the State of Georgia (the “County”), and the Azalea Regional Library System, organized and existing in accordance with O.C.G.A. § 20-5-1 et seq., (hereinafter referred to as the “Library System”) (together hereinafter referred to as the “Parties”).

WHEREAS, Article IX, Section III, Paragraph I (a) of the Constitution of the State of Georgia authorizes any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with any county, municipality or political subdivision or with any other public agency, public corporation or public authority, for joint services, for the provision of services, or for the joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, pursuant to O.C.G.A. § 20-5-49, the Library System is authorized to make and enter into such contracts or agreements as are deemed necessary and desirable; and,

WHEREAS, the Parties entered into that certain Intergovernmental Agreement Concerning the Construction of a New Azalea Regional Library Inside the City Limits of Loganville on or about December 12, 2024 (the “Library Construction Agreement”); and,

WHEREAS, the Library Construction Agreement requires the Parties to enter into an additional agreement concerning Library Operations of the New Library (as defined in the Library Construction Agreement); and,

WHEREAS, the Parties agree that additional time is required for the Parties to enter into said additional agreement concerning the operations of the New Library.

NOW THEREFORE, for and in good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, the County, and the Library System do hereby agree to modify the Library Construction Agreement solely as follows:

1. Library Operations. The City, the County, and the Library System shall have until September 30, 2025, to enter into an additional agreement concerning substantially all matters relating to the operations of the New Library.

2. Except as expressly modified herein, all terms and conditions of the Library Agreement shall remain unchanged and in full force and effect and the Parties hereto hereby reaffirm every term and condition contemplated therein.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their duly authorized officers and representatives as of the day and year first above written as a sealed instrument.

ATTEST:

CITY OF LOGANVILLE


By: _____
Krisi Ash, Deputy Clerk

By: _____
Skip Baliles, Mayor

ATTEST:

WALTON COUNTY, GEORGIA

By: _____
Rhonda Hawk, Clerk

By:  _____
David Thompson, County Chairman

ATTEST:

AZALEA REGIONAL LIBRARY SYSTEM

By: _____

By: _____
Stacy Brown, Executive Director



**PUBLIC HEARING REGARDING THE CITY OF LOGANVILLE'S INTENTION TO
OPT OUT OF THE HOMESTEAD EXEMPTION PURSUANT TO O.C.G.A. 48-5-44.2
MINUTES**

**Monday, February 10, 2025 at 6:00 PM
Council Chambers**

1. CALL TO ORDER

Mayor Skip Baliles called the Public Hearing to order at 6:00pm.

2. MAYOR AND COUNCIL ITEMS

A. Public Hearing Regarding HB 581

City Manager Danny Roberts presented and explained HB381.

Public Hearing was opened to allow for public comment. George Kelecheck, Rockdale County addressed the Mayor and Council regarding HB381.

3. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. Seconded by Council Member Newberry. Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Meeting adjourned at 6:22pm.



**PUBLIC HEARING REGARDING THE CITY OF LOGANVILLE'S INTENTION TO
OPT OUT OF THE HOMESTEAD EXEMPTION PURSUANT TO O.C.G.A. 48-5-44.2
MINUTES**

**Thursday, February 06, 2025 at 6:00 PM
Council Chambers**

1. CALL TO ORDER

Mayor Skip Baliles called the Public Hearing to order at 6:00pm.

2. MAYOR AND COUNCIL ITEMS

A. Public Hearing Regarding HB 581

City Manager Danny Roberts presented and explained HB381.

Public Hearing was opened to allow for public comment. The following people addressed the Mayor and Council.

Lee Phillips, 4421 Pecan Street; Joanne Byrne, 520 Towler Shoals Drive; Donnie Clack, 208 Fair Street; Richard Jenkins, 246 CS Floyd; George Nicholas, 215 Melanie Lane; Bob Schambach, 1022 Maple Creek Drive

3. ADJOURNMENT

Motion made by Council Member Wolfe to adjourn. Seconded by Council Member Whitfield.
Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 5-0.

Meeting adjourned at 7:24pm.



CITY COUNCIL WORK SESSION MINUTES

Monday, February 10, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:30pm.

A. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

B. Approval of Agenda

Motion made by Council Member DuVall to adopt the agenda. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

2. PUBLIC COMMENT

Public Comments are limited to five minutes per speaker unless additional time is given by the Mayor. Each speaker should approach the podium and state their name and address for the record. All public comments are to be directed to the Mayor and Council and not the audience. Public Comments should follow general rules of appropriate decorum.

The following individuals addressed the Mayor and Council: Joyce Davis, 4424 Pecan Street; Isabella Rosenthal, Monroe, GA; George Kelecheck, Conyers, GA; Cathey Swanson, 904 Lee Byrd Road; Idorsha Burks, 904 Southfork Drive; Lixrine Ngene, 526 Georgia Circle

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. Case # R24-034-** Kittle Homes, filed an application to rezone 26.07+/- acres located at 4615 Atlanta Hwy. Map/Parcel #LG110187, LG110187A00, LG110185C00 and LG110185B00, Walton County, Georgia. The property owner is Camp Family Partnership LLC. The current zoning is CH. The requested zoning is RM-6 for a development of new town-homes.

Planning Director Robbie Schwartz presented the case and the Public Hearing for the requested rezoning was held.

There was no one present to speak in favor or opposition to this rezoning. Public Hearing was closed.

B. Case # R24-035- John and Monica Man, filed an application to rezone 8+/- acres located at 540 Bay Creek Road. Map/Parcel #LG100057 and LG100058, Walton County, Georgia. The property owner is John and Monica Man. The current zoning is R-44/Split. The requested zoning is R-22 for the development of an open spaced subdivision.

Planning Director Robbie Schwartz presented the case and the Public Hearing for the requested rezoning was held.

Andrea Gray was present representing the applicant. There was no one else present to speak in favor or opposition to this requested rezoning.

C. Case #R24-036 – Walker Anderson Homes, LLC, filed an application to rezone 13.15+/- acres located on Pecan Street. Map/Parcel #5160 030, 5160 032 and 5160 281, Gwinnett County, Georgia. The property owner is Linda Knight.. The current zoning is CH. The requested zoning is RM-6 for the development of fee simple town-homes.

Planning Director Robbie Schwartz presented the case and the Public Hearing for the requested rezoning was held.

Shane Lanham was present representing the applicant. Ginger Rice, co-owner of the property spoke in favor of the rezoning.

Greg Lott, 4028 Pecan Street spoke in opposition to the rezoning.

4. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

A. Water Quality Control Septic Station - \$17,750.00 (505-4300-522203)

Consent Agenda For Thursday Night

B. Water Quality Control Treatment Facility Generator - \$316,643.00 Project Total includes \$128,932.00 from FEMA (505-4300-542100)

Consent Agenda for Thursday Night

5. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

A. HVAC Network Manager for City Hall - \$35,250.00 (100-1565-522204)

Consent Agenda for Thursday Night

6. ECONOMIC DEVELOPMENT COMMITTEE REPORT

A. Town Green Request for Qualifications (RFQ) Proposal

After discussion, Council agreed to take this off the agenda for the time being to be potentially be revisited at a later date.

7. CITY MANAGER'S REPORT

A. CS Floyd LED Sign Repair - \$33,203.00 (100-1535-542100)

B. HB 581 Resolution to Opt Out

8. ITEMS FOR THURSDAY NIGHT

A. Last Month's Minutes

B. Election of Vice Mayor

C. Last Month's Financial Report

9. ADJOURNMENT

Motion made by Council Member Huntsinger made a motion to adjourn. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Meeting adjourned at 8:23pm.



**PUBLIC HEARING REGARDING THE CITY OF LOGANVILLE'S INTENTION TO
OPT OUT OF THE HOMESTEAD EXEMPTION PURSUANT TO O.C.G.A. 48-5-44.2
MINUTES**

**Thursday, February 13, 2025 at 6:00 PM
Council Chambers**

1. CALL TO ORDER

Mayor Skip Baliles called the Public Hearing to order at 6:00pm.

2. MAYOR AND COUNCIL ITEMS

A. Public Hearing Regarding HB 581

City Manager Danny Roberts presented and explained HB381.

Public Hearing was opened to allow for public comment. The following people addressed the Mayor and Council:

Idorsha Burks, 904 Southfork Drive; Ron Shoupe, 956 Village View Drive; Albert Burks, 904 Southfork Drive

3. ADJOURNMENT

Motion made by Council Member Huntsinger made a motion to adjourn. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Public Hearing adjourned at 6:35pm.



CITY COUNCIL MEETING MINUTES
Thursday, February 13, 2025 at 6:30 PM
Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:35pm.

A. Invocation and Pledge to the Flag

Pastor Calvin Mapps from Morning Star Baptist Church gave the invocation and American Legion Post 233 Commander Fritz Siler led the pledge to the flag.

B. Roll Call

PRESENT

Mayor Skip Baliles

Council Member Bill DuVall

Council Member Anne Huntsinger

Council Member Melanie Long

Council Member Lisa Newberry

Council Member Branden Whitfield

Council Member Patti Wolfe

C. Adoption of Agenda

Motion made by Council Member Huntsinger to adopt the agenda. Seconded by Council Member DuVall.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

D. FYE 06/30/2024 Audit Presentation

David McCoy and Marqukia Gayle with McNair, McClemore, Middlebrooks & Co. were present and gave a presentation on the FYE 06/30/2024 Audit.

E. Election of Vice Mayor

Council Member Branden Whitfield nominated Council Member Lisa Newberry for Vice Mayor. There were no other nominations. Council Members voted 6-0 in favor of the nomination.

2. CONSENT AGENDA

Motion made by Council Member DuVall to approve the Consent Agenda as follows:

A. Water Quality Control Septic Station - \$17,750.00 (505-4300-522203)

- B. Water Quality Control Treatment Facility Generator - \$316,643.00 Project Total includes \$128,932.00 from FEMA (505-4300-542100)
- C. HVAC Network Manager for City Hall - \$35,250.00 (100-1565-522204)
- D. Last Month's Minutes
- E. Last Month's Financial Report

Seconded by Council Member Newberry.
 Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case # R24-034-** Kittle Homes, filed an application to rezone 26.07+/- acres located at 4615 Atlanta Hwy. Map/Parcel #LG110187, LG110187A00, LG110185C00 and LG110185B00, Walton County, Georgia. The property owner is Camp Family Partnership LLC. The current zoning is CH. The requested zoning is RM-6 for a development of new town-homes.

Motion made by Council Member Newberry made a motion to deny the rezoning of Case #R24-034. Seconded by Council Member Long.
 Voting Yea: Council Member Long, Council Member Newberry
 Voting Nay: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield, Council Member Wolfe

Motion failed 2-4.

Motion made by Council Member Huntsinger to table Case #R24-034 as requested by the applicant. Seconded by Council Member Whitfield.
 Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Whitfield, Council Member Wolfe
 Voting Nay: Council Member Long, Council Member Newberry

Motion carried 4-2.

- B. **Case # R24-035-** John and Monica Man, filed an application to rezone 8+/- acres located at 540 Bay Creek Road. Map/Parcel #LG100057 and LG100058, Walton County, Georgia. The property owner is John and Monica Man. The current zoning is R-44/Split. The requested zoning is R-22 for the development of an open spaced subdivision.

Motion made by Council Member Newberry made a motion to approve Case #R24-035 with the following conditions:

- Require sidewalks in the neighborhood along Bay Creek Road.
- Hire an arborist to determine the condition of the trees along the shared property line of 600, 604 and 608 Hunters Cove Lane. Remove any trees deemed hazardous and provide a copy of the arborist report to the City.

Seconded by Council Member Whitfield.
 Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

- C. **Case #R24-036** – Walker Anderson Homes, LLC, filed an application to rezone 13.15+/- acres located on Pecan Street. Map/Parcel #5160 030, 5160 032 and 5160 281, Gwinnett County, Georgia. The property owner is Linda Knight.. The current zoning is CH. The requested zoning is RM-6 for the development of fee simple town-homes.

Motion made by Council Member Newberry to table the case until the March meeting. Seconded by Council Member Long.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

4. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

Council Member DuVall announced that City wide clean up would be held on March 8th, Annual Dump Day would be on April 12th from 8am to noon and Walton Clean & Beautiful will hold a shred day on April 26th.

5. CITY MANAGER’S REPORT

- A. CS Floyd LED Sign Repair - \$33,203.00 (100-1535-542100)

Motion made by Council Member DuVall to approve the repair to the LED Sign at Hwy 78 & CS Floyd Road. Seconded by Council Member Wolfe.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Wolfe

Voting Nay: Council Member Whitfield

Motion carried 5-1.

- B. HB 581 Resolution to Opt Out

Motion made by Council Member Huntsinger to approve the resolution to Opt Out of HD 581. Seconded by Council Member DuVall.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Newberry, Council Member Whitfield

Voting Nay: Council Member Long, Council Member Wolfe

Motion carried 4-2.

Motion made by Council Member Huntsinger made a motion to have the Mayor draft a letter to the local delegation to request our Homestead Exemption be increased from \$2,000 to \$5,000. Seconded by Council Member Newberry.

Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

6. ADJOURNMENT

Motion made by Council Member Wolfe to adjourn. Seconded by Council Member Huntsinger.
Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe

Motion carried 6-0.

Meeting adjourned at 7:48pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk



City of Loganville

Section 2, Item G.
Income Statement
Account Summary

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Table with columns: Original Total Budget, Current Total Budget, MTD Activity, YTD Activity, YTD Activity + Encumbrances, Budget Remaining. Rows include Fund: 100 - General Fund, Department: 0000 - Non-Departmental, and various tax and fee categories like Real Property Taxes, Motor Vehicle Tax, etc.

Income Statement

For Fiscal: 2024-2025 Period

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-0000-361000	Interest Revenues	50,000.00	50,000.00	17,096.00	149,240.97	149,240.97	-99,240.97
100-0000-371250	Police Fund Donations	100.00	100.00	0.00	38,156.70	38,156.70	-38,056.70
100-0000-389000	Bank Charges & Misc.	3,000.00	3,000.00	-3,577.96	-15,005.83	-15,005.83	18,005.83
100-0000-389150	Rental Receipts	80,000.00	80,000.00	2,800.00	48,375.00	48,375.00	31,625.00
100-0000-389175	Event Receipts	75,000.00	75,000.00	6,250.00	56,505.98	56,505.98	18,494.02
100-0000-391220	Transfers In - Sanitation Fund	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
100-0000-391230	Transfer In - Hotel/Motel	50,000.00	50,000.00	9,557.65	21,408.48	21,408.48	28,591.52
100-0000-392000	Sale Of Surplus Property	0.00	0.00	2,900.00	40,872.00	40,872.00	-40,872.00
100-0000-392200	Property Sale	0.00	0.00	0.00	500.00	500.00	-500.00
Department: 0000 - Non-Departmental Total:		16,503,910.00	16,503,910.00	1,047,364.38	15,353,959.61	15,353,959.61	1,149,950.39
Department: 1100 - Legislative							
100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	32,000.00	32,000.00	16,000.00
100-1100-512200	Fica & Medicare	3,800.00	3,800.00	306.00	2,448.00	2,448.00	1,352.00
100-1100-512400	Pmts To Retirement Sys	8,700.00	8,700.00	1,422.20	5,299.00	5,299.00	3,401.00
100-1100-512810	Uniforms	1,500.00	1,500.00	0.00	57.30	57.30	1,442.70
100-1100-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-523301	Advertising Expense	0.00	0.00	600.00	945.00	2,145.00	-2,145.00
100-1100-523400	Printing & Binding	250.00	250.00	0.00	0.00	0.00	250.00
100-1100-523500	Travel	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1100-523600	Dues & Fees	1,500.00	1,500.00	0.00	2,500.00	2,500.00	-1,000.00
100-1100-523700	Education & Training	20,000.00	20,000.00	0.00	40.00	40.00	19,960.00
100-1100-523900	Other	1,000.00	1,000.00	0.00	1,238.50	1,238.50	-238.50
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	261.44	467.20	467.20	532.80
100-1100-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	180.61	180.61	819.39
100-1100-531300	Food	850.00	850.00	134.41	248.14	248.14	601.86
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		92,100.00	92,100.00	6,724.05	45,423.75	46,623.75	45,476.25
Department: 1300 - Executive							
100-1300-511100	Salaries & Wages - Executive	335,000.00	335,000.00	25,435.21	219,167.53	219,167.53	115,832.47
100-1300-512100	Group Insurance	92,000.00	92,000.00	8,323.84	73,690.23	73,690.23	18,309.77
100-1300-512200	Fica & Medicare	25,000.00	25,000.00	1,894.37	16,583.27	16,583.27	8,416.73
100-1300-512400	Pmts To Retirement Sys	68,475.00	68,475.00	9,925.75	36,982.11	36,982.11	31,492.89
100-1300-512700	Workers Compensation	800.00	800.00	0.00	1,624.86	1,624.86	-824.86
100-1300-512810	Uniforms	3,000.00	3,000.00	0.00	5,009.61	5,009.61	-2,009.61
100-1300-521200	Professional Services	15,000.00	15,000.00	0.00	9,777.02	9,777.02	5,222.98
100-1300-521201	Legal Expenses	7,500.00	7,500.00	1,800.00	1,800.00	1,800.00	5,700.00
100-1300-521202	Engineering Fees	50,000.00	50,000.00	0.00	6,780.00	6,780.00	43,220.00
100-1300-523500	Travel	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-1300-523510	City Manager Car Allowance	9,100.00	9,100.00	700.00	5,950.00	5,950.00	3,150.00
100-1300-523600	Dues & Fees	8,000.00	8,000.00	130.00	3,455.00	3,455.00	4,545.00
100-1300-523700	Education & Training	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-1300-523900	Other	2,500.00	2,500.00	0.00	2,213.34	2,213.34	286.66
100-1300-529989	Contingency	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531100	General Supplies & Mater	1,000.00	1,000.00	36.39	897.01	897.01	102.99
100-1300-531101	Office Supplies	1,000.00	1,000.00	-25.99	201.76	201.76	798.24
100-1300-531114	Flowers & Plants	500.00	500.00	0.00	433.19	433.19	66.81
100-1300-531300	Food	500.00	500.00	71.78	1,102.01	1,102.01	-602.01
100-1300-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-531700	Other Supplies	500.00	500.00	0.00	119.88	119.88	380.12
Department: 1300 - Executive Total:		629,875.00	629,875.00	48,291.35	385,786.82	385,786.82	244,088.18
Department: 1510 - Financial Administration							
100-1510-511100	Salaries & Wages - Gen Adm/Ch	460,000.00	460,000.00	35,630.48	295,253.64	295,253.64	164,746.36
100-1510-511300	Overtime Pay	2,500.00	2,500.00	7.96	485.90	485.90	2,014.10
100-1510-512100	Group Insurance	150,000.00	150,000.00	17,972.25	133,195.25	133,195.25	16,804.75
100-1510-512200	Fica & Medicare	35,500.00	35,500.00	2,553.15	22,313.35	22,313.35	13,186.65
100-1510-512400	Pmts To Retirement Sys	94,000.00	94,000.00	13,629.42	50,781.46	50,781.46	43,218.54
100-1510-512700	Workers Compensation	4,500.00	4,500.00	0.00	6,161.48	6,161.48	-1,661.48
100-1510-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-1510-521101	Fifa Expense	1,500.00	1,500.00	378.00	1,003.00	1,003.00	497.00
100-1510-521200	City Attorney & Retainer	180,000.00	180,000.00	41,866.53	169,908.60	169,908.60	10,091.40
100-1510-521203	Audit Fees	35,500.00	35,500.00	0.00	29,000.00	29,000.00	6,500.00
100-1510-521205	Cpa Expense	12,000.00	12,000.00	0.00	5,433.75	5,433.75	6,566.25
100-1510-521207	Codification Of City Code	9,000.00	9,000.00	0.00	0.00	0.00	9,000.00
100-1510-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1510-523130	General Liability	58,000.00	58,000.00	0.00	82,309.00	82,309.00	-24,309.00
100-1510-523201	Postage	7,500.00	7,500.00	408.70	6,641.65	6,641.65	858.35
100-1510-523301	Advertising Expense	2,500.00	2,500.00	0.00	1,701.00	1,701.00	799.00
100-1510-523400	Printing & Binding	300.00	300.00	0.00	1,249.52	1,249.52	-949.52
100-1510-523500	Travel	500.00	500.00	0.00	202.02	202.02	297.98
100-1510-523600	Dues & Fees	12,000.00	12,000.00	2,950.00	10,191.59	10,191.59	1,808.41
100-1510-523700	Education & Training	2,000.00	2,000.00	0.00	700.00	700.00	1,300.00
100-1510-523900	Other	3,500.00	3,500.00	240.78	1,739.19	1,739.19	1,760.81
100-1510-531100	General Supplies & Materials	4,000.00	4,000.00	171.88	2,464.74	2,464.74	1,535.26
100-1510-531101	Office Supplies	7,500.00	7,500.00	1,317.14	5,413.45	5,465.96	2,034.04
100-1510-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1510-541200	Site Improvements	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
100-1510-581200	Principal - Loan	114,400.00	114,400.00	0.00	56,882.37	56,882.37	57,517.63
100-1510-582200	Interest - Loan	18,555.00	18,555.00	0.00	9,588.27	9,588.27	8,966.73
Department: 1510 - Financial Administration Total:		1,236,805.00	1,236,805.00	117,126.29	892,619.23	892,671.74	344,133.26
Department: 1535 - It - Data Processing/Mis							
100-1535-511100	Regular Pay	198,264.00	198,264.00	17,245.46	127,882.77	127,882.77	70,381.23
100-1535-511300	Overtime Pay	1,000.00	1,000.00	46.11	518.51	518.51	481.49
100-1535-512100	Group Insurance	34,000.00	34,000.00	3,618.25	30,995.25	30,995.25	3,004.75
100-1535-512200	Fica & Medicare	15,168.00	15,168.00	1,288.15	9,888.29	9,888.29	5,279.71
100-1535-512400	Pmts To Retirement Sys	40,556.00	40,556.00	5,874.40	21,887.26	21,887.26	18,668.74
100-1535-512810	Uniforms	1,000.00	1,000.00	159.79	593.74	653.73	346.27
100-1535-521208	Professional Service	13,000.00	13,000.00	6,375.00	12,750.00	14,015.00	-1,015.00
100-1535-521301	Computer Services	150,069.00	150,069.00	8,346.00	132,504.95	143,404.28	6,664.72
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	18,869.00	18,869.00	1,950.95	16,874.08	16,874.08	1,994.92
100-1535-522206	Computer Repair & Maint	14,500.00	14,500.00	10,205.72	13,721.86	13,721.86	778.14
100-1535-523130	General Liability	30,000.00	30,000.00	0.00	24,579.36	24,579.36	5,420.64
100-1535-523200	Telephone	54,961.00	54,961.00	6,276.86	35,324.54	35,324.54	19,636.46
100-1535-523201	Postage	0.00	0.00	0.00	12.67	12.67	-12.67
100-1535-523600	Dues & Fees	200.00	200.00	0.00	250.00	250.00	-50.00
100-1535-523700	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1535-531100	General Supplies & Mater	500.00	500.00	0.00	0.00	0.00	500.00
100-1535-531101	Office Supplies	1,000.00	1,000.00	0.00	14.96	48.51	951.49
100-1535-531102	Computer Supplies	2,000.00	2,000.00	0.00	46.95	46.95	1,953.05
100-1535-531600	Small Equipment <\$20000	49,299.00	49,299.00	968.53	18,164.51	25,593.71	23,705.29
100-1535-542100	Machinery & Equipment	61,000.00	61,000.00	33,203.00	33,203.00	33,203.00	27,797.00
Department: 1535 - It - Data Processing/Mis Total:		689,936.00	689,936.00	95,558.22	479,212.70	498,899.77	191,036.23
Department: 1565 - General Gov Building & PI							
100-1565-511100	Regular Pay	200,765.00	200,765.00	12,428.60	124,662.67	124,662.67	76,102.33
100-1565-512100	Group Insurance	72,312.00	72,312.00	6,454.50	46,995.25	46,995.25	25,316.75
100-1565-512200	Fica & Medicare	15,359.00	15,359.00	897.44	9,376.15	9,376.15	5,982.85
100-1565-512400	Pmts To Retirement Sys	41,020.00	41,020.00	5,948.50	22,163.34	22,163.34	18,856.66
100-1565-512700	Workers Compensation	25,000.00	25,000.00	0.00	23,064.25	23,064.25	1,935.75
100-1565-512810	Uniforms	3,000.00	3,000.00	0.00	165.00	165.00	2,835.00
100-1565-521200	Contracted Professional Services	40,000.00	40,000.00	853.92	23,966.65	23,966.65	16,033.35
100-1565-521302	Drug Testing	200.00	200.00	0.00	0.00	0.00	200.00
100-1565-522204	Building Repairs & Maint	135,000.00	135,000.00	48,403.88	89,127.64	95,165.39	39,834.61
100-1565-523140	Property Insurance	23,000.00	23,000.00	0.00	38,299.50	38,299.50	-15,299.50
100-1565-523200	Telephone	0.00	0.00	-1,238.93	0.00	0.00	0.00
100-1565-531100	General Supplies & Mater	12,000.00	12,000.00	1,792.28	4,825.26	4,825.26	7,174.74
100-1565-531105	Hand Tools	1,500.00	1,500.00	0.00	376.22	376.22	1,123.78

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	4,030.88	28,725.50	28,725.50	31,274.50
100-1565-531220	Natural Gas	35,000.00	35,000.00	7,294.28	16,800.49	16,800.49	18,199.51
100-1565-531230	Electricity	180,000.00	180,000.00	17,487.73	100,080.00	100,080.00	79,920.00
100-1565-531600	Small Equipment <\$20000	4,500.00	4,500.00	0.00	899.99	899.99	3,600.01
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	202.96	202.96	1,797.04
100-1565-541200	Site Improvements	97,455.00	97,455.00	0.00	0.00	0.00	97,455.00
Department: 1565 - General Gov Building & PI Total:		948,111.00	948,111.00	104,353.08	529,730.87	535,768.62	412,342.38
Department: 2000 - Judicial							
100-2000-511100	Salaries & Wages - Municipal Court	225,000.00	225,000.00	16,793.75	143,682.44	143,682.44	81,317.56
100-2000-511300	Overtime Pay	500.00	500.00	0.00	0.00	0.00	500.00
100-2000-512100	Group Insurance	53,241.00	53,241.00	4,825.00	42,193.50	42,193.50	11,047.50
100-2000-512200	Fica & Medicare	18,780.00	18,780.00	1,222.07	10,889.91	10,889.91	7,890.09
100-2000-512400	Pmts To Retirement Sys	46,025.00	46,025.00	6,666.56	24,838.74	24,838.74	21,186.26
100-2000-521202	Judge	35,000.00	35,000.00	2,916.66	20,416.62	20,416.62	14,583.38
100-2000-521204	Solicitor	30,000.00	30,000.00	0.00	17,500.00	17,500.00	12,500.00
100-2000-521205	Public Defender	22,000.00	22,000.00	0.00	6,617.00	6,617.00	15,383.00
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	200.00	1,200.00	1,200.00	2,300.00
100-2000-523500	Travel	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-2000-523600	Dues & Fees	300.00	300.00	0.00	180.00	180.00	120.00
100-2000-523700	Education & Training	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-2000-523900	Other	500.00	500.00	2.23	388.84	388.84	111.16
100-2000-531100	General Supplies & Mater	3,000.00	3,000.00	0.00	1,490.59	1,675.39	1,324.61
100-2000-571010	Prisoner Expense	45,000.00	45,000.00	2,726.02	17,773.43	17,773.43	27,226.57
100-2000-571030	Peace Officer'S A&B Fund	50,000.00	50,000.00	2,785.71	17,982.77	17,982.77	32,017.23
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,508.70	8,897.01	8,897.01	16,102.99
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	554.89	1,794.58	1,794.58	5,205.42
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	5,500.00	38,500.00	38,500.00	27,500.00
100-2000-571090	Consolidated Remittance	95,000.00	95,000.00	6,637.83	39,609.37	39,609.37	55,390.63
Department: 2000 - Judicial Total:		729,346.00	729,346.00	52,339.42	393,954.80	394,139.60	335,206.40
Department: 3200 - Police							
100-3200-511100	Salaries & Wages - Police	2,361,527.00	2,361,527.00	179,277.75	1,472,880.49	1,472,880.49	888,646.51
100-3200-511300	Overtime Pay	145,000.00	145,000.00	10,042.31	94,184.31	94,184.31	50,815.69
100-3200-511301	Overtime Pay Dea	55,000.00	55,000.00	1,411.52	18,100.51	18,100.51	36,899.49
100-3200-512100	Group Insurance	750,000.00	750,000.00	60,964.00	539,038.25	539,038.25	210,961.75
100-3200-512200	Fica & Medicare	196,339.00	196,339.00	13,693.28	119,149.60	119,149.60	77,189.40
100-3200-512400	Pmts To Retirement Sys	484,100.00	484,100.00	69,970.06	260,699.44	260,699.44	223,400.56
100-3200-512700	Workers Compensation	100,000.00	100,000.00	0.00	114,170.86	114,170.86	-14,170.86
100-3200-512810	Uniforms	28,000.00	28,000.00	424.83	17,947.33	18,118.33	9,881.67
100-3200-521209	Professional Service	8,320.00	8,320.00	1,382.82	5,976.35	5,851.35	2,468.65
100-3200-521301	Computer Services	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-521302	Pre-Employment Screening	2,000.00	2,000.00	0.00	680.00	680.00	1,320.00
100-3200-522201	Office Equip-Rep & Maint	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-522203	Mach & Equip Rep & Maint	8,500.00	8,500.00	457.50	6,107.22	6,107.22	2,392.78
100-3200-523160	Law Enforcement Liabili	27,000.00	27,000.00	0.00	28,420.00	28,420.00	-1,420.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	50.00	1,282.80	1,282.80	717.20
100-3200-523500	Travel	2,000.00	2,000.00	0.00	776.75	776.75	1,223.25
100-3200-523600	Dues & Fees	2,000.00	2,000.00	0.00	2,192.75	2,192.75	-192.75
100-3200-523700	Education & Training	6,000.00	6,000.00	2,930.00	4,804.88	4,804.88	1,195.12
100-3200-523900	Other	3,000.00	3,000.00	0.00	26.60	26.60	2,973.40
100-3200-523905	Police Fund Expenses	3,000.00	3,000.00	0.00	38,984.00	38,984.00	-35,984.00
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-3200-531100	General Supplies & Mater	18,000.00	18,000.00	635.87	10,534.50	11,198.40	6,801.60
100-3200-531101	Office Supplies	13,000.00	13,000.00	2,060.04	5,898.78	7,168.78	5,831.22
100-3200-531104	Ammunition	17,500.00	17,500.00	7,000.00	10,290.18	14,435.03	3,064.97
100-3200-531600	Small Equipment <\$20000	7,500.00	7,500.00	622.06	3,812.81	3,812.81	3,687.19
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	0.00	119.70	380.30
100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
Department: 3200 - Police Total:		4,248,786.00	4,248,786.00	350,922.04	2,755,958.41	2,762,202.86	1,486,583.14

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Department: 3500 - Fire							
100-3500-511100	Salaries & Wages - Fire Dept	2,203,763.00	2,203,763.00	176,071.74	1,399,793.09	1,399,793.09	803,969.91
100-3500-511300	Overtime Pay	93,845.00	93,845.00	5,171.88	53,130.73	53,130.73	40,714.27
100-3500-512100	Group Insurance	508,485.00	508,485.00	43,310.25	401,971.00	401,971.00	106,514.00
100-3500-512110	Fire Cancer Insurance-Hb 146	3,849.00	3,849.00	0.00	4,208.78	4,208.78	-359.78
100-3500-512200	Fica & Medicare	175,767.00	175,767.00	13,086.86	109,396.76	109,396.76	66,370.24
100-3500-512400	Pmts To Retirement Sys	451,100.00	451,100.00	65,295.64	243,283.16	243,283.16	207,816.84
100-3500-512700	Workers Compensation	54,767.00	54,767.00	0.00	63,279.13	63,279.13	-8,512.13
100-3500-512810	Uniforms	20,100.00	20,100.00	5,304.56	14,948.03	17,070.47	3,029.53
100-3500-521208	Professional -Med Service	12,480.00	12,480.00	0.00	0.00	12,480.00	0.00
100-3500-521302	Drug Testing	750.00	750.00	200.00	765.00	765.00	-15.00
100-3500-522203	Mach & Equip Rep & Maint	31,650.00	31,650.00	6,487.00	15,130.50	15,701.49	15,948.51
100-3500-523500	Travel	3,000.00	3,000.00	0.00	95.98	262.75	2,737.25
100-3500-523600	Dues & Fees	3,000.00	3,500.00	0.00	3,126.25	3,126.25	373.75
100-3500-523700	Education & Training	5,000.00	5,000.00	0.00	3,462.00	4,088.52	911.48
100-3500-523750	Fire Prevention & Train	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-523800	Licenses	500.00	0.00	0.00	0.00	0.00	0.00
100-3500-523900	Other	3,500.00	3,500.00	0.00	129.98	1,152.01	2,347.99
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	3,495.72	8,460.86	8,460.86	1,539.14
100-3500-531101	Office Supplies	2,000.00	2,000.00	387.97	937.58	937.58	1,062.42
100-3500-531600	Small Equipment <\$20000	29,684.00	29,684.00	3,087.00	11,124.10	21,530.10	8,153.90
100-3500-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-3500-531710	Medical Supplies	17,000.00	17,000.00	5,112.53	7,334.55	7,571.11	9,428.89
100-3500-581200	Principal - Lease	153,629.00	153,629.00	153,628.82	153,628.82	153,628.82	0.18
100-3500-582200	Interest - Leases	3,872.00	3,872.00	3,871.45	3,871.45	3,871.45	0.55
Department: 3500 - Fire Total:		3,791,741.00	3,791,741.00	484,511.42	2,498,077.75	2,525,709.06	1,266,031.94
Department: 4100 - Public Works							
100-4100-511100	Salaries & Wages - Public Works	355,000.00	355,000.00	24,194.31	204,128.91	204,128.91	150,871.09
100-4100-511300	Overtime Pay	2,000.00	2,000.00	0.00	1,379.26	1,379.26	620.74
100-4100-512100	Group Insurance	153,009.00	153,009.00	12,630.00	122,260.50	122,260.50	30,748.50
100-4100-512200	Fica & Medicare	26,000.00	26,000.00	1,672.13	14,946.80	14,946.80	11,053.20
100-4100-512400	Pmts To Retirement Sys	68,475.00	68,475.00	10,518.36	39,190.06	39,190.06	29,284.94
100-4100-512600	Unemployment Expenses	0.00	0.00	0.00	1,825.00	1,825.00	-1,825.00
100-4100-512700	Workers Compensation	60,000.00	60,000.00	0.00	61,459.66	61,459.66	-1,459.66
100-4100-512810	Uniforms	8,000.00	8,000.00	371.55	4,044.49	4,044.49	3,955.51
100-4100-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-4100-522140	Lawn Care	8,000.00	8,000.00	404.00	1,616.00	1,616.00	6,384.00
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	1,196.72	5,091.14	5,091.14	4,908.86
100-4100-522320	Rental-Equipment/Vehicle	3,000.00	3,000.00	1,900.00	4,129.67	4,129.67	-1,129.67
100-4100-523900	Other	7,500.00	7,500.00	0.00	10,001.45	10,001.45	-2,501.45
100-4100-531100	General Supplies & Materials	10,000.00	10,000.00	552.33	8,118.31	8,924.00	1,076.00
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4100-531250	Oil Expense	500.00	500.00	0.00	0.00	0.00	500.00
100-4100-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
100-4100-531700	Other Supplies	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
Department: 4100 - Public Works Total:		726,084.00	726,084.00	53,439.40	478,191.25	478,996.94	247,087.06
Department: 4200 - Highways And Streets							
100-4200-511100	Regular Pay	135,000.00	135,000.00	10,585.08	85,133.87	85,133.87	49,866.13
100-4200-511300	Overtime Pay	5,000.00	5,000.00	0.00	1,178.79	1,178.79	3,821.21
100-4200-512100	Group Insurance	32,000.00	32,000.00	4,702.00	41,200.50	41,200.50	-9,200.50
100-4200-512200	Fica & Medicare	11,000.00	11,000.00	765.46	6,492.87	6,492.87	4,507.13
100-4200-512400	Pmts To Retirement Sys	27,575.00	27,575.00	3,999.94	14,903.26	14,903.26	12,671.74
100-4200-512810	Uniforms	2,500.00	2,500.00	277.60	2,287.10	2,287.10	212.90
100-4200-521202	Engineering Fees	50,000.00	50,000.00	0.00	5,098.75	5,098.75	44,901.25
100-4200-521302	Drug Test & Med Service	200.00	200.00	0.00	0.00	0.00	200.00
100-4200-521303	Technical Services	3,200.00	3,200.00	0.00	0.00	0.00	3,200.00
100-4200-521307	Technical Service-Mapping	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
100-4200-522203	Mach & Equip Rep & Maint	12,000.00	12,000.00	2,669.66	10,827.04	12,949.41	-949.41
100-4200-522211	Sidewalk Repair & Maint	40,000.00	40,000.00	0.00	10,670.00	10,670.00	29,330.00

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100-4200-523301	Advertising Expense	0.00	0.00	0.00	360.00	360.00	-360.00
100-4200-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-4200-523600	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523700	Education & Training	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523900	Other	2,000.00	2,000.00	0.00	300.00	700.00	1,300.00
100-4200-531100	General Supplies & Mater	8,000.00	8,000.00	7,600.69	22,921.52	22,921.52	-14,921.52
100-4200-531105	Hand Tools	2,500.00	2,500.00	0.00	1,544.06	1,544.06	955.94
100-4200-531109	Chemicals	4,000.00	4,000.00	0.00	4,239.76	4,239.76	-239.76
100-4200-531110	Street Repair	611,500.00	611,500.00	0.00	38,049.28	38,049.28	573,450.72
100-4200-531111	Traffic Light Maintenance	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4200-531112	Lmig Street Repair & Maint	160,300.00	160,300.00	0.00	0.00	0.00	160,300.00
100-4200-531113	Street Signs	15,000.00	15,000.00	643.00	10,721.15	10,721.15	4,278.85
100-4200-531531	Traffic Signal - Utility	3,000.00	3,000.00	183.27	1,023.57	1,023.57	1,976.43
100-4200-531532	Street Light - Utility	200,000.00	200,000.00	19,436.86	122,907.64	122,907.64	77,092.36
100-4200-531600	Small Equipment <\$20000	5,000.00	5,000.00	616.55	3,317.50	3,317.50	1,682.50
100-4200-531610	Infrastructure < \$25,000	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00
Department: 4200 - Highways And Streets Total:		1,366,275.00	1,366,275.00	51,480.11	383,176.66	385,699.03	980,575.97
Department: 4900 - Fleet Maintenance & Shop							
100-4900-511100	Regular Pay-Fleet Maint & Shop	240,000.00	240,000.00	18,383.31	151,968.22	151,968.22	88,031.78
100-4900-511300	Overtime Pay	2,000.00	2,000.00	0.00	38.79	38.79	1,961.21
100-4900-512100	Group Insurance	92,400.00	92,400.00	8,868.75	74,418.75	74,418.75	17,981.25
100-4900-512200	Fica & Medicare	18,700.00	18,700.00	1,274.12	11,152.62	11,152.62	7,547.38
100-4900-512400	Payments To Retirement	49,100.00	49,100.00	7,111.00	26,494.66	26,494.66	22,605.34
100-4900-512700	Workers Compensation	7,000.00	7,000.00	0.00	4,186.75	4,186.75	2,813.25
100-4900-512810	Uniforms	4,500.00	4,500.00	99.16	2,016.64	2,041.43	2,458.57
100-4900-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-4900-522202	Auto & Truck Rep & Maint	150,000.00	150,000.00	8,498.79	101,929.92	103,668.89	46,331.11
100-4900-522203	Mach & Equip Rep & Maint	7,500.00	7,500.00	190.61	934.49	934.49	6,565.51
100-4900-523170	Auto Liability	149,000.00	149,000.00	0.00	149,903.00	149,903.00	-903.00
100-4900-523500	Travel	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	90.00	90.00	160.00
100-4900-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-4900-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
100-4900-523900	Other	1,000.00	1,000.00	0.00	273.71	273.71	726.29
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	59.20	3,620.64	3,632.44	1,367.56
100-4900-531101	Office Supplies	1,000.00	1,000.00	278.04	278.04	278.04	721.96
100-4900-531105	Hand Tools	5,000.00	5,000.00	36.69	1,442.97	1,442.97	3,557.03
100-4900-531250	Oil Expense	7,500.00	7,500.00	2,169.70	5,321.27	5,321.27	2,178.73
100-4900-531270	Gasoline Expense	220,000.00	220,000.00	13,115.81	123,138.48	128,428.20	91,571.80
100-4900-531600	Small Equipment <\$20000	15,000.00	15,000.00	175.96	5,982.49	13,782.49	1,217.51
100-4900-542200	Vehicles	0.00	0.00	0.00	51,955.36	51,955.36	-51,955.36
Department: 4900 - Fleet Maintenance & Shop Total:		978,500.00	978,500.00	60,261.14	715,146.80	730,012.08	248,487.92
Department: 6500 - Libraries							
100-6500-522204	Building Repairs & Maint	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	0.00	66,619.00	66,619.00	66,619.00
Department: 6500 - Libraries Total:		139,238.00	139,238.00	0.00	66,619.00	66,619.00	72,619.00
Department: 7400 - Planning & Zoning							
100-7400-511100	Salaries & Wages - P & Dev	270,000.00	270,000.00	21,047.25	176,532.15	176,532.15	93,467.85
100-7400-511300	Overtime Pay	1,000.00	1,000.00	15.92	171.43	171.43	828.57
100-7400-512100	Group Insurance	50,555.00	50,555.00	3,127.25	34,791.75	34,791.75	15,763.25
100-7400-512200	Fica & Medicare	20,810.00	20,810.00	1,589.17	13,694.93	13,694.93	7,115.07
100-7400-512400	Pmts To Retirement Sys	55,725.00	55,725.00	7,999.88	29,806.52	29,806.52	25,918.48
100-7400-512810	Uniforms	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-7400-521202	Engineering Fees	20,000.00	20,000.00	0.00	13,945.00	13,945.00	6,055.00
100-7400-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-7400-521312	Planning Commissioners	2,400.00	2,400.00	0.00	24.75	24.75	2,375.25
100-7400-523301	Advertising Expense	500.00	500.00	0.00	285.00	285.00	215.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-7400-523400	Printing & Binding	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-523500	Travel	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-523600	Dues & Fees	400.00	400.00	11.95	84.65	96.60	303.40
100-7400-523700	Education & Training	4,500.00	4,500.00	0.00	1,500.00	1,591.00	2,909.00
100-7400-523800	Licenses	400.00	400.00	0.00	0.00	0.00	400.00
100-7400-523900	Other	1,000.00	1,000.00	10.35	10.35	10.35	989.65
100-7400-531100	General Supplies & Mater	2,500.00	2,500.00	0.00	1,975.94	1,975.94	524.06
100-7400-531101	Office Supplies	2,500.00	2,500.00	116.69	176.66	176.66	2,323.34
100-7400-531102	Computer Supplies	2,500.00	2,500.00	0.00	539.02	539.02	1,960.98
100-7400-531210	Water & Sewer Utility	0.00	0.00	80.00	80.00	80.00	-80.00
100-7400-531600	Small Equipment <\$20000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 7400 - Planning & Zoning Total:		439,890.00	439,890.00	33,998.46	273,618.15	273,721.10	166,168.90
Department: 7545 - Economic Development -							
100-7545-511100	Regular Pay	180,000.00	180,000.00	9,923.04	104,217.04	104,217.04	75,782.96
100-7545-511300	Overtime Pay	52,000.00	52,000.00	0.00	29,665.32	29,665.32	22,334.68
100-7545-512100	Group Insurance	43,000.00	43,000.00	1,801.25	23,073.50	23,073.50	19,926.50
100-7545-512200	Fica & Medicare	18,000.00	18,000.00	738.39	10,195.61	10,195.61	7,804.39
100-7545-512400	Payments To Retirement	25,973.00	25,973.00	5,333.24	19,870.98	19,870.98	6,102.02
100-7545-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7545-523301	Advertising Expense	5,000.00	5,000.00	0.00	275.00	275.00	4,725.00
100-7545-523400	Printing	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
100-7545-523500	Travel Expense	2,000.00	2,000.00	0.00	870.35	870.35	1,129.65
100-7545-523600	Dues & Fees	2,000.00	2,000.00	50.00	1,726.00	1,726.00	274.00
100-7545-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-7545-531100	General Supplies & Materials	20,000.00	20,000.00	160.30	5,863.85	7,563.85	12,436.15
100-7545-531112	Flowers	250.00	250.00	0.00	0.00	0.00	250.00
100-7545-531300	Food	13,000.00	13,000.00	0.00	8,176.36	8,200.01	4,799.99
100-7545-572010	Events - Etc.	120,000.00	120,000.00	6,805.00	54,826.27	94,201.27	25,798.73
Department: 7545 - Economic Development - Total:		487,223.00	487,223.00	24,811.22	258,760.28	299,858.93	187,364.07
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-436,451.82	5,197,683.14	5,077,250.31	-5,077,250.31
Fund: 210 - Confiscated Asset Fund							
Department: 0000 - Non-Departmental							
210-0000-351320	Cash Confiscation	0.00	0.00	0.00	414.92	414.92	-414.92
210-0000-351360	Proceeds - Sale Of Conf Proceeds	0.00	0.00	0.00	2,050.00	2,050.00	-2,050.00
210-0000-381010	Federal Confiscated Assets	110,000.00	110,000.00	0.00	58,551.47	58,551.47	51,448.53
Department: 0000 - Non-Departmental Total:		110,000.00	110,000.00	0.00	61,016.39	61,016.39	48,983.61
Department: 3200 - Police							
210-3200-523900	Other	0.00	0.00	1,500.00	1,500.00	1,500.00	-1,500.00
210-3200-523901	Other -- Federal Forfeiture	0.00	0.00	0.00	2,400.00	4,740.00	-4,740.00
210-3200-531100	General Supplies & Mater	0.00	0.00	4,025.00	23,811.30	26,919.14	-26,919.14
210-3200-531600	Small Equipment <\$20000	110,000.00	110,000.00	0.00	34,018.00	34,018.00	75,982.00
210-3200-542200	Vehicles-State Conf	0.00	0.00	4,344.78	4,344.78	4,344.78	-4,344.78
Department: 3200 - Police Total:		110,000.00	110,000.00	9,869.78	66,074.08	71,521.92	38,478.08
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	0.00	-9,869.78	-5,057.69	-10,505.53	10,505.53
Fund: 275 - Hotel/Motel Fund							
Department: 0000 - Non-Departmental							
275-0000-314100	Hotel / Motel Tax	85,000.00	85,000.00	780.78	36,428.11	36,428.11	48,571.89
Department: 0000 - Non-Departmental Total:		85,000.00	85,000.00	780.78	36,428.11	36,428.11	48,571.89
Department: 7540 - Tourism							
275-7540-523301	Advertising Expense	25,000.00	25,000.00	337.50	13,504.22	20,504.22	4,495.78
275-7540-572010	Chamber - Hotel/Motel	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
275-7540-611050	Transfer Out - General	50,000.00	50,000.00	9,557.65	21,408.48	21,408.48	28,591.52
Department: 7540 - Tourism Total:		85,000.00	85,000.00	9,895.15	34,912.70	41,912.70	43,087.30
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):		0.00	0.00	-9,114.37	1,515.41	-5,484.59	5,484.59

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 320 - Gw Splost 2017							
Department: 0000 - Non-Departmental							
320-0000-337101	Recreation Gw	1,338,781.00	1,338,781.00	0.00	0.00	0.00	1,338,781.00
320-0000-337103	Transportation Gw	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
320-0000-337104	W&S Capital Improvements Gw	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
320-0000-361000	Interest Revenues	0.00	0.00	1,930.39	4,458.42	4,458.42	-4,458.42
Department: 0000 - Non-Departmental Total:		3,040,034.00	3,040,034.00	1,930.39	4,458.42	4,458.42	3,035,575.58
Department: 4200 - Highways And Streets							
320-4200-541410	Transp-Old Loganville Sidewalk	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
Department: 4200 - Highways And Streets Total:		1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
Department: 4400 - Water							
320-4400-541400	Infrastructure-Dest Park	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
Department: 4400 - Water Total:		380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
Department: 6200 - Parks							
320-6200-522207	Park Maintenance	0.00	0.00	0.00	648.92	648.92	-648.92
320-6200-541300	Buildings-Park	0.00	0.00	0.00	-94,357.84	-94,357.84	94,357.84
320-6200-541400	Recreation - Infrastructure	1,338,781.00	1,338,781.00	0.00	7,399.39	7,399.39	1,331,381.61
Department: 6200 - Parks Total:		1,338,781.00	1,338,781.00	0.00	-86,309.53	-86,309.53	1,425,090.53
Fund: 320 - Gw Splost 2017 Surplus (Deficit):		0.00	0.00	1,930.39	90,767.95	90,767.95	-90,767.95
Fund: 321 - Wc Splost 2019							
Department: 0000 - Non-Departmental							
321-0000-337103	Transportation Wc Splost 2019	3,218,898.44	3,218,898.44	0.00	655,063.99	655,063.99	2,563,834.45
321-0000-337104	Public Safety Wc Splost 2019	2,354,725.70	2,354,725.70	0.00	646,950.71	646,950.71	1,707,774.99
321-0000-337105	Parks And Rec Walton Splost 2019	226,192.86	226,192.86	0.00	62,145.50	62,145.50	164,047.36
321-0000-361000	Interest Revenues	0.00	0.00	22,513.45	180,152.75	180,152.75	-180,152.75
321-0000-389000	Bank Charges & Misc.	0.00	0.00	0.00	-105.00	-105.00	105.00
Department: 0000 - Non-Departmental Total:		5,799,817.00	5,799,817.00	22,513.45	1,544,207.95	1,544,207.95	4,255,609.05
Department: 3200 - Police							
321-3200-522204	Police Building Repair & Maint	0.00	0.00	0.00	25,214.31	25,214.31	-25,214.31
321-3200-531600	Small Equip Purchase < \$20000	0.00	0.00	8,338.66	12,033.66	33,095.30	-33,095.30
321-3200-541300	Public Safety Buildings	2,354,725.70	2,301,334.31	0.00	0.00	0.00	2,301,334.31
321-3200-542100	Machinery/ Equipment	0.00	22,833.82	0.00	23,208.82	23,208.82	-375.00
321-3200-542200	Vehicles	0.00	0.00	28,669.50	29,528.25	281,214.95	-281,214.95
Department: 3200 - Police Total:		2,354,725.70	2,324,168.13	37,008.16	89,985.04	362,733.38	1,961,434.75
Department: 3500 - Fire							
321-3500-531600	Small Equip Purchase < \$20000	0.00	0.00	0.00	4,427.90	18,789.80	-18,789.80
321-3500-542100	Machinery/ Equipment	0.00	30,557.57	71,904.54	102,937.11	102,937.11	-72,379.54
321-3500-542200	Vehicles	0.00	53,000.00	0.00	52,760.36	52,760.36	239.64
Department: 3500 - Fire Total:		0.00	83,557.57	71,904.54	160,125.37	174,487.27	-90,929.70
Department: 4200 - Highways And Streets							
321-4200-541400	Transportation Infrastructure	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
Department: 4200 - Highways And Streets Total:		3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
Department: 6200 - Parks							
321-6200-542100	Machinery/ Equipment	226,192.86	226,192.86	13,432.50	13,432.50	14,925.00	211,267.86
Department: 6200 - Parks Total:		226,192.86	226,192.86	13,432.50	13,432.50	14,925.00	211,267.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):		0.00	-53,000.00	-99,831.75	1,280,665.04	992,062.30	-1,045,062.30
Fund: 323 - Walton county SPLOST 2025							
Department: 0000 - Non-Departmental							
323-0000-337102	SPLOST 2025 Public Safety	623,397.12	623,397.12	8,687.04	8,687.04	8,687.04	614,710.08
323-0000-337103	SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	69,891.22	69,891.22	69,891.22	4,945,622.47
323-0000-337104	SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	75,814.21	75,814.21	75,814.21	5,364,743.01
323-0000-337105	SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	3,553.79	3,553.79	3,553.79	251,472.33
323-0000-361000	Interest Revenues	0.00	0.00	29.77	29.77	29.77	-29.77
Department: 0000 - Non-Departmental Total:		11,334,494.15	11,334,494.15	157,976.03	157,976.03	157,976.03	11,176,518.12

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 3200 - Police							
323-3200-542100	Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
	Department: 3200 - Police Total:	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 3500 - Fire							
323-3500-542100	Machinery & Equipment	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
	Department: 3500 - Fire Total:	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
Department: 4200 - Highways And Streets							
323-4200-541400	Transportation Streets and Sidewalks	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
	Department: 4200 - Highways And Streets Total:	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
Department: 4330 - Sewer Collections							
323-4330-541400	Sewer Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
	Department: 4330 - Sewer Collections Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 4400 - Water							
323-4400-541400	Water Infrastructure	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
	Department: 4400 - Water Total:	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
Department: 6200 - Parks							
323-6200-541400	Parks & Rec Infrastructure	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
	Department: 6200 - Parks Total:	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
	Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	157,976.03	157,976.03	157,976.03	-157,976.03
Fund: 324 - GW SPLOST 2023							
Department: 0000 - Non-Departmental							
324-0000-337101	Splost 23 Transportation	2,559,746.00	2,559,746.00	46,455.06	182,298.71	182,298.71	2,377,447.29
324-0000-337102	Splost 23 - Public Safety-Facilities & E...	600,000.00	600,000.00	10,595.02	72,845.92	72,845.92	527,154.08
324-0000-337103	Splost 23 Recreational	750,000.00	750,000.00	13,855.02	95,260.06	95,260.06	654,739.94
324-0000-337104	Splost 23 Water & Sewer Capital Impr...	574,642.00	574,642.00	10,595.02	72,845.92	72,845.92	501,796.08
324-0000-361000	Interest Income	0.00	0.00	2,974.42	23,255.55	23,255.55	-23,255.55
324-0000-389000	Bank Charges and Misc	0.00	0.00	-95.30	-763.00	-763.00	763.00
	Department: 0000 - Non-Departmental Total:	4,484,388.00	4,484,388.00	84,379.24	445,743.16	445,743.16	4,038,644.84
Department: 3200 - Police							
324-3200-541300	Police Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
	Department: 3200 - Police Total:	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
Department: 3500 - Fire							
324-3500-531600	Small Equipment <\$20000	0.00	0.00	0.00	0.00	218,200.00	-218,200.00
324-3500-541300	Fire Public Safety Facilities	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
	Department: 3500 - Fire Total:	300,000.00	300,000.00	0.00	0.00	218,200.00	81,800.00
Department: 4200 - Highways And Streets							
324-4200-541400	Transportation Infrastructure	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
	Department: 4200 - Highways And Streets Total:	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
Department: 4330 - Sewer Collections							
324-4330-541400	Sewer Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
	Department: 4330 - Sewer Collections Total:	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 4400 - Water							
324-4400-541400	Water Infrastructure	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
	Department: 4400 - Water Total:	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
Department: 6200 - Parks							
324-6200-541400	Recreational Infrastructure	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
	Department: 6200 - Parks Total:	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
	Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	84,379.24	445,743.16	227,543.16	-227,543.16
Fund: 371 - ARPA							
Department: 0000 - Non-Departmental							
371-0000-361000	Interest Revenue	60,000.00	60,000.00	3,081.93	50,673.32	50,673.32	9,326.68
371-0000-389000	ARPA Bank Fees	0.00	0.00	0.00	-45.00	-45.00	45.00
371-0000-399000	Fund Balance For Budget Only	3,785,039.77	3,785,039.77	0.00	0.00	0.00	3,785,039.77
	Department: 0000 - Non-Departmental Total:	3,845,039.77	3,845,039.77	3,081.93	50,628.32	50,628.32	3,794,411.45

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 4200 - Highways And Streets						
371-4200-531110	Street Repair	0.00	857,669.08	0.00	826,265.91	31,403.17
371-4200-531600	Small Equipment <\$20000	0.00	48,577.50	0.00	48,577.50	0.00
371-4200-541400	Street Infrastructure	0.00	3,356.35	29,575.00	53,655.47	-50,299.12
Department: 4200 - Highways And Streets Total:		0.00	909,602.93	29,575.00	928,498.88	-18,895.95
Department: 4300 - Water Quality Control						
371-4300-522205	Infrastructure Repair & Maintenance	0.00	22,417.61	0.00	22,417.61	0.00
371-4300-541400	Infrastructure	373,880.20	223,511.19	0.00	220,096.00	126,415.19
371-4300-542200	Vehicles	0.00	0.00	0.00	123,518.78	-123,518.78
Department: 4300 - Water Quality Control Total:		373,880.20	245,928.80	0.00	366,032.39	2,896.41
Department: 4320 - Stormwater						
371-4320-522205	Infrastructure Repair & Maintenance	56,692.50	81,392.50	2,833.44	18,120.71	81,392.50
371-4320-541400	Infrastructure	332,452.62	332,452.62	4,219.56	31,177.30	301,275.32
Department: 4320 - Stormwater Total:		389,145.12	413,845.12	7,053.00	49,298.01	382,667.82
Department: 4330 - Sewer Collections						
371-4330-522205	Infrastructure Repair & Maintenance	19,442.00	19,442.00	0.00	14,100.00	5,342.00
371-4330-541300	Buildings	0.00	23,880.21	0.00	23,880.21	0.00
371-4330-541400	Infrastructure	1,562,572.45	601,050.31	0.00	16,746.32	601,050.31
Department: 4330 - Sewer Collections Total:		1,582,014.45	644,372.52	0.00	54,726.53	606,392.31
Department: 4400 - Water						
371-4400-522205	Infrastructure Repair & Maintenance	0.00	54,264.16	0.00	60,949.91	-8,857.50
371-4400-541410	Water Infrastructure	0.00	21,374.84	0.00	0.00	21,374.84
371-4400-542100	Machinery	0.00	127,951.40	0.00	127,951.40	0.00
Department: 4400 - Water Total:		0.00	203,590.40	0.00	188,901.31	12,517.34
Department: 6500 - Libraries						
371-6500-541300	Building-Library	1,500,000.00	1,500,000.00	0.00	0.00	1,500,000.00
Department: 6500 - Libraries Total:		1,500,000.00	1,500,000.00	0.00	0.00	1,500,000.00
Fund: 371 - ARPA Surplus (Deficit):		0.00	-72,300.00	-33,546.07	-1,536,828.80	-1,381,133.52
Fund: 375 - Capital Recovery-Impact Fees						
Department: 0000 - Non-Departmental						
375-0000-341320	Capital Recovery Impact Fee	400,000.00	400,000.00	12,689.55	100,540.38	299,459.62
375-0000-361000	Interest Revenues	0.00	0.00	0.00	34,457.28	-34,457.28
Department: 0000 - Non-Departmental Total:		400,000.00	400,000.00	12,689.55	134,997.66	265,002.34
Department: 4400 - Water						
375-4400-541400	Infrastructure	400,000.00	400,000.00	0.00	0.00	400,000.00
Department: 4400 - Water Total:		400,000.00	400,000.00	0.00	0.00	400,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):		0.00	0.00	12,689.55	134,997.66	-134,997.66
Fund: 505 - Water & Sewer Fund						
Department: 0000 - Non-Departmental						
505-0000-341320	Capital Recovery Fee	0.00	0.00	10,737.33	23,426.88	-23,426.88
505-0000-341321	Capital Recovery - Plan Review	3,000.00	3,000.00	0.00	0.00	3,000.00
505-0000-344190	Other Charges	1,500.00	1,500.00	0.00	0.00	1,500.00
505-0000-344211	Water Sales / Collection	4,100,000.00	4,100,000.00	358,143.31	2,716,791.86	1,383,208.14
505-0000-344212	Water Tap Fees	300,000.00	300,000.00	24,400.00	110,150.00	189,850.00
505-0000-344213	Backflow	19,000.00	19,000.00	11,265.00	12,332.50	6,667.50
505-0000-344214	Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	5,000.00
505-0000-344215	Hydrant Meter Fees	8,000.00	8,000.00	833.91	15,608.97	-7,608.97
505-0000-344255	Sewer Sales / Collection	3,500,000.00	3,500,000.00	315,833.34	2,301,208.18	1,198,791.82
505-0000-344256	Sewer Tap Fees	500,000.00	500,000.00	36,000.00	201,815.00	298,185.00
505-0000-344257	Dumping Tickets	450,000.00	450,000.00	1,650.00	238,700.00	211,300.00
505-0000-344258	Grease Trap Fees	12,000.00	12,000.00	450.00	8,250.00	3,750.00
505-0000-344260	Storm Water Utility	625,000.00	625,000.00	53,593.01	401,027.80	223,972.20
505-0000-349300	Bad Check Fees	2,000.00	2,000.00	598.87	-4,239.32	6,239.32
505-0000-349900	Water & Sewer Late Fees	200,000.00	200,000.00	17,528.67	129,091.69	70,908.31
505-0000-349910	Administrative Fees	100,000.00	100,000.00	6,048.09	44,402.24	55,597.76
505-0000-361000	Interest Revenues	90,000.00	90,000.00	14,193.40	127,115.24	-37,115.24

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-0000-383000	Reimb. For Damaged Property	0.00	0.00	0.00	31,540.00	31,540.00	-31,540.00
505-0000-389000	Bank Charges & Etc.	20,000.00	20,000.00	-13,438.06	-227,418.44	-227,418.44	247,418.44
505-0000-390000	Miscellaneous Revenue	0.00	0.00	0.00	13,248.00	13,248.00	-13,248.00
505-0000-391100	Collections -Bad Debt	3,500.00	3,500.00	-7,294.09	-16,981.26	-16,981.26	20,481.26
505-0000-392000	Sale Of Surplus Property	0.00	0.00	11,215.00	55,711.80	55,711.80	-55,711.80
505-0000-392001	Comp For Loss Of Gen Fxd Assets	0.00	0.00	0.00	1,500.00	1,500.00	-1,500.00
Department: 0000 - Non-Departmental Total:		9,939,000.00	9,939,000.00	841,757.78	6,183,281.14	6,183,281.14	3,755,718.86
Department: 4300 - Water Quality Control							
505-4300-511100	Salaries & Wages - Wqc	695,000.00	695,000.00	43,523.73	352,886.60	352,886.60	342,113.40
505-4300-511300	Overtime Pay	15,000.00	15,000.00	366.26	7,602.33	7,602.33	7,397.67
505-4300-512100	Group Insurance	254,000.00	254,000.00	13,196.00	151,245.25	151,245.25	102,754.75
505-4300-512200	Fica & Medicare	53,945.00	53,945.00	3,129.95	30,064.26	30,064.26	23,880.74
505-4300-512400	Pmts To Retirement Sys	141,150.00	141,150.00	20,893.12	77,626.70	77,626.70	63,523.30
505-4300-512810	Uniforms	40,000.00	40,000.00	2,461.46	20,899.17	21,260.02	18,739.98
505-4300-521201	Legal Expenses	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00
505-4300-521202	Engineering Fees	10,000.00	10,000.00	2,660.00	7,600.00	16,900.00	-6,900.00
505-4300-521208	Professional -Med Service	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-521301	Computer Services	124,845.00	124,845.00	2,900.00	68,513.26	107,459.60	17,385.40
505-4300-521302	Drug Testing	500.00	500.00	150.00	565.00	565.00	-65.00
505-4300-521307	Technical Service	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00
505-4300-521320	Outside Lab Service	12,000.00	12,000.00	1,222.28	4,755.29	5,347.07	6,652.93
505-4300-521330	W E T Sampling	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-522110	Disposal (Sludge)	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
505-4300-522201	Office Equip-Rep & Maint	10,500.00	10,500.00	423.31	3,646.27	3,646.27	6,853.73
505-4300-522202	Auto & Truck Rep & Maint	50,000.00	50,000.00	1,921.62	21,661.80	22,661.80	27,338.20
505-4300-522203	Mach & Equip Rep & Maint	40,000.00	40,000.00	750.00	4,098.57	16,898.58	23,101.42
505-4300-522204	Building Repairs & Maint	15,000.00	15,000.00	603.50	5,945.17	5,945.17	9,054.83
505-4300-522205	Infrastructure Rep & Main	200,000.00	200,000.00	13,785.21	53,519.59	102,240.80	97,759.20
505-4300-522206	Computer Repair & Maint	3,000.00	3,000.00	0.00	5,937.75	5,937.75	-2,937.75
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4300-523130	General Liability	56,542.00	56,542.00	0.00	82,309.00	82,309.00	-25,767.00
505-4300-523140	Property Insurance	34,014.00	34,014.00	0.00	38,299.50	38,299.50	-4,285.50
505-4300-523170	Auto Liability	50,000.00	50,000.00	0.00	71,557.00	71,557.00	-21,557.00
505-4300-523200	Telephone	10,000.00	10,000.00	1,441.65	9,860.44	9,860.44	139.56
505-4300-523500	Travel	500.00	500.00	185.20	250.48	250.48	249.52
505-4300-523600	Dues & Fees	2,000.00	2,000.00	0.00	1,166.25	1,166.25	833.75
505-4300-523700	Education & Training	10,000.00	10,000.00	0.00	4,583.40	4,583.40	5,416.60
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	25.00	25.00	975.00
505-4300-523900	Other	2,000.00	2,000.00	49.67	709.55	709.55	1,290.45
505-4300-531100	General Supplies & Mater	10,000.00	10,000.00	791.97	5,229.65	5,640.45	4,359.55
505-4300-531101	Office Supplies	4,000.00	4,000.00	0.00	6,950.15	6,950.15	-2,950.15
505-4300-531102	Computer Supplies	2,500.00	2,500.00	0.00	847.18	847.18	1,652.82
505-4300-531103	Lab Supplies	24,000.00	24,000.00	1,171.71	18,470.87	18,470.87	5,529.13
505-4300-531105	Hand Tools	1,469.00	1,469.00	162.96	315.06	315.06	1,153.94
505-4300-531109	Chemicals	240,000.00	240,000.00	10,212.38	130,573.79	143,194.79	96,805.21
505-4300-531220	Natural Gas	1,200.00	1,200.00	110.73	779.74	779.74	420.26
505-4300-531230	Electricity	420,000.00	420,000.00	46,527.35	274,072.77	274,072.77	145,927.23
505-4300-531250	Oil Expense	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531270	Gasoline Expense	60,000.00	60,000.00	3,172.87	36,764.71	38,516.84	21,483.16
505-4300-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-542100	Machinery	0.00	0.00	1,946.25	8,731.25	8,731.25	-8,731.25
505-4300-561000	Depreciation	388,824.00	388,824.00	0.00	0.00	0.00	388,824.00
505-4300-562000	Amortization	25,100.00	25,100.00	0.00	0.00	0.00	25,100.00
505-4300-581100	Principal - Bonds	1,025,000.00	1,025,000.00	0.00	0.00	0.00	1,025,000.00
505-4300-582100	Interest - Bonds	592,430.00	592,430.00	0.00	296,267.54	296,267.54	296,162.46
Department: 4300 - Water Quality Control Total:		4,709,519.00	4,709,519.00	173,759.18	1,804,330.34	1,930,834.46	2,778,684.54
Department: 4320 - Stormwater							
505-4320-511100	Regular Pay	258,156.00	258,156.00	20,451.04	154,960.69	154,960.69	103,195.31

Income Statement

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-4320-511300	Overtime Pay	8,000.00	8,000.00	49.64	4,157.36	4,157.36	3,842.64
505-4320-512100	Group Insurance	65,200.00	65,200.00	5,745.00	51,474.00	51,474.00	13,726.00
505-4320-512200	Fica & Medicare	19,749.00	19,749.00	1,504.93	12,969.97	12,969.97	6,779.03
505-4320-512400	Pmts To Retirement Sys	51,700.00	51,700.00	7,648.94	28,498.98	28,498.98	23,201.02
505-4320-521202	Engineering Fees	50,000.00	50,000.00	5,483.72	18,319.97	18,319.97	31,680.03
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	2,000.00	14,000.00	14,000.00	11,000.00
505-4320-521320	Outside Lab Service	20,000.00	20,000.00	118.00	8,385.00	11,742.50	8,257.50
505-4320-522203	Mach & Equip Rep & Maint	4,000.00	4,000.00	0.00	459.93	459.93	3,540.07
505-4320-522205	Infrastructure Rep & Main	75,000.00	75,000.00	7,000.00	24,154.99	35,321.99	39,678.01
505-4320-522320	Rental-Equipment/Vehicle	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523301	Advertising Expense	1,000.00	1,000.00	0.00	1,460.00	1,460.00	-460.00
505-4320-523400	Printing & Binding	3,000.00	3,000.00	0.00	2,730.20	3,005.20	-5.20
505-4320-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-523900	Other	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-531100	General Supplies & Mater	8,000.00	8,000.00	0.00	2,877.94	2,877.94	5,122.06
505-4320-531101	Office Supplies	1,500.00	1,500.00	0.00	640.75	640.75	859.25
505-4320-531102	Computer Supplies	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4320-531105	Hand Tools	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-531109	Chemicals	3,000.00	3,000.00	0.00	1,258.33	1,258.33	1,741.67
505-4320-531600	Small Equipment <\$20000	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
505-4320-531700	Other Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4320-561000	Depreciation	79,050.00	79,050.00	0.00	0.00	0.00	79,050.00
Department: 4320 - Stormwater Total:		682,355.00	682,355.00	50,001.27	326,348.11	341,147.61	341,207.39
Department: 4330 - Sewer Collections							
505-4330-511100	Regular Pay	288,614.00	288,614.00	10,465.82	86,148.21	86,148.21	202,465.79
505-4330-511300	Overtime Pay	30,000.00	30,000.00	469.75	5,876.82	5,876.82	24,123.18
505-4330-512100	Group Insurance	122,000.00	122,000.00	3,226.25	36,710.75	36,710.75	85,289.25
505-4330-512200	Fica & Medicare	22,079.00	22,079.00	836.58	7,450.42	7,450.42	14,628.58
505-4330-512400	Retirement	57,800.00	57,800.00	8,551.40	31,861.40	31,861.40	25,938.60
505-4330-521202	Engineering Fees	10,000.00	10,000.00	0.00	2,057.50	2,057.50	7,942.50
505-4330-521302	Drug Testing	0.00	0.00	0.00	50.00	50.00	-50.00
505-4330-521303	Tech Services	7,500.00	7,500.00	0.00	0.00	0.00	7,500.00
505-4330-521306	Tech Service Generator	9,000.00	9,000.00	0.00	4,391.50	4,391.50	4,608.50
505-4330-521307	Tech Sev Gis Mapping	20,000.00	20,000.00	0.00	13,885.02	14,112.42	5,887.58
505-4330-522110	Septic Disposal	33,066.00	33,066.00	0.00	2,550.00	2,550.00	30,516.00
505-4330-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	1,340.00	6,386.47	13,742.61	1,257.39
505-4330-522205	Infrastructure Rep & Maint	133,569.00	133,569.00	16,263.00	60,529.36	72,332.31	61,236.69
505-4330-522320	Rental Equip/ Vehicle	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
505-4330-523301	Advertising Expense	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523600	Dues & Fees	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-523700	Education & Training	3,500.00	3,500.00	0.00	0.00	0.00	3,500.00
505-4330-523800	Licenses	1,000.00	1,000.00	0.00	224.00	224.00	776.00
505-4330-523900	Other	1,000.00	1,000.00	53.84	53.84	53.84	946.16
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	413.47	1,609.32	1,609.32	8,390.68
505-4330-531101	Office Supplies	1,000.00	1,000.00	0.00	57.51	57.51	942.49
505-4330-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4330-531109	Chemicals	10,000.00	10,000.00	0.00	5,932.84	5,932.84	4,067.16
505-4330-531220	Natural Gas	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4330-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
Department: 4330 - Sewer Collections Total:		788,628.00	788,628.00	41,620.11	265,774.96	285,161.45	503,466.55
Department: 4400 - Water							
505-4400-511100	Salaries & Wages - Water	535,900.00	535,900.00	43,046.83	300,848.56	300,848.56	235,051.44
505-4400-511300	Overtime Pay	30,000.00	30,000.00	850.47	24,970.81	24,970.81	5,029.19
505-4400-512100	Group Insurance	224,000.00	224,000.00	18,695.50	145,476.00	145,476.00	78,524.00
505-4400-512200	Fica & Medicare	40,997.00	40,997.00	3,143.52	26,071.07	26,071.07	14,925.93
505-4400-512400	Pmts To Retirement Sys	107,300.00	107,300.00	15,878.26	59,160.36	59,160.36	48,139.64

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item G. 5

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-4400-512700	Workers Compensation	54,600.00	54,600.00	0.00	46,800.01	46,800.01	7,799.99
505-4400-521202	Engineering Fees	30,000.00	30,000.00	3,251.25	4,114.88	4,114.88	25,885.12
505-4400-521203	Audit Fees	20,000.00	20,000.00	0.00	20,000.00	20,000.00	0.00
505-4400-521301	Computer Services	0.00	0.00	0.00	749.75	749.75	-749.75
505-4400-521304	Tech Service -Utlly Prot	5,000.00	5,000.00	0.00	4,480.81	4,480.81	519.19
505-4400-521305	Techserv -Utility Service	55,500.00	55,500.00	6,069.71	18,209.13	18,209.13	37,290.87
505-4400-521307	Technical Service	63,400.00	63,400.00	0.00	17,157.20	17,157.20	46,242.80
505-4400-521320	Outside Lab Service	8,000.00	8,000.00	0.00	6,135.28	8,470.80	-470.80
505-4400-522201	Office Equip-Rep & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	0.00	9,889.56	11,518.56	-1,518.56
505-4400-522204	Building Repairs & Maint	0.00	0.00	0.00	4,254.62	4,254.62	-4,254.62
505-4400-522205	Infrastructure Rep & Main	200,000.00	193,500.00	17,597.95	214,610.59	229,989.14	-36,489.14
505-4400-522206	Computer Repair & Maint	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-523201	Postage	34,000.00	34,000.00	3,392.25	24,562.58	24,562.58	9,437.42
505-4400-523301	Advertising Expense	500.00	500.00	0.00	-495.00	-495.00	995.00
505-4400-523400	Printing & Binding	10,000.00	10,000.00	1,016.70	7,167.51	7,167.51	2,832.49
505-4400-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-523600	Dues & Fees	4,500.00	4,500.00	0.00	0.00	0.00	4,500.00
505-4400-523700	Education & Training	7,000.00	7,000.00	0.00	1,447.00	1,872.00	5,128.00
505-4400-523800	Licenses	1,000.00	1,000.00	0.00	112.00	172.00	828.00
505-4400-523900	Other	1,000.00	1,000.00	0.00	685.64	685.64	314.36
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	880.75	4,609.27	5,514.66	12,485.34
505-4400-531101	Office Supplies	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
505-4400-531103	Lab Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-531105	Hand Tools	1,500.00	1,500.00	0.00	0.00	1,114.94	385.06
505-4400-531109	Chemicals	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-531210	Water & Sewer Utility	20,000.00	20,000.00	4,440.36	13,901.92	13,901.92	6,098.08
505-4400-531510	Purchased Water	1,900,000.00	1,900,000.00	184,077.55	1,198,558.07	1,198,558.07	701,441.93
505-4400-531591	Water Meters	100,000.00	100,000.00	0.00	43,691.52	58,123.44	41,876.56
505-4400-531600	Small Equipment <\$20000	2,000.00	8,500.00	0.00	8,308.99	8,308.99	191.01
505-4400-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
505-4400-561000	Depreciation	252,817.00	252,817.00	0.00	0.00	0.00	252,817.00
505-4400-562000	Amortization	14,484.00	14,484.00	0.00	0.00	0.00	14,484.00
505-4400-574000	Bad Debt	0.00	0.00	0.00	37.17	37.17	-37.17
Department: 4400 - Water Total:		3,758,498.00	3,758,498.00	302,341.10	2,205,515.30	2,241,795.62	1,516,702.38
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	0.00	274,036.12	1,581,312.43	1,384,342.00	-1,384,342.00
Fund: 540 - Solid Waste Fund							
Department: 0000 - Non-Departmental							
540-0000-311790	Sanitation Franchise Tax	92,000.00	92,000.00	0.00	51,416.14	51,416.14	40,583.86
540-0000-344110	Sanitation Sales / Collection	2,800,000.00	2,800,000.00	263,568.56	1,933,396.27	1,933,396.27	866,603.73
540-0000-361000	Interest Revenues	40,000.00	40,000.00	3,050.44	29,303.27	29,303.27	10,696.73
540-0000-389000	Bank Charges & Misc.	0.00	0.00	0.00	-35.94	-35.94	35.94
Department: 0000 - Non-Departmental Total:		2,932,000.00	2,932,000.00	266,619.00	2,014,079.74	2,014,079.74	917,920.26
Department: 4510 - Solid Waste Admin							
540-4510-522110	Disposal	1,892,000.00	1,892,000.00	182,074.55	1,392,631.18	1,392,631.18	499,368.82
540-4510-522111	Roll Off Dumpsters	600,000.00	600,000.00	39,355.71	340,628.56	340,628.56	259,371.44
540-4510-611050	Transfer Out - General	440,000.00	440,000.00	0.00	0.00	0.00	440,000.00
Department: 4510 - Solid Waste Admin Total:		2,932,000.00	2,932,000.00	221,430.26	1,733,259.74	1,733,259.74	1,198,740.26
Fund: 540 - Solid Waste Fund Surplus (Deficit):		0.00	0.00	45,188.74	280,820.00	280,820.00	-280,820.00
Report Surplus (Deficit):		0.00	-125,300.00	-12,613.72	7,629,594.33	6,948,635.77	

Group Summary

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund						
0000 - Non-Departmental	16,503,910.00	16,503,910.00	1,047,364.38	15,353,959.61	15,353,959.61	1,149,950.39
1100 - Legislative	92,100.00	92,100.00	6,724.05	45,423.75	46,623.75	45,476.25
1300 - Executive	629,875.00	629,875.00	48,291.35	385,786.82	385,786.82	244,088.18
1510 - Financial Administration	1,236,805.00	1,236,805.00	117,126.29	892,619.23	892,671.74	344,133.26
1535 - It - Data Processing/Mis	689,936.00	689,936.00	95,558.22	479,212.70	498,899.77	191,036.23
1565 - General Gov Building & Pl	948,111.00	948,111.00	104,353.08	529,730.87	535,768.62	412,342.38
2000 - Judicial	729,346.00	729,346.00	52,339.42	393,954.80	394,139.60	335,206.40
3200 - Police	4,248,786.00	4,248,786.00	350,922.04	2,755,958.41	2,762,202.86	1,486,583.14
3500 - Fire	3,791,741.00	3,791,741.00	484,511.42	2,498,077.75	2,525,709.06	1,266,031.94
4100 - Public Works	726,084.00	726,084.00	53,439.40	478,191.25	478,996.94	247,087.06
4200 - Highways And Streets	1,366,275.00	1,366,275.00	51,480.11	383,176.66	385,699.03	980,575.97
4900 - Fleet Maintenance & Shop	978,500.00	978,500.00	60,261.14	715,146.80	730,012.08	248,487.92
6500 - Libraries	139,238.00	139,238.00	0.00	66,619.00	66,619.00	72,619.00
7400 - Planning & Zoning	439,890.00	439,890.00	33,998.46	273,618.15	273,721.10	166,168.90
7545 - Economic Development -	487,223.00	487,223.00	24,811.22	258,760.28	299,858.93	187,364.07
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-436,451.82	5,197,683.14	5,077,250.31	-5,077,250.31
Fund: 210 - Confiscated Asset Fund						
0000 - Non-Departmental	110,000.00	110,000.00	0.00	61,016.39	61,016.39	48,983.61
3200 - Police	110,000.00	110,000.00	9,869.78	66,074.08	71,521.92	38,478.08
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	-9,869.78	-5,057.69	-10,505.53	10,505.53
Fund: 275 - Hotel/Motel Fund						
0000 - Non-Departmental	85,000.00	85,000.00	780.78	36,428.11	36,428.11	48,571.89
7540 - Tourism	85,000.00	85,000.00	9,895.15	34,912.70	41,912.70	43,087.30
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	-9,114.37	1,515.41	-5,484.59	5,484.59
Fund: 320 - Gw Splost 2017						
0000 - Non-Departmental	3,040,034.00	3,040,034.00	1,930.39	4,458.42	4,458.42	3,035,575.58
4200 - Highways And Streets	1,320,649.00	1,320,649.00	0.00	0.00	0.00	1,320,649.00
4400 - Water	380,604.00	380,604.00	0.00	0.00	0.00	380,604.00
6200 - Parks	1,338,781.00	1,338,781.00	0.00	-86,309.53	-86,309.53	1,425,090.53
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	1,930.39	90,767.95	90,767.95	-90,767.95
Fund: 321 - Wc Splost 2019						
0000 - Non-Departmental	5,799,817.00	5,799,817.00	22,513.45	1,544,207.95	1,544,207.95	4,255,609.05
3200 - Police	2,354,725.70	2,324,168.13	37,008.16	89,985.04	362,733.38	1,961,434.75
3500 - Fire	0.00	83,557.57	71,904.54	160,125.37	174,487.27	-90,929.70
4200 - Highways And Streets	3,218,898.44	3,218,898.44	0.00	0.00	0.00	3,218,898.44
6200 - Parks	226,192.86	226,192.86	13,432.50	13,432.50	14,925.00	211,267.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	-53,000.00	-99,831.75	1,280,665.04	992,062.30	-1,045,062.30
Fund: 323 - Walton county SPLOST 2025						
0000 - Non-Departmental	11,334,494.15	11,334,494.15	157,976.03	157,976.03	157,976.03	11,176,518.12
3200 - Police	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
3500 - Fire	311,698.59	311,698.59	0.00	0.00	0.00	311,698.59
4200 - Highways And Streets	5,015,513.69	5,015,513.69	0.00	0.00	0.00	5,015,513.69
4330 - Sewer Collections	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
4400 - Water	2,720,278.61	2,720,278.61	0.00	0.00	0.00	2,720,278.61
6200 - Parks	255,026.06	255,026.06	0.00	0.00	0.00	255,026.06
Fund: 323 - Walton county SPLOST 2025 Surplus (Deficit):	0.00	0.00	157,976.03	157,976.03	157,976.03	-157,976.03
Fund: 324 - GW SPLOST 2023						
0000 - Non-Departmental	4,484,388.00	4,484,388.00	84,379.24	445,743.16	445,743.16	4,038,644.84
3200 - Police	300,000.00	300,000.00	0.00	0.00	0.00	300,000.00
3500 - Fire	300,000.00	300,000.00	0.00	0.00	218,200.00	81,800.00
4200 - Highways And Streets	2,559,746.00	2,559,746.00	0.00	0.00	0.00	2,559,746.00
4330 - Sewer Collections	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00
4400 - Water	287,321.00	287,321.00	0.00	0.00	0.00	287,321.00

Income Statement

For Fiscal: 2024-2025 Period Section 2, Item G. 5

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
6200 - Parks	750,000.00	750,000.00	0.00	0.00	0.00	750,000.00
Fund: 324 - GW SPLOST 2023 Surplus (Deficit):	0.00	0.00	84,379.24	445,743.16	227,543.16	-227,543.16
Fund: 371 - ARPA						
0000 - Non-Departmental	3,845,039.77	3,845,039.77	3,081.93	50,628.32	50,628.32	3,794,411.45
4200 - Highways And Streets	0.00	909,602.93	29,575.00	928,498.88	928,498.88	-18,895.95
4300 - Water Quality Control	373,880.20	245,928.80	0.00	366,032.39	243,032.39	2,896.41
4320 - Stormwater	389,145.12	413,845.12	7,053.00	49,298.01	31,177.30	382,667.82
4330 - Sewer Collections	1,582,014.45	644,372.52	0.00	54,726.53	37,980.21	606,392.31
4400 - Water	0.00	203,590.40	0.00	188,901.31	191,073.06	12,517.34
6500 - Libraries	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
Fund: 371 - ARPA Surplus (Deficit):	0.00	-72,300.00	-33,546.07	-1,536,828.80	-1,381,133.52	1,308,833.52
Fund: 375 - Capital Recovery-Impact Fees						
0000 - Non-Departmental	400,000.00	400,000.00	12,689.55	134,997.66	134,997.66	265,002.34
4400 - Water	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	12,689.55	134,997.66	134,997.66	-134,997.66
Fund: 505 - Water & Sewer Fund						
0000 - Non-Departmental	9,939,000.00	9,939,000.00	841,757.78	6,183,281.14	6,183,281.14	3,755,718.86
4300 - Water Quality Control	4,709,519.00	4,709,519.00	173,759.18	1,804,330.34	1,930,834.46	2,778,684.54
4320 - Stormwater	682,355.00	682,355.00	50,001.27	326,348.11	341,147.61	341,207.39
4330 - Sewer Collections	788,628.00	788,628.00	41,620.11	265,774.96	285,161.45	503,466.55
4400 - Water	3,758,498.00	3,758,498.00	302,341.10	2,205,515.30	2,241,795.62	1,516,702.38
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	274,036.12	1,581,312.43	1,384,342.00	-1,384,342.00
Fund: 540 - Solid Waste Fund						
0000 - Non-Departmental	2,932,000.00	2,932,000.00	266,619.00	2,014,079.74	2,014,079.74	917,920.26
4510 - Solid Waste Admin	2,932,000.00	2,932,000.00	221,430.26	1,733,259.74	1,733,259.74	1,198,740.26
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	45,188.74	280,820.00	280,820.00	-280,820.00
Total Surplus (Deficit):	0.00	-125,300.00	-12,613.72	7,629,594.33	6,948,635.77	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100 - General Fund	0.00	0.00	-436,451.82	5,197,683.14	5,077,250.31	-5,077,250.31
210 - Confiscated Asset Fund	0.00	0.00	-9,869.78	-5,057.69	-10,505.53	10,505.53
275 - Hotel/Motel Fund	0.00	0.00	-9,114.37	1,515.41	-5,484.59	5,484.59
320 - Gw Splost 2017	0.00	0.00	1,930.39	90,767.95	90,767.95	-90,767.95
321 - Wc Splost 2019	0.00	-53,000.00	-99,831.75	1,280,665.04	992,062.30	-1,045,062.30
323 - Walton county SPLOST ...	0.00	0.00	157,976.03	157,976.03	157,976.03	-157,976.03
324 - GW SPLOST 2023	0.00	0.00	84,379.24	445,743.16	227,543.16	-227,543.16
371 - ARPA	0.00	-72,300.00	-33,546.07	-1,536,828.80	-1,381,133.52	1,308,833.52
375 - Capital Recovery-Impac...	0.00	0.00	12,689.55	134,997.66	134,997.66	-134,997.66
505 - Water & Sewer Fund	0.00	0.00	274,036.12	1,581,312.43	1,384,342.00	-1,384,342.00
540 - Solid Waste Fund	0.00	0.00	45,188.74	280,820.00	280,820.00	-280,820.00
Total Surplus (Deficit):	0.00	-125,300.00	-12,613.72	7,629,594.33	6,948,635.77	



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

Date: 9/5/2024

Application # R 24-034

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>Kittle Homes</u>	NAME: <u>Camp Family Partnership LLC</u>
ADDRESS: <u>247 Cashel Dr</u>	ADDRESS: <u>PO Box 556</u>
CITY: <u>Lt</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> Zip: <u>30047</u>	STATE: <u>GA</u> Zip: <u>30078</u>
PHONE: <u>706 340 9186</u>	PHONE: <u>404 557 7131</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/>	
CONTACT PERSON: <u>Zac Kittle</u>	PHONE: <u>706 340 9186</u>
EMAIL: <u>Zachary@kittlehomes.com</u>	FAX: _____
PROPERTY INFORMATION	
<u>LS110187, LS11018700, LS11018500, LS11018500</u>	
MAP & PARCEL # _____	PRESENT ZONING: <u>CH</u> REQUESTED ZONING: <u>RM-6</u>
ADDRESS: <u>4615 A+ Linda Hwy</u>	COUNTY: <u>Walton</u> ACREAGE: <u>23.992607</u>
PROPOSED DEVELOPMENT: <u>120 Townhomes</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: N/A

Accepted by Planning & Development: Sarah Black DATE: 9/6/2024 FEE PAID: \$500.00

CHECK cc RECEIPT # 7Pm116QCR7L TAKEN BY: Online DATE OF LEGAL NOTICE: 10/2/24 & 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 10/24/24

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

[Signature]
Mayor

[Signature]
City Clerk

11/17/24
Date

[Signature] 1/23/25

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 Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(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) 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

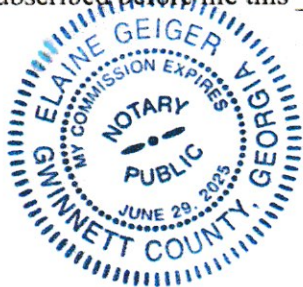
that all information contained in this application is complete and accurate to the best of their knowledge.

Donald R. Camp 8/21/2024
Owner's Signature Date

Donald R. Camp
Print Name and Title

Sworn to and subscribed before me this 21 day of August, 2024.

(Seal)



Elaine Geiger
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.

[Handwritten Signature]

8/21/24

Applicant's Signature

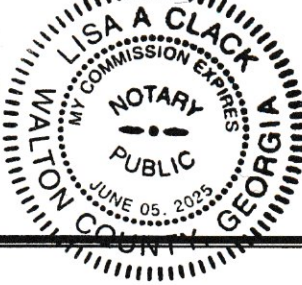
Date

Zac Kistler Owner Kistler Homes

Print Name and Title

Sworn to and subscribed before me this 21 day of August, 2024.

(Seal)



[Handwritten 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.

Owner's Signature

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

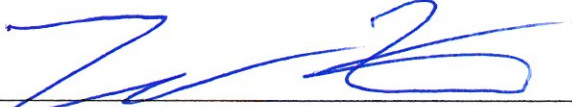
(Seal)

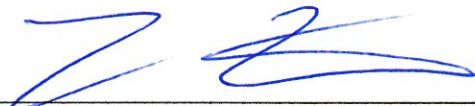
Signature of Notary Public

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.

	8/21/24	Zac Kisse
Applicant's Signature	Date	Print Name

	8/21/24	Zac Kisse
Signature of Applicant's Attorney or Agent	Date	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.

Names and Adress of Adjoining property members Loganville

Otto Tract NO 2 LLC

4601 Atlanta HWY

Laurie A Barezykowski

111 Baltic CT

Loganville GA

Westervelt Tara Christine & Ledesma Chamir

1109 Baltic CT

Loganville GA

Vernon and Veronica Merrick

1107 Baltic CT

Loganville GA

Trinda L Moore

243 Cown Dr

Loganville GA

Juan A Choy

241 Cown Dr

Loganville Ga

American Legion Post #233

4635 Atlanta HWY

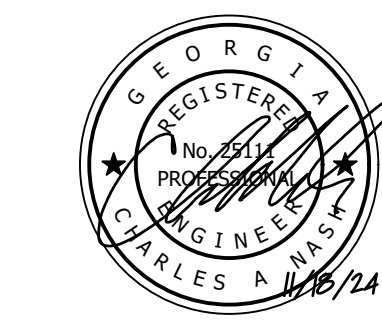
Dick and Maryke Tromp

0 Cown Dr

“Growers Outlet”



PO Box 1074
Grayson, Georgia 30017
770.527.3450
www.acuminisconsulting.com



LEVEL II CERTIFIED DESIGN
PROFESSIONAL NO. 000022598

DATE	REVISION	No.
		1
		2
		3
		4
		5
		6
		7
		8

PREPARED FOR:
KITTLE HOMES, LLC
412 SEAGRAVES DRIVE
ATHENS, GEORGIA 30605
24-HOUR CONTACT
ZAC KITTLE
(706) 340-9186

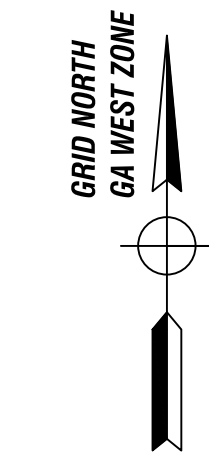
PROJECT NAME:
LOGANVILLE MIXED USE
4615 ATLANTA HIGHWAY SW (US78)
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA

TASK:
CONCEPT PLAN

CAN DESIGN	AS SHOWN SCALE
CAN DRAWN	1 of 1
CAN CHECKED	SHEET
11/18/24 DATE	23-137 PROJECT No.



LOCATION MAP



SITE INFORMATION

PROPERTY ADDRESS:
4615 ATLANTA HIGHWAY
LOGANVILLE, GEORGIA 30052

TOTAL SITE AREA:
TRACT 1 24.14 ACRES
TRACT 2 0.86 ACRES
TRACT 3 1.07 ACRES
TOTAL 26.17 ACRES

EXISTING ZONING: CH - HIGHWAY COMMERCIAL
PROPOSED ZONING: RM-6 - MULTI-FAMILY (TOWNHOMES) 20.92 (ACRES)

LAND USE:
CH (RETAIL TO REMAIN) 2.07 AC
RESIDENTIAL TOWNHOMES 24.04 AC
OPEN SPACE 8.80 AC (33.1%)

PROPOSED RESIDENTIAL DENSITY:
125 UNITS / 23.99 AC = 5.20 UNITS / AC

MINIMUM FLOOR AREA: 1,400 S.F.
MAXIMUM BUILDING HEIGHT: 3 STORIES

THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M PANEL NO. 13297C0085E DATED 12/08/16 FOR WALTON COUNTY, GEORGIA AND INCORPORATED AREAS.

GENERAL NOTES

BOUNDARY INFORMATION IS APPROXIMATE. INFORMATION SHOWN HEREON IS BASED ON COMPILED PLAT, DEED, ADJACENT SURVEYS AND GA. DOT INFORMATION.

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.

GRAVITY SEWER FLOW CALCULATIONS

Loganville Mixed Use
2669 Duluth Highway
City of Loganville - Walton County - Georgia

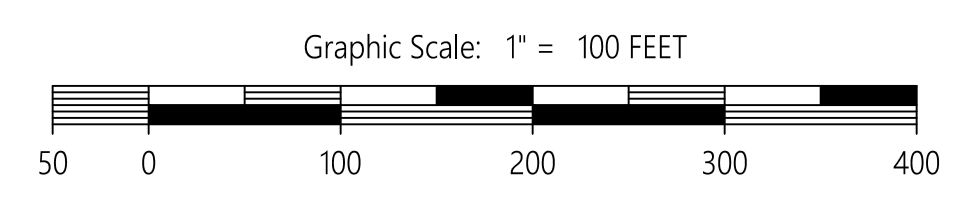
SEWAGE FLOW CALCULATIONS

Commercial Sewage Flow Schedule (Table B Gwinnett County Gravity Sewer Design)				
Proposed Use	Facility Type	GPD	QUANTITY	GPD
Tract 1 Retail	Food Service : Restaurant	50/Seat	120	6,000
Tract 2 Retail	Food Service : Restaurant	50/Seat	120	6,000
TOTAL GPD (Commercial)				12,000

Residential Sewage Flow Schedule (Table B Gwinnett County Gravity Sewer Design)				
Proposed Use	Facility Type	GPD	QUANTITY	GPD
Townhomes	Residence Single Family, Condo, Townhome	400/Unit	125	50,000
TOTAL GPD (Residential)				68,000
TOTAL GPD (Mixed - Use)				80,000
		Peaking Factor	2.5	
TOTAL GPD (DESIGN)				200,000

OWNER / DEVELOPER:
KITTLE HOMES
412 SEAGRAVES DRIVE
ATHENS, GA 30605
24 HR. CONTACT:
ZAC KITTLE
(706) 340-9186
ZKITTLE18@GMAIL.COM

DESIGNER / ENGINEER:
ACUMINIS CONSULTING GROUP, LLC.
CONTACT:
ALEX NASH, P.E.
(770) 527-3450
ANASH@ACUMINISCONSULTING.COM



Application # R _____

Page 4 of 4

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? Only the two commercial tracts will be seen from Atlanta Highway. These tracts will mimic the existing Atlanta Highway commercial properties with restaurants.
2. How does the proposed use impact thoroughfare congestion and traffic safety? We plan on using right-in/right-out at the main entrance. Our side entrance uses the existing red light, which should be minor impact to traffic flow.
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl? We are only adding 125 new homes mainly catering towards starter families or downsizing families.
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services; We are upgrading the city’s pump station. We have been quoted around \$360,000 to upgrade the sewer pump station. Once upgraded, our project will be using only 50% of the designed capacity.
5. How does the proposed zoning provide protection of property against blight and depreciation? New homes or homes in general typically have a trend in upward value.
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan? We are asking for a downzoning from CH to RM6.
7. In what way does the proposed zoning affect adjacent property owners if the request is approved? The project should have little to no effect on neighbors. Landscaping buffers will provide screening from adjacent neighbors.
8. What is the impact upon adjacent property owners if the request zoning is not approved? CH zoning will stay in place, which would allow for a recycling center to be approved causing neighbors to consistently hear the shredding of cans, glass, and plastics.
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 new housing will allow for new families to move to the City of Loganville and thrive.

Letter of intent for 4615 Atlanta HWY

Kittle Homes is requesting a down rezoning from CH to RM-6 for the property located at 4615 Atlanta HWY in Loganville. The parcels involved are LG110187, LG110187A00, LG110185C00, and LG110185B00. The plan is to leave the front as CH commercial for two commercial tracts for restaurants. The remaining back of the property will be rezoned RM-6 for single family attached townhomes. All the homes will be back entry with private drives. The homes will feature front porches or stoops depending on elevation. The homes will have 3 bedrooms and 2.5 baths, two-car garage, and over 1,600 heated square feet. A small park in the center of the project will welcome neighbors to connect. There will be a dog park for owners with pets on the outskirts of the project. Kittle Homes is excited to bring their award-winning style homes to the Loganville Area.

GENERAL/SITE NOTES:

- OWNER OF RECORD: CAMP FAMILY PARTNERSHIP, LLLP
P.O. BOX 550
SNELLVILLE, GA 30078
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
- SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
- LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- ALL INTERIOR IMPROVEMENTS NOT SHOWN.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

REFERENCES

- DEED BOOK 3473, PAGE 234.
- PLAT BOOK 21, PAGE 120.
- PLAT BOOK 25, PAGE 20.
- PLAT BOOK 33, PAGE 69.
- PLAT BOOK 108, PAGE 157.
- UNRECORDED BOUNDARY SURVEY FOR DONALD CAMP, PREPARED BY HANNON, MEERS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED 2/22/2005.
- UNRECORDED ALTA/ACSM BOUNDARY SURVEY FOR CAR ATLANTA USA, INC., PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 11/8/01, LAST REVISED 12/12/01.

OTHER'S AS DENOTED ON PLAT.

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13297C0085E DATED DECEMBER 8, 2016. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

CH (COMMERCIAL HIGHWAY)

MINIMUM LOT AREA: 30,000 S.F.
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM REAR SETBACK: 30 FEET
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE SETBACK: 20 FEET
MAXIMUM BUILDING HEIGHT: 6 STORIES

LAND DESCRIPTION OVERALL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 155, OF THE 4TH LAND DISTRICT, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE COMMON LAND LOT LINES OF LAND LOTS 155, 156, 184, & 185; THENCE FROM SAID POINT, NORTH 61 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 186.00 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

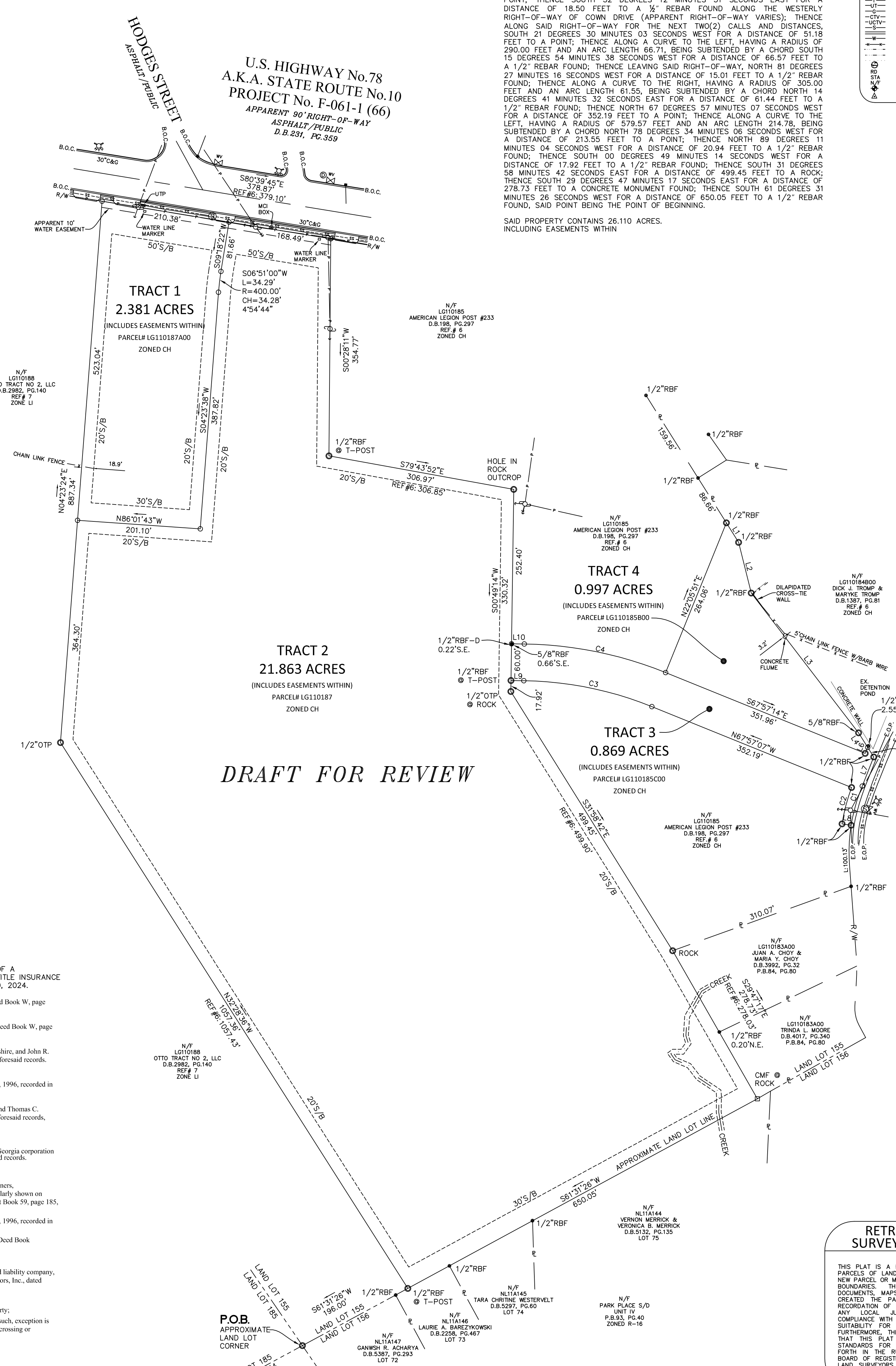
THENCE FROM SAID POINT AS THUS ESTABLISHED NORTH 32 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 1057.36 FEET TO A 1/2" OPEN TOP PIPE; THENCE NORTH 04 DEGREES 23 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 1057.3688734 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO.78 (APPARENT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 80 DEGREES 39 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 378.87 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 28 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 252.40 FEET TO A POINT; THENCE SOUTH 89 DEGREES 16 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 20.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 639.57 FEET AND AN ARC LENGTH 237.01, BEING SUBTENDED BY A CHORD SOUTH 78 DEGREES 34 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 235.66 FEET TO A POINT; THENCE NORTH 22 DEGREES 05 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 264.06 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 32 DEGREES 00 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 37.63 FEET TO A 3/4" REBAR FOUND; THENCE SOUTH 14 DEGREES 01 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 85.35 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 37 DEGREES 31 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 288.05 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 32 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 28.05 FEET TO A POINT; THENCE SOUTH 32 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 18.50 FEET TO A 1/2" REBAR FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF COWN DRIVE (APPARENT RIGHT-OF-WAY VARIES); THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT TWO(2) CALLS AND DISTANCES, SOUTH 21 DEGREES 30 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 51.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET AND AN ARC LENGTH 66.71, BEING SUBTENDED BY A CHORD SOUTH 15 DEGREES 54 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 66.57 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 81 DEGREES 27 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 15.01 FEET TO A 1/2" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET AND AN ARC LENGTH 61.55, BEING SUBTENDED BY A CHORD NORTH 14 DEGREES 41 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 61.44 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 67 DEGREES 57 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 352.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 579.57 FEET AND AN ARC LENGTH 214.78, BEING SUBTENDED BY A CHORD NORTH 78 DEGREES 34 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 213.55 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 20.94 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 49 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 17.92 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 31 DEGREES 58 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 489.45 FEET TO A ROCK; THENCE SOUTH 29 DEGREES 47 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 278.73 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 61 DEGREES 31 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 650.05 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 26.110 ACRES, INCLUDING EASEMENTS WITHIN

LEGEND

- ON LINE
- NAL FOUND
- IRON PIN SET (1/2" REBAR)
- CONCRETE MONUMENT FOUND
- TEMPORARY BENCHMARK
- BENCHMARK
- CRAMP TOP PIPE
- DRILL HOLE
- DRILL HOLE
- LAND LOT
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- SEWER EASEMENT
- CURB & GUTTER
- BACK OF CURB
- TOP OF CURB
- PLAT BOOK / PAGE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- ELEVATION
- INVERT ELEVATION
- FINISHED FLOOR ELEVATION
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR ELEVATION
- POWERLINE
- UNDERGROUND POWER
- TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- CABLE T.V. LINE
- SANITARY SEWER LINE
- UNDERGROUND CABLE T.V. LINE
- BRANCH / CREEK / STREAM CENTERLINE
- DITCH / DRAIN CENTERLINE
- FLOOD HAZARD ZONE LIMITS
- RECORD DISTANCE
- STATION
- BEACH MARK
- BEACH MARK
- CONTROL POINT

TRACT 1: 2.381 ACRES
TRACT 2: 21.863 ACRES
TRACT 3: 0.869 ACRES
TRACT 4: 0.997 ACRES
TOTAL: 26.110 ACRES
(INCLUDES EASEMENTS WITHIN)



DRAFT FOR REVIEW

TITLE EXCEPTION

THE FOLLOWING EXCEPTIONS ARE LISTED UNDER SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 33504.11, EFFECTIVE DATE JANUARY 20, 2024.

- Easement from N.H. Autry to Georgia Power Company, dated July 9, 1948, recorded in Deed Book W, page 263(b), Barrow County, Georgia Records. (BOUNDS DESCRIPTION-NOT LOCATABLE)
- Easement from N.H. Autry to Georgia Power Company, dated March 24, 1949, recorded in Deed Book W, page 509(b), aforesaid records. (BOUNDS DESCRIPTION-NOT LOCATABLE)
- Easement for Right of Way from Mrs. Irene G. Autry, Mildred A. Cooper, Shirley A. Brookshire, and John R. Autry to Georgia Power Company, dated May 27, 1966, recorded in Deed Book QQ, page 577, aforesaid records. (NOT AFFECTING)
- Facts and matters shown on that certain Survey for Hu-Ka, Inc., filed for record December 17, 1996, recorded in Plat Book 46, page 115, aforesaid records. (AFFECTS-AS PLOTTED)
- Rights and easements conveyed in that certain Right of Way Deed from J. Harold Shepherd and Thomas C. Shepherd to City of Auburn, dated September 20, 1997, recorded in Deed Book 401, page 122, aforesaid records, said right-of-way as more particularly shown on Plat Book 49, page 212, aforesaid records. (AFFECTS-AS PLOTTED)
- Easement from Sweet Apple Development, LLC to BellSouth Telecommunications, Inc., a Georgia corporation d/b/a AT&T Georgia, dated February 23, 2009, recorded in Deed Book 1450, page 132, aforesaid records. (NOT AFFECTING)
- Easement between Sweet Apple Development, LLC and Barrow County Board of Commissioners, dated March 12, 2009, recorded in Deed Book 1452, page 414, aforesaid records, as more particularly shown on Access Easement, Acquisition Plan for Barrow County Board of Commissioners, recorded in Plat Book 59, page 185, aforesaid records. (AFFECTS-AS PLOTTED)
- Facts and matters shown on that certain Survey for Hu-Ka, Inc., filed for record December 17, 1996, recorded in Plat Book 46, page 115, aforesaid records. (AFFECTS-AS PLOTTED)
- Utility Easement from ECP, Autry, LLC to Barrow County, dated April 18, 2023, recorded in Deed Book 2747, page 92, aforesaid records. (AFFECTS-AS PLOTTED)
- ALTA/NSPS Retracement Survey for Starlight Homes Georgia L.L.C., a Delaware limited liability company, and First American Title Insurance Company, prepared by LDS Land Development Surveyors, Inc., dated March 11, 2022, last revised March 29, 2023 (the Survey), reveals the following:
 - Overhead power line traversing the eastern boundary of subject property;
 - Fence of unknown origin/ownership traversing the southeastern boundary of subject property;
 - Apalachicola River Tributary and related creeks entering and traversing subject property; as such, exception is taken as to rights of upper and lower riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.

RETRACEMENT SURVEY SURVEYORS CERTIFICATION

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 HERON. 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 COMPLETES 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 SET FORTH IN O.C.G.A. SECTION 16-6-67.

SURVEYORS CERTIFICATION

TO: STARLIGHT HOMES GEORGIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD TECHNICAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS: 1,3,4,8,11(b),13,14.
OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/20/24.
DATE: MARCH 23, 2022.

NOTE:

BEARINGS AND ELEVATIONS SHOWN HERON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND TRIMBLE, INC., REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.
THIS SURVEY WAS PREPARED UTILIZING A DUAL FREQUENCY GPS RECEIVER, NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY TRIMBLE, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

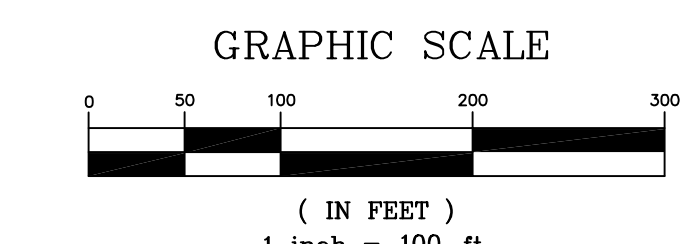
THE FIELD SURVEY WAS COMPLETED ON 8/20/24.

PLAT CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 672,833 FEET, AND CONTAINS A TOTAL OF 26.110 ACRES.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HERON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THAT RISK BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HERON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL VERIFY THE PRESENCE AND SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE REASON SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SOUND STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DATE	8/20/24
JOB NUMBER	24184

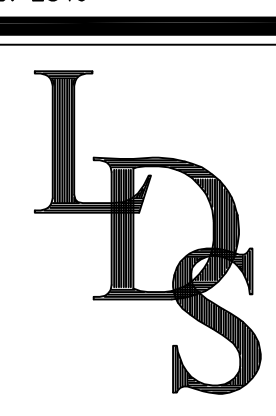
1 of 1

DATE	NO	DESCRIPTION

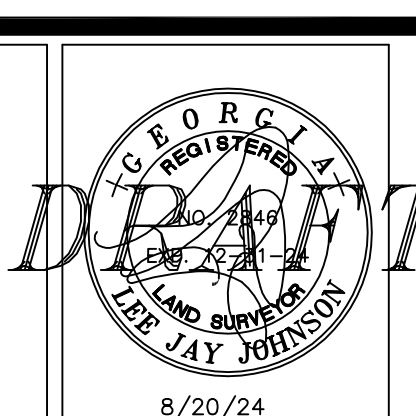
ALTA/NSPS RETRACEMENT SURVEY FOR:
SHEET TITLE

FIELD	DRAWN	CHECKED
K,J	MSF	LJJ

KITTLE CONSTRUCTION
PARENT PARCEL LG110185B00, LG110185C00, LG110187 & LG110187A00
LOCATED IN LAND LOT 155, OF THE 4TH LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA SCALE: 1"=100'



Land Development Surveyors, Inc.
P.O. BOX 2050
DACULA, GA. 30019
(770) 682-8206
LDSURVEYORS2003@GMAIL.COM
COA LSF#000832



8/20/24

LAND DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 155, of the 4th land District, Walton County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a Point formed by the intersection of the Common Land Lot Lines of Land Lots 155, 156, 184, & 185; THENCE from said Point, North 61 degrees 31 minutes 26 seconds East for a distance of 196.00 feet to a 1/2" Rebar Found, said Point being The True Point of Beginning.

THENCE from said Point as thus established North 32 degrees 28 minutes 36 seconds West for a distance of 1057.36 feet to a 1/2" open Top Pipe; THENCE North 04 degrees 23 minutes 24 seconds East for a distance of 593.37 feet to a Point; THENCE South 85 degrees 38 minutes 19 seconds East for a distance of 395.35 feet to a Point; THENCE South 00 degrees 28 minutes 11 seconds West for a distance of 93.06 feet to a 1/2" Rebar Found; THENCE South 79 degrees 43 minutes 52 seconds East for a distance of 306.97 feet to a Hole in Rock Outcrop; THENCE South 00 degrees 49 minutes 14 seconds West for a distance of 252.40 feet to a Point; THENCE South 89 degrees 16 minutes 38 seconds East for a distance of 20.88 feet to a Point; THENCE along a curve to the right, having a radius of 639.57 feet and an arc length 237.01, being subtended by a chord South 78 degrees 34 minutes 14 seconds East for a distance of 235.66 feet to a Point; THENCE North 22 degrees 05 minutes 51 seconds East for a distance of 264.06 feet to a 1/2" Rebar Found; THENCE South 32 degrees 00 minutes 36 seconds East for a distance of 37.63 feet to a 1/2" Rebar Found; THENCE South 14 degrees 01 minutes 03 seconds East for a distance of 85.35 feet to a 1/2" Rebar Found; THENCE South 37 degrees 31 minutes 34 seconds East for a distance of 288.05 feet to a 5/8" Rebar Found; THENCE South 32 degrees 12 minutes 51 seconds East for a distance of 28.05 feet to a Point; THENCE South 32 degrees 12 minutes 51 seconds East for a distance of 18.50 feet to a 1/2" Rebar Found along the Westerly Right-of-Way of Cown Drive (Apparent Right-of-Way Varies); THENCE along said Right-of-Way for the next two(2) calls and distances, South 21 degrees 30 minutes 03 seconds West for a distance of 51.18 feet to a Point; THENCE along a curve to the left, having a radius of 290.00 feet and an arc length 66.71, being subtended by a chord South 15 degrees 54 minutes 38 seconds West for a distance of 66.57 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, North 81 degrees 27 minutes 16 seconds West for a distance of 15.01 feet to a 1/2" Rebar Found; THENCE along a curve to the right, having a radius of 305.00 feet and an arc length 61.55, being subtended by a chord North 14 degrees 41 minutes 32 seconds East for a distance of 61.44 feet to a 1/2" Rebar Found; THENCE North 67 degrees 57 minutes 07 seconds West for a distance of 352.19 feet to a Point; THENCE along a curve to the left, having a radius of 579.57 feet and an arc length 214.78, being subtended by a chord North 78 degrees 34 minutes 06 seconds West for a distance of 213.55 feet to a Point; THENCE North 89 degrees 11 minutes 04 seconds West for a distance of 20.94 feet to a 1/2" Rebar Found; THENCE South 00 degrees 49 minutes 14 seconds West for a distance of 17.92 feet to a 1/2" Rebar Found; THENCE South 31 degrees 58 minutes 42 seconds East for a distance of 499.45 feet to a Rock; THENCE South 29 degrees 47 minutes 17 seconds East for a distance of 278.73 feet to a Concrete Monument Found;

THENCE South 61 degrees 31 minutes 26 seconds West for a distance of 650.05 feet to a 1/2" Rebar Found, said point being THE POINT OF BEGINNING.

Said property contains 23.652 acres.
Including easements within

**Otto Tract NO 2 LLC
4601 Atlanta HWY**

**Laurie A Barezykowski
111 Baltic CT
Loganville GA**

**Westervelt Tara Christine & Ledesma Chamir
1109 Baltic CT
Loganville GA**

**Vernon and Veronica Merrick
1107 Baltic CT
Loganville GA**

**Trinda L Moore
243 Cown Dr
Loganville GA**

**Juan A Choy
241 Cown Dr
Loganville Ga**

**American Legion Post #233
4635 Atlanta HWY**

TROMP DICK J &
TROMP MARYKE
429 HOKE OKELLEY MILL RD
LOGANVILLE, GA 30052

SHARMEL ENTERPRISES INC
% RACHEL B LITTLE
3945 BEAVER ROAD
LOGANVILLE, GA 30052

MCCULLERS EDWIN MAX &
MCCULLERS SUE W
P O BOX 133
LOGANVILLE, GA 30052

WAY SHANE H &
WAY WILLIAM P II
111 COVINGTON STREET
LOGANVILLE, GA 30052



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R24-034

LANDOWNERS: Camp Family Partnership LLC

APPLICANT: Kittle Homes

PROPERTY ADDRESS: 4615 Atlanta Highway

MAP/PARCEL #: LG110187, LG110187A00, LG110185C00, LG1101855B00

PARCEL DESCRIPTION: Vacant / Parking Lot

AREA: 26.07 acres

EXISTING ZONING: Commercial Highway

PROPOSED ZONING: RM-6

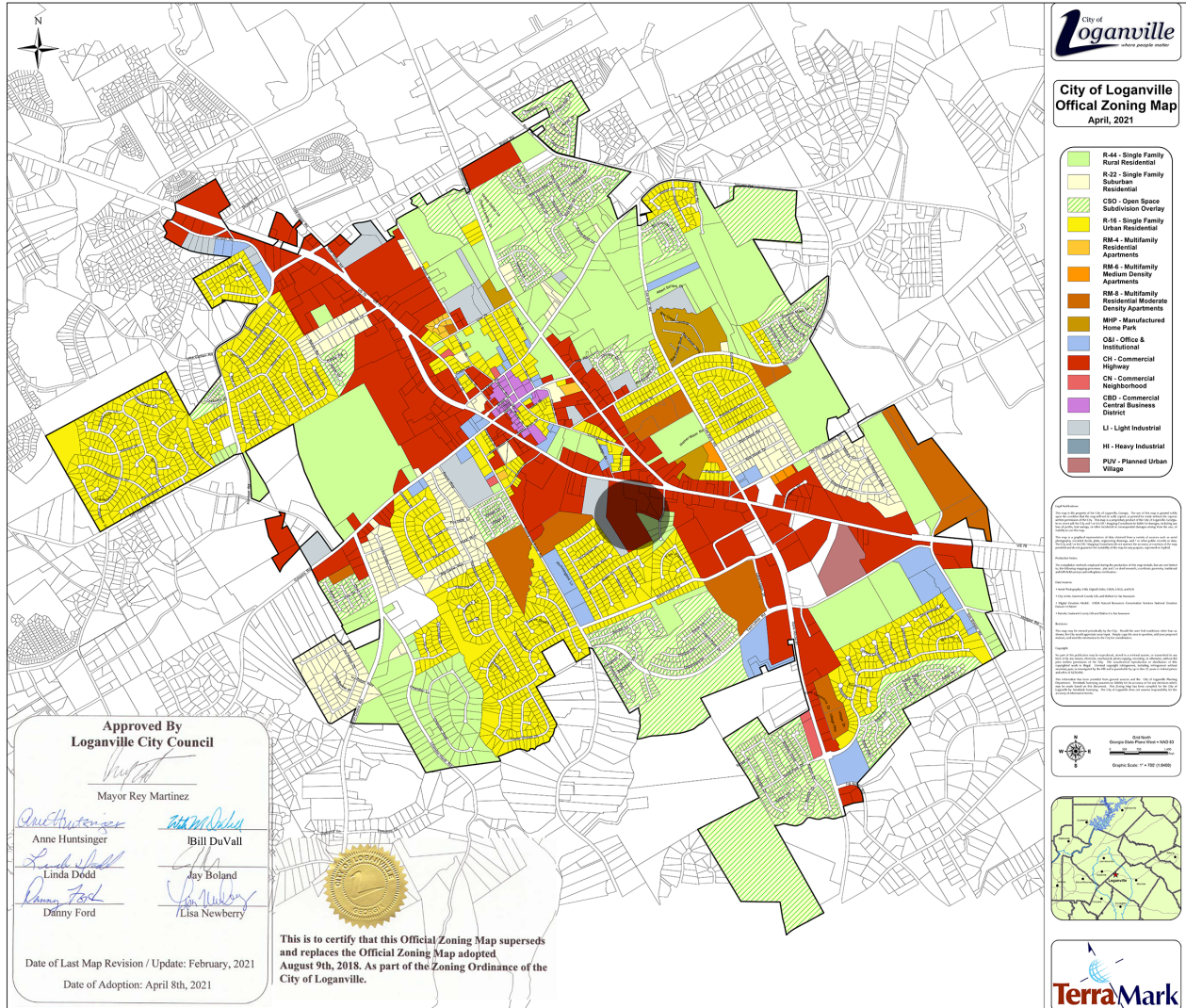
FUTURE LAND USE MAP: Commercial Highway, Public / Institutional

REASON FOR REQUEST: The applicant plans to leave an undisclosed amount of space along the front area as CH and is asking for the remaining acreage to be zoned for townhomes as well as a dog park.

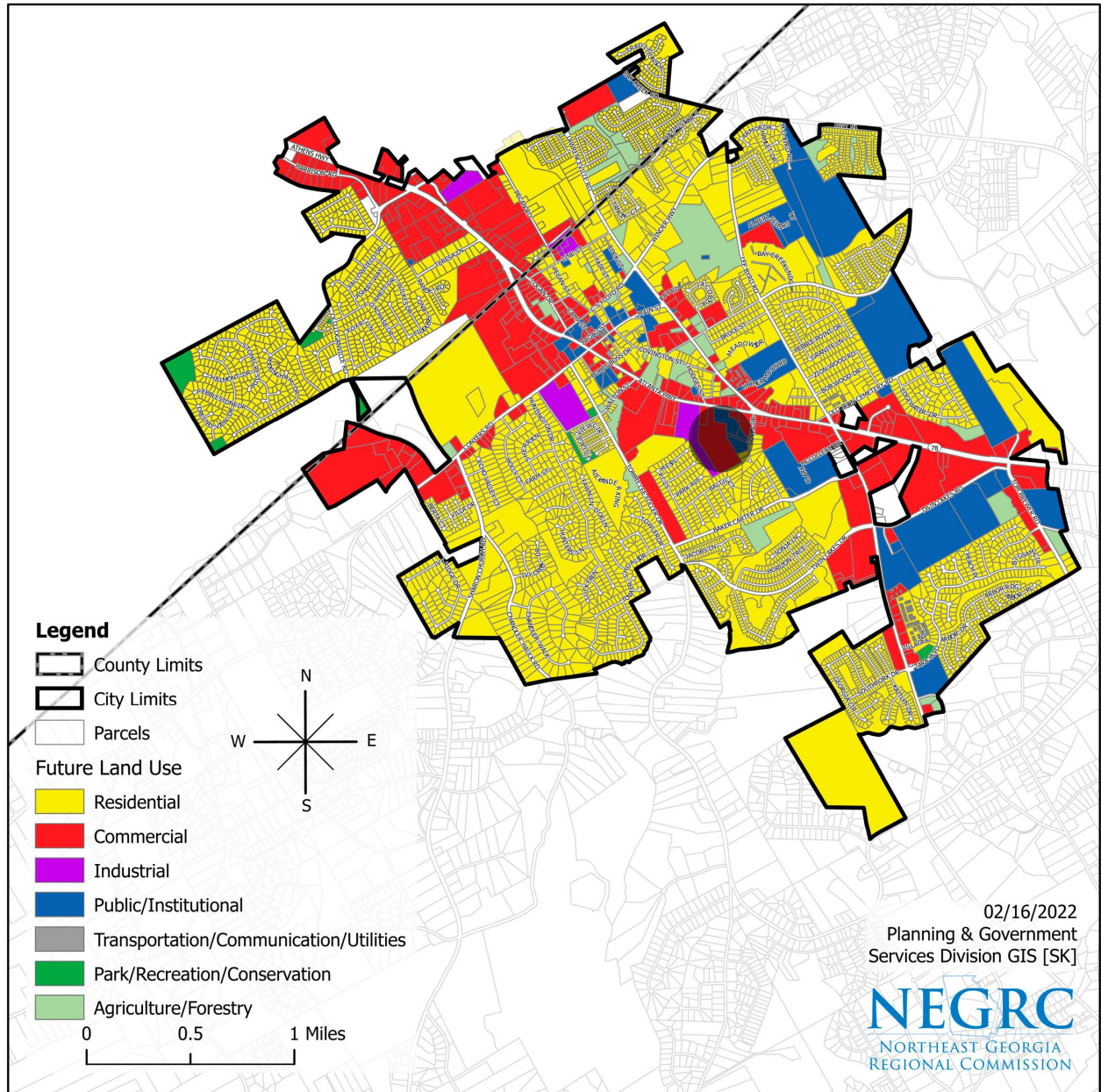
PLANNING COMMISSION HEARING: Oct. 24, 2024 and Jan. 23, 2025

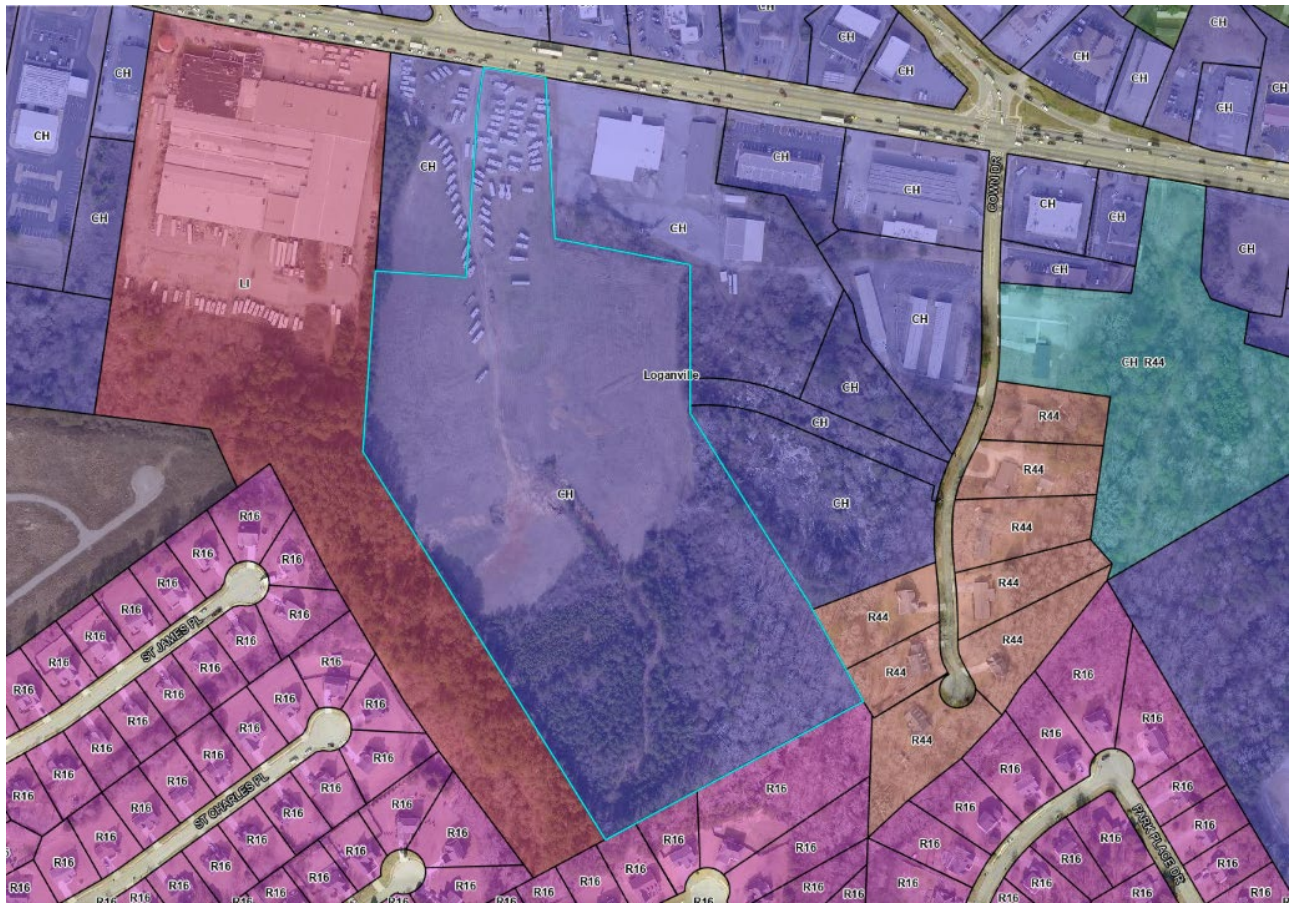
CITY COUNCIL HEARING: Nov. 14, 2024 and Feb. 10 and 13, 2025

ZONING MAP



FUTURE LAND USE MAP





Applicant's Request

The applicant is seeking to re-zone 23.99 acres from a 26.07 acres tract and rezone it from CH to RM-6 to build 125 townhomes that will feature 3 bedrooms, 2.5 bathrooms, two-car garage and more than 1,600 heated square feet of space.

Existing Conditions

The land is currently vacant and serving as parking for the RV business next door. A sno-cone place was moved onto the property but never opened up as the tenant awaits a final decision on the future of the property.

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 predominantly adjacent to Commercial Highway and Light Industrial properties, with some R-16 and R-44 single-family housing to the south. As the land is currently used to park recreation vehicles, and the proposed plan appears to preserve a fair amount of trees and vegetation, this project would serve to improve the aesthetic conditions of the area.

What is the impact upon thoroughfare congestion and traffic safety? Georgia Department of Transportation reports the annual average daily traffic on Highway 78 just outside this proposed development was 37,400 in 2023, the most recent data available and steadily on the rise from 36,300 in 2021.

The city’s Comprehensive Traffic Study already identified the intersection of Highway 78 and Cown Drive as one that needs improvement, although the focus was more on improving the SR 81 approach with Highway 78. But the study noted that Cown Drive is almost a failing road when it comes to metrics related to level of service as measured by delay in seconds to get through the intersection (D for AM morning peak, F for PM evening peak). In fact, Cown Drive has a worse level of service than SR 81 per the analytics studied.

Assuming that no traffic light is installed for this project, a good portion of the traffic will most likely be accessing Highway 78 via the traffic signal at Cown Drive. There is cause for concern in this area as traffic is already a problem during the weekends and planting season with visitors to the Grower’s Outlet.

The applicant must also be made aware of the fact that the City does not allow roads to dead end – they must terminate into a cul-de-sac.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Going from a commercial to residential zoning to add 125 three-bedroom townhomes will have a direct impact on population density. The inclusion of multi-family housing in an area that is otherwise commercial or single-family does have the potential to impact overcrowding.

The applicant should also be aware of the fact that the site plan proposed does not meet current RM-6 standards as outlined in Sec. 119-212(b)(2), which states that you cannot have more than 4 units per structure. Out of 19 units shown on the plan, there is only one that meets this criteria.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? The applicant will have to coordinate with the Utilities Department for the necessary upgrades to the sewer pump station that will serve it. Water is readily available in the area. The applicant will also have to coordinate with GDOT for their curb-cut on Highway 78. If



approved, the applicant will have to seek a variance on City requirements for a deceleration lane on Cown Drive, as they do not have enough property for current standards.

How does the proposed use provide protection of property against blight and depreciation? The parcel is currently undeveloped and is being used as an parking lot for the neighboring RV sales lot. Vacant lots have a greater tendency to fall subject to blight and as a result depreciation along a commercial highway like Highway 78, so development would potentially help.

Is the proposed use consistent with the adopted Comprehensive Plan? Although the City’s Comprehensive Plan notes the need for “missing middle” multi-family housing, the proposed parcels of this project maintain their CH designation in the City’s Future Land Use Map.

What is the impact upon adjacent property owners if the request is approved? Development of vacant land will impact traffic, although this would be true for any commercial development as well. The addition of residents could benefit the nearby business owners.

What is the impact upon adjacent property owners if the request is not approved? The applicant makes the claim that the property would become a glass recycling center without offering any supporting documentation on why it wouldn’t become any of the 50+ other businesses allowed under CH. The immediate future of the property would likely be to remain a parking lot for RVs, though a 6-foot opaque fence would need to be installed per 119-217(b)(1)(jjj).

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 there are a lot of concerns about traffic infrastructure in the area, the project meets the criteria for the RM-6 zoning. Staff recommendation is to approve the rezone.

Planning Commission Recommended Conditions

The Planning Commission recommended denial of this project on Oct. 24, 2024.

City Council Conditions

The City Council voted to table this project and send it back to the Planning Commission on Nov. 14, 2024.



STAFF APPLICATION ANALYSIS REPORT (update)

The applicant filed an updated site plan for the project after making the decision that the second entrance to the project, located on Cown Drive, will be changed so that it will be gated, with a Knox box, for emergency use only.

Staff notes for the project include:

- Since the emergency access road is 20 feet, the project will need to add 10 parking spots for those who want to use the dog park. One of them will need to be handicap van accessible.
- All roads need to be 28 feet wide from the back of the curb to the back of the curb.
- City does not allow roads to have dead ends. The applicant will need to consider either changing them to cul-de-sacs or alter the road layout.
- It will be up to the applicant to obtain the easement for the sewer line.
- Per Sec. 119-212(b)(2) only four units are allowed per structure.

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

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 inches

Capacity of the sewer line? Logan Point pump station will need to be evaluated.

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. Environmental Protection Agency? 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

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?
Highway 78 (major collector), Cown Drive (minor collector)

What is the traffic count for the road? 37,400 on Highway 78 near proposed entry, unknown for Cown Drive

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? Yes

Transportation improvements in the area? If yes, what are they? No

EMERGENCY SERVICES

Nearest city fire station from the development? Station 16 @ 605 Tom Brewer Road

Distance of the nearest station? 1.5 miles

Most likely station for 1st response? Station 16

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 • 770.466.3240 • Fax 770.554.5556

Section 3, Item B.

Date: 12/5/24

Application # R24036

90 BACK
 LOOK AT
 STREET
 STORM
 WATER

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>WALKER ANDERSON HOMES, LLC</u>	NAME: <u>Linda Knight</u>
ADDRESS: <u>350 Brogdon Rd</u>	ADDRESS: <u>3415 Clay road</u>
CITY: <u>Suwanee</u>	CITY: <u>Monticello</u>
STATE: <u>GA</u> Zip: <u>30024</u>	STATE: <u>GA</u> Zip: <u>31064</u>
PHONE: <u>404 210 9925 Corb. H Woods</u>	PHONE: <u>404 202 0633</u>

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: SHANE LANHAM PHONE: 770 232-0000
 EMAIL: slanham@mptlawfirm.com FAX: 678-518-6880

PROPERTY INFORMATION

MAP & PARCEL # 5160030 5160231 PRESENT ZONING: CH REQUESTED ZONING: Rm. 6
 ADDRESS: PELAN STREET COUNTY: Gwinnett ACREAGE: 1-13.15
 PROPOSED DEVELOPMENT: SINGLE FAMILY, FEE SIMPLE TOWNHOME PROJECT

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

Re-application Conference Date: 9/5/24
 Accepted by Planning & Development: [Signature] DATE: 12/16/2024 FEE PAID: \$500.00

Check # 3098 RECEIPT # 10217527 TAKEN BY: SB DATE OF LEGAL NOTICE: 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: [Signature] DATE: 1/23/25

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

Mayor _____ City Clerk _____ Date _____

Application # R24-036

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.

WALKER ANDERSON HOMES, LLC
AWW

12/5/24

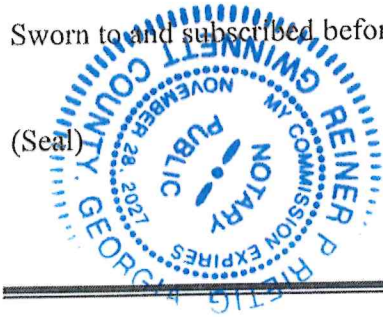
Applicant's Signature

Date

Carb. H Woods

Print Name and Title

Sworn to and subscribed before me this 5 day of DECEMBER, 2024.



[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.

Owner's Signature

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal)

Signature of Notary Public

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 Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(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) 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.

Linda S Knight 12/5/2024
C35903DA3CE2431...

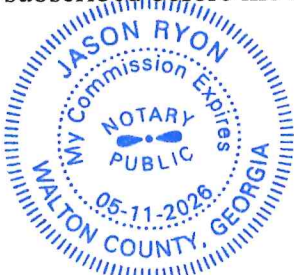
Owner's Signature Date

Linda Knight

Print Name and Title

Sworn to and subscribed before me this 5th day of December, 2024.

(Seal) _____
Signature of Notary Public



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

Date

Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(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) 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

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

Ginger Smith Rice

Leonard S Smith

12/4/2024

Owner's Signature

Date

Ginger Smith Rice

Leonard S Smith

Print Name and Title

Sworn to and subscribed before me this 4th day of December, 2024.

(Seal)



[Signature]
Signature of Notary Public

Application # R 24036

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.

WALKER ANDERSON HOMES, LLC
A. W. Wal _____ 12/5/24 _____ Corbitt Woods _____
 Applicant's Signature Date Print Name

_____ 12/5/24 _____ Shane Latham _____
 Signature of Applicant's Attorney or Agent Date 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.

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

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 parcels. Adjacent land uses include commercial, residential, and civic uses as well as vacant land. The proposed fee simple, single family townhome project is located between Pecan Street and existing commercial along Atlanta Highway and would provide an attractive streetscape for motorists travelling Pecan Street.

2. How does the proposed use impact thoroughfare congestion and traffic safety?

The proposed development is located along Pecan Street and will be designed in accordance with standards for entrance and exit from the project onto Pecan Street. A standard deceleration lane is proposed to be part of the design. The interior streets are proposed to be public and built to public street standards. The proposed dwellings will all have a two car garage and two car width driveway. Visitor parking will be provided to enhance traffic safety.

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 property is located near the urban core of Loganville and the proposed land uses and densities are complementary with surrounding development. The subject property is in close proximity to Atlanta Highway (U.S. Route 78), which is Loganville’s most heavily developed corridor. The proposed development is not an isolated, out-of-place development and will add to the area housing supply and introduce a quality product.

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, and based on conversations with city staff, the proposed development would not negatively impact the provision of urban infrastructure or other municipal services.

5. How does the proposed zoning provide protection of property against blight and depreciation?

The proposed development would provide high-quality, attractive homes at price points that would be commensurate with homes in the surrounding area. The community will have a mandatory community association and lawn maintenance will be provided through the community association. We find that this provides protection to the community, both inside and outside the community as well as helps protect property values.

6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?

The proposed development would provide a residential component consistent with the surrounding area along Pecan Street. The proposed zoning change from Commercial Highway

(CH) will bring a less intensive use on the property, and provide a transition from the commercial uses along Atlanta Highway to the primarily residential uses along Pecan.

- 7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

The proposed development would complement surrounding properties by increasing housing options in the City, and providing a high-quality, attractive residential development near major transportation corridors. The proposed project would bring a currently vacant commercially zoned property into a more complementary use in the area.

- 8. What is the impact upon adjacent property owners if the request zoning is not approved?

The property would remain a large, underutilized tract in Loganville. It would not meaningfully contribute to the tax base or provide residential critical mass to support local businesses. Large tracts are often difficult for families to maintain and have the potential to negatively impact the aesthetics of the surrounding area, if not maintained. Additionally, the current zoning would allow uses that would take away from, not enhance, the area along Pecan Street.

- 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 located along Pecan Street with convenient access to downtown Loganville. The proposed development will provide additional housing options to both present and future inhabitants of the City of Loganville.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land lot 160, 5th district, City of Loganville, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the northwesterly right-of-way of Kingsgate Cove (50' R/W) and southwesterly right-of-way of Pecan Street (60' R/W) if extended to form a point; THENCE traveling northwesterly along the right-of-way of Pecan Street a distance of 519.42 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE leaving said right-of-way South 59 degrees 49 minutes 00 seconds West a distance of 352.55 feet to a point;

THENCE South 60 degrees 14 minutes 10 seconds West a distance of 306.25 feet to a point;

THENCE South 58 degrees 44 minutes 20 seconds West a distance of 120.38 feet to a point;

THENCE North 49 degrees 52 minutes 01 seconds West a distance of 375.06 feet to a point;

THENCE North 49 degrees 26 minutes 59 seconds West a distance of 152.67 feet to a point;

THENCE North 53 degrees 32 minutes 53 seconds West a distance of 146.57 feet to a point;

THENCE North 56 degrees 42 minutes 10 seconds East a distance of 154.81 feet to a point;

THENCE North 59 degrees 54 minutes 41 seconds East a distance of 861.39 feet to a point, said point being at the right-of-way of Pecan Road.

THENCE traveling southeasterly along said right-of-way South 32 degrees 04 minutes 28 seconds East a distance of 103.91 feet to a point

THENCE South 29 degrees 31 minutes 43 seconds East a distance of 180.58 feet to a point;

THENCE South 29 degrees 38 minutes 23 seconds East a distance of 354.37 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described contains 13.15 acres tract.

SURVEYOR CERTIFICATION

(d) of O.C.G.A. section 15-8-67, this plot has been prepared by a land surveyor and observed by an applicable local jurisdiction for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot 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 15-8-67.

BOUNDARY SURVEY FOR:
BUCKY SMITH
 A PORTION OF PARENT TAX PARCEL #1160 032 JOINED CH. & 816

FIELD WORK DATE: 8/17/06 **DATE OF PLAT PREPARATION:** 8/13/07

LAND LOT(S): 160 **5th DISTRICT** **GWINNETT COUNTY, GEORGIA**

ALCOVY SURVEYING AND ENGINEERING, INC. **SCALE: 1" = 100'**
 2205 HWY. #1 S., LOGANVILLE, GA. 30052
 Phone 770-466-4002 - FAX 8000719

JOB NO. 07-096

THIS BLOCK RESERVED FOR THE CLEAR SURVEY COLOR:

NOTE:
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON; NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT; EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.

ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASSESS DRAWINGS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEEDINGS MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

LEGEND

- H.S.T. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
- C.I.E.P. = CONCRETE ANCHORMENT FOUND
- D.T.P. = DRIVEN TOP PIPE
- C.T.P. = CHANGED TOP PIPE
- R/W = RIGHT OF WAY
- J.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- C.M.D. = GEORGIA MATH DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- A. = ANCHOR
- CH. = CHAIN
- TAN. = TANGENT
- N.P. = NEW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- S.E.E. = EGRESS EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOD ELEVATION
- (M) = MANHOLE
- (P) = DRAIN PILEY
- (H) = FIRE HYDRANT
- (L) = LIGHT POLE
- (P) = POWER POLE
- (L) = POWER LINE
- (F) = FENCE LINE
- (M) = METER LINE
- (G) = GAS LINE
- (H) = HOLE
- (W) = WELL

(DISTANCE) = DISTANCE ON PLAT CALL
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

PER CURRENT TAX INFORMATION
 OWNER:
 JULIA L. SMITH ET AL
 4112 ATLANTA HWY.
 DORAVILLE GA 30052

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO. 130326 0005A DATED 7/16/1002

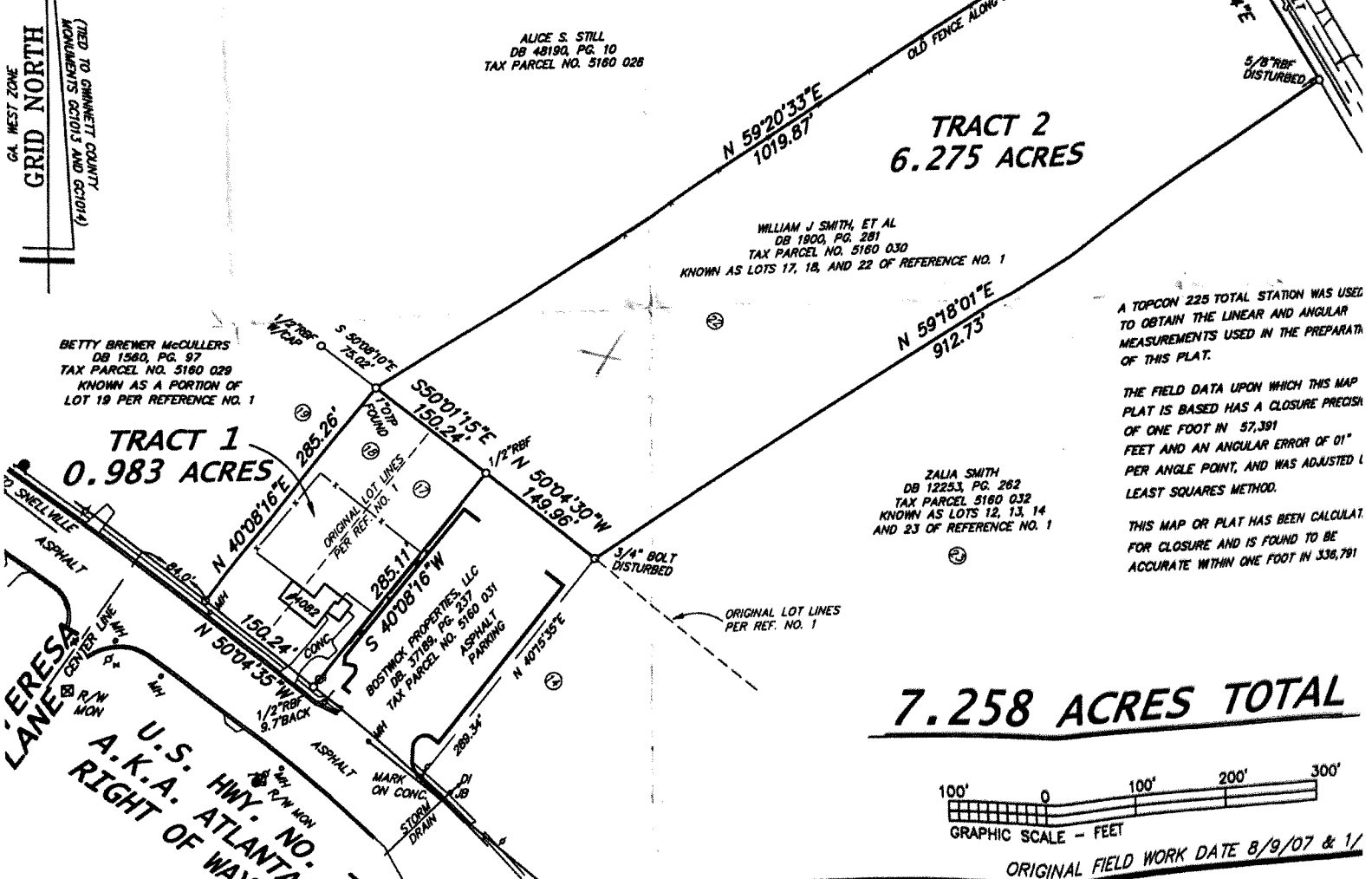
REVISION NO. 1 - 11/21/19 - REVISED TO ADD CURRENT RECORDING INFORMATION, SPLIT PARENT TAX PARCEL TO CREATE TRACT 1 FOR POND AND ACCESS POINT TO ATLANTA HIGHWAY, REMOVE PORTION OF PLAT CREATED IN REFERENCE 9.

- IRON PIN SET
- RE-BAR FOUND
- RE-BAR SET
- OPEN TOP
- CHIPPED TOP
- RIGHT OF WAY
- PROPERTY LINE
- CENTER LINE
- BUILDING LINE
- LAND LOT
- LAND LOT LINE
- GEORGIA MILITA DISTRICT
- POWER POLE
- POWER LINE
- FENCE LINE
- RADIUS
- CHORD
- TANGENT
- NOW OR FORMERLY
- DEED BOOK
- PLAT BOOK
- PAGE
- DRAINAGE EASEMENT
- SEWER EASEMENT
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- EXISTING SPOT ELEVATION
- FINISHED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- DIRECTION OF SURFACE DRAINAGE
- JB = JUNCTION BOX
- DI = DROP INLET

GA. WEST ZONE
GRID NORTH
 (TIED TO GWINNETT COUNTY MONUMENTS GC013 AND GC014)

- 1) PLAT SHOWING PROPERTY OF ROY WHITWORTH, PREPARED BY H.L. DUNAHOO, DATED APRIL 7, 1949, RECORDED IN PLAT BOOK E, PAGE 110, GWINNETT COUNTY RECORDS
- 2) RIGHT OF WAY DEED DATED 4/16/86, RECORDED IN DEED BOOK 3512, PAGE 24, GWINNETT COUNTY RECORDS.
- 3) RIGHT OF WAY DEED DATED 12/16/2003, RECORDED IN DEED BOOK 38412, PAGE 51, GWINNETT COUNTY RECORDS.
- 4) DEED OF GIFT DATED 1/30/96, RECORDED IN DEED BOOK 12253, PAGE 262, GWINNETT COUNTY RECORDS.
- 5) DEED OF GIFT DATED 7/19/2002, RECORDED IN DEED BOOK 28405, PAGE 180, GWINNETT COUNTY RECORDS.
- 6) DEED OF GIFT DATED 1/30/96, RECORDED IN DEED BOOK 12253, PAGE 260, GWINNETT COUNTY RECORDS.
- 7) ALTA ACSM SURVEY FOR BOSTWICK FOOD COMPANY, PREPARED BY HARKLEROD AND ASSOCIATES, DATED 7/2/03.
- 8) ALTA/ACSM LAND TITLE SURVEY FOR LOGANVILLE PARTNERS 2002, LLC, REGIONS BANK, CHICAGO TITLE INSURANCE COMPANY, PREPARED BY ARMSTRONG LAND SURVEYING, INC. DATED 1/25/02, LAST REVISED 6/25/02.
- 9) BOUNDARY SURVEY FOR L. CARTER DEVELOPMENT, INC., PREPARED BY ROBINS LAND SURVEYING, INC. DATED 9/18/03, RECORDED IN PLAT BOOK 101, PAGE 219 GWINNETT COUNTY RECORDS.
- 10) BOUNDARY SURVEY FOR BUCKY SMITH, PREPARED BY ALCOVY SURVEYING AND ENGINEERING DATED 8/13/07.

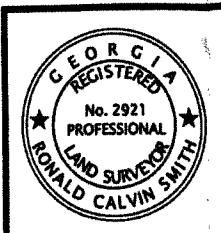
NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 130328 0005A DATED 7/18/82



A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 57,391 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 338,791



BOUNDARY SURVEY FOR:
WILLIAM CHANCEY & MARSHA CHANCEY

LAND LOT(S) 160
 SCALE: 1" = 100'

5th DISTRICT
 CITY OF LOGANVILLE

WALTON COUNTY, GEO.
 FIELD WORK DATE: 5/15/08

ALCOVY SURVEYING AND ENGINEERING, INC.
 2205 HWY. 81 S., LOGANVILLE, GA. 30052
 Phone 770-466-4002

DATE: 5/15/08
 JOB NO. 07-C

LETTER OF INTENT FOR REZONING APPLICATION

Walker Anderson Homes, LLC (the “Applicant”) submits this Letter of Intent and attached Rezoning Application on behalf of Walker Anderson Homes, LLC (the “Applicant”) for the purpose of rezoning to the RM-6 zoning classification an approximately 13.15 acre tract of land (the “Property”) located along Pecan Street between its intersections with Line Street and Brand Road.. The Property is currently zoned CH (Commercial Highway) and is adjoined on three sides by commercial or civic uses, consisting of the North Logan Commons Shopping Center, Express Oil Change Center, and the Loganville branch of the Post office on Pecan Street.

The Applicant proposes to develop the Property for use as a fee simple single-family attached townhome community including a total of 74 homes as shown on the enclosed conceptual site plan. Homes in the proposed development would be 24-foot wide front-entry units and would be constructed with attractive building materials including brick, stone, and/or fiber cement siding. The proposed development would also provide open spaces spread throughout the development with sidewalks to promote walkability. Residents of the proposed development would enjoy convenient vehicular access to the Atlanta Highway transportation corridors, with the Highways 20 and 81 corridors nearby. The Property is also located near multiple commercial and retail, office uses

The proposed development is in-line with the land uses and zoning classifications of surrounding property and is a less intense use than currently zoned and will provide housing options for current and future residents of Loganville.

The Applicant and its representatives welcome the opportunity to meet with staff of the city of Loganville to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

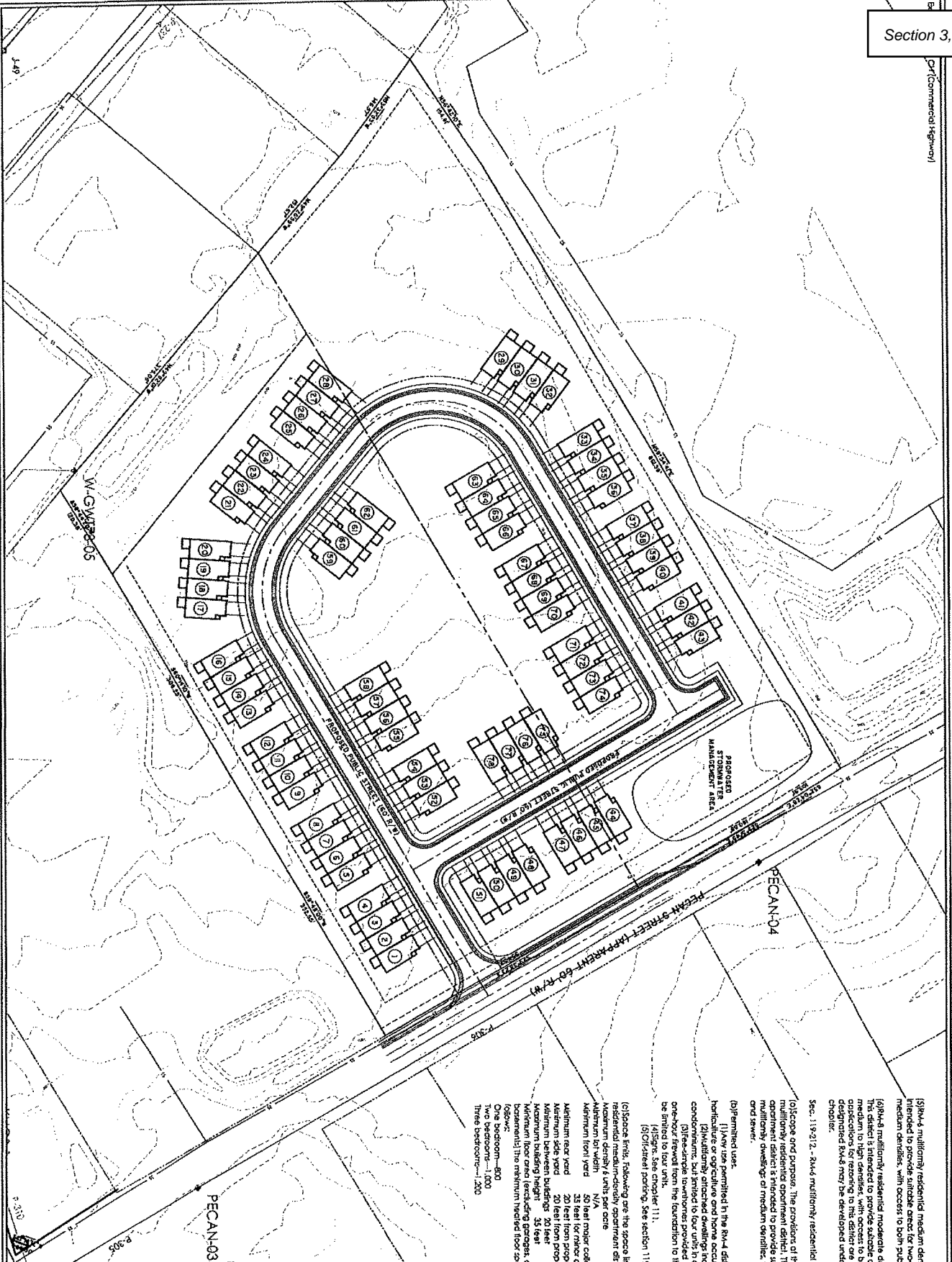
Respectfully submitted this 5th day of December, 2024.

Walker Anderson Homes



Corbitt Woods

City of Loganville



(S)RM-4 multifamily residential medium density apartment district. This district is intended to provide suitable sites for two-family and multifamily dwellings of medium densities, with access to both public water and sewer.

(R)RM-4 multifamily residential medium density apartment district (flexible). This district is intended to provide suitable sites for multifamily dwellings of medium to high densities, with access to both public water and sewer. No new applications for rezoning to this district are accepted. Proponent density designated RM-4 may be developed under the standards contained in this chapter.

Sec. 119-912 - RM-4 multifamily residential medium-density apartment district.

(a) Scope and purpose. The provisions of this section apply to the RM-4 multifamily residential apartment district. The RM-4 multifamily residential apartment district is intended to provide suitable sites for medium and medium density dwellings of medium densities, with access to both public water and sewer.

(b) Permitted uses. (1) Any use permitted in the RM-4 district except noncommercial horticulture or agriculture and home occupations. (2) Multifamily attached dwellings including townhomes and condominiums, but limited to four units per lot. Each unit is supported by a one-hour fire-rated wall from the foundation to the roof decking. Each structure shall be limited to four units.

(c) Signs. See chapter 111.

(d) Street parking. See section 119-390.

(e) Special facts. Following are the special facts for the RM-4 multifamily residential medium-density apartment district:

Maximum density/units per acre	N/A
Minimum lot width	50 feet major collector street; 35 feet for minor collector street;
Minimum rear yard	20 feet from property line
Minimum front yard	20 feet from property line
Minimum building height	20 feet
Maximum building height	35 feet
Minimum floor area (including garages, carport, garden, patios and balconies)	The minimum needed floor space (in square feet) shall be as follows:
One bedroom—400	
Two bedrooms—1,000	
Three bedrooms—1,200	



PECAN-03

PECAN-04

PECAN-05

W. G. WILSON

PREPARED BY:

THOMAS HUTTON

PREPARED FOR:

WALKER ANDERSON HOMES, LLC

ZALIA SMITH TRACT

CITY OF LOGANVILLE

PREPARED BY:

THOMAS HUTTON

PREPARED FOR:

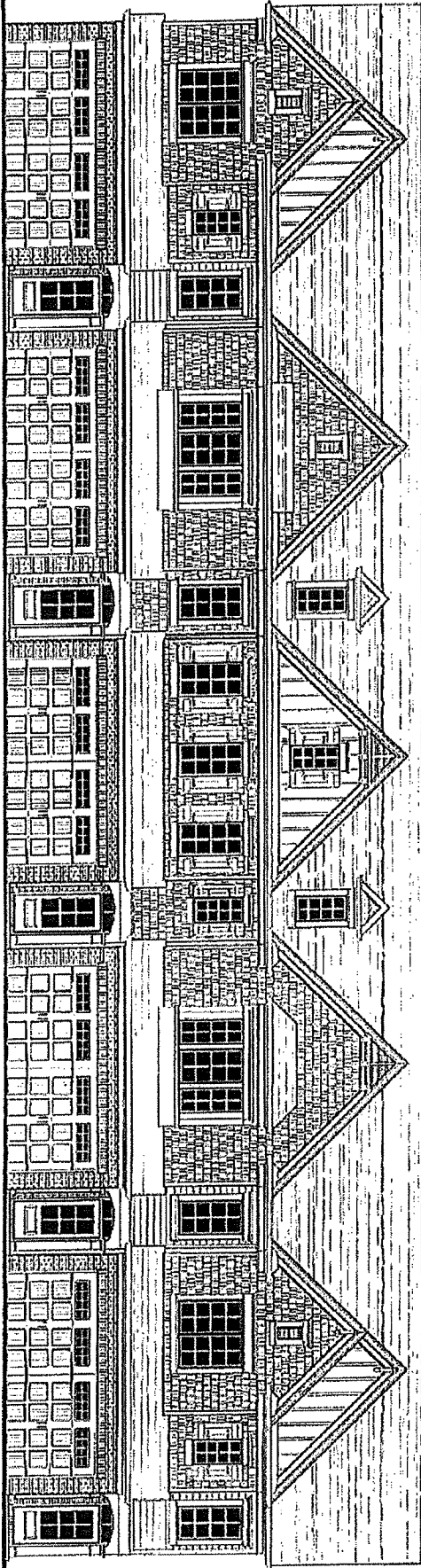
WALKER ANDERSON HOMES, LLC

DATE: 11/15/2017

SCALE: AS SHOWN

PROJECT: ZALIA SMITH TRACT

CLIENT: WALKER ANDERSON HOMES, LLC



Front Elevation - 5 Units Building



**Bostwick Properties, LLC
PO BOX 308
Bostwick, GA 30623**

**William J Smith Etal
3415 Clay Rd
Monticello, GA 31064**

**Loganville Hill LLC
117 Water St
Ste 201
Milford, MA 01757**

**Loganville Partners 2002 LLC
800 Mount Vernon Hwy NE
Ste 425
Atlanta, GA 30328**

**APIF -Georgia LLC
950 Tower Lane
Ste 800
Foster City, CA 94404**

**Margaret Hammond
4128 Pecan St
Loganville, GA 30052**

**Dennis D Hammond
9950 Feather Sound Ct
Alpharetta, GA 30022**

**Stevie Hammond Etal
4064 Pecan St
Loganville, GA 30052**

**Dwight Hammond
4054 Pecan St
Loganville, GA 30052**

**BVA North Logan LLC
176 N Main St
Ste 210
Florida, NY 10921**

STAFF REPORT — REZONE

ZONING CASE #: R24-036

LANDOWNERS: Linda Knight

APPLICANT: Walker Anderson Homes

PROPERTY ADDRESS: Pecan Road

MAP/PARCEL #: R5160 030, R5160 281, 5160 032

PARCEL DESCRIPTION: Wooded and Vacant land

AREA: 13.1 acres

EXISTING ZONING: Commercial Highway

PROPOSED ZONING: RM-6

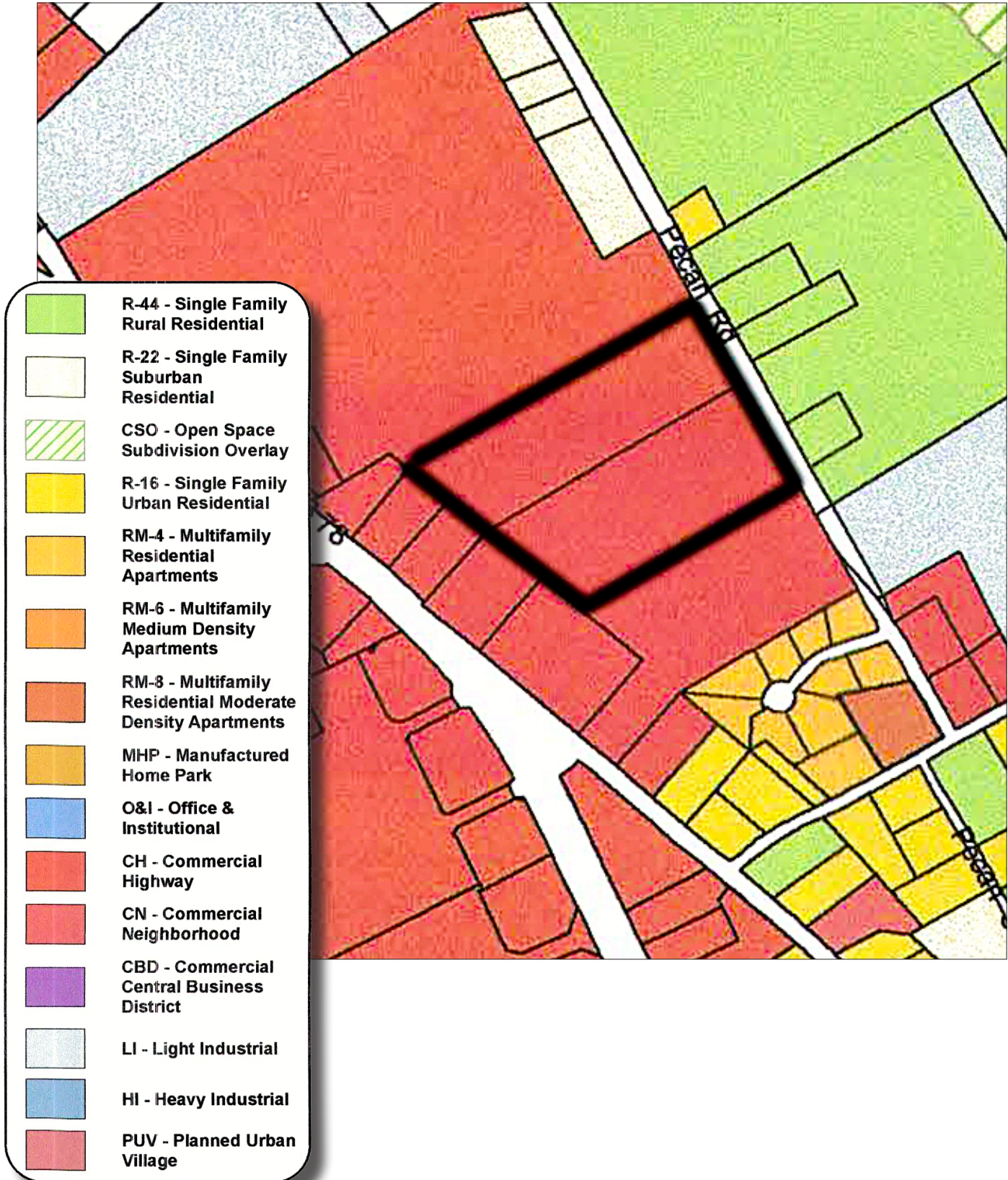
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: Develop a 74-residence, fee-simple townhome project

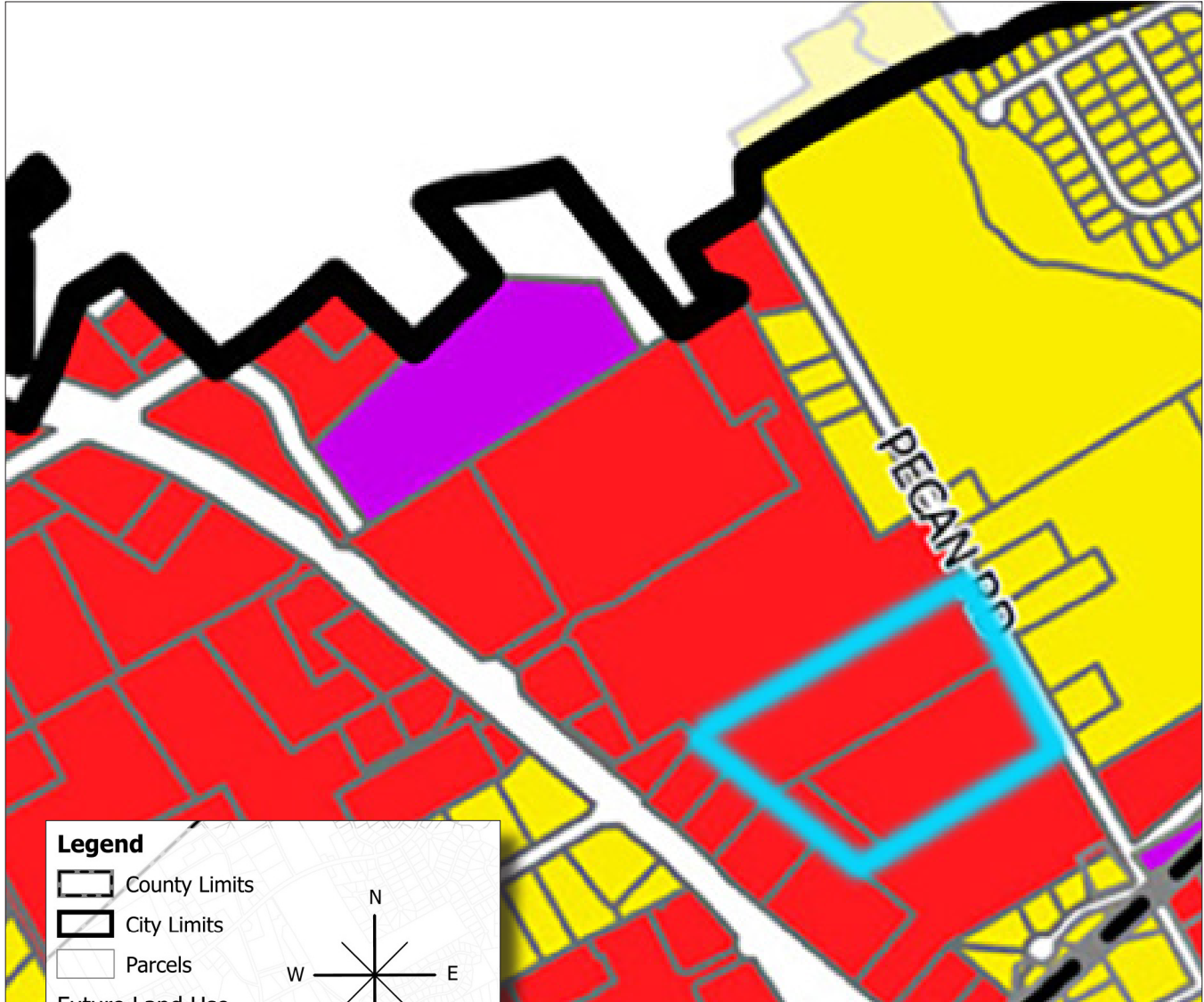
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Legend

- County Limits
- City Limits
- Parcels

Future Land Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/Forestry

N

W ——— E

S

Applicant's Request

The applicant is seeking to combine three parcels of land into a single, 13.1-acre tract and rezone the property to RM-6 to a 74-residence townhome community.

Existing Conditions

The parcels are vacant and wooded.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The adjacent parcels are mostly commercial, in addition to the Post Office to the south and residences across the street. The proposed project fits in line with the residential nature of Pecan Road and the density would not be out of place, with two multi-family housing neighborhoods nearby at the intersection with Line Street (170 Line Street is zoned RM-8 and the Kingsgate community is zoned RM-4).

What is the impact upon thoroughfare congestion and traffic safety? In addition to the dozen or so residences who utilize the thoroughfare, Pecan Road is primarily a cut-through for those navigating around the City. The road is classified by the City as a minor collector. No traffic counts have been done in the area and the only comment from the City of Loganville Comprehensive Traffic Study included a safety concern related to the height of the bushes on the corner of Pecan Road and Line Street. As there is only one access point, there would be a significant impact on congestion with a conservative estimate of an additional 125 cars on the 3,400-foot roadway. It might be beneficial for this project to consider incorporating another access point.

The applicant needs to be aware that the City does not permit dead ends or hammerheads in developments and adapt their site plan accordingly.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The addition of 74 townhomes on land that is currently vacant would impact density and create the potential for overcrowding in the immediate area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? The City has a 6-inch water line that will likely need to be upgraded and a 12-inch gravity-fed sewer main on Pecan Road that would service this project. The applicant should also note that the City requires 4:1 slope for detention ponds.

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.

Impact Analysis / Recommendation *(continued)*

Is the proposed use consistent with the adopted Comprehensive Plan? The City's Future Land Use Map has these parcels as maintaining a commercial zoning, though the Comprehensive Plan notes the need "to encourage a broader range of housing types, especially those 2-19 unit structures categorized as 'Missing Middle' housing."

What is the impact upon adjacent property owners if the request is approved? Most of the adjacent property owners are commercial parcels that would likely benefit from the addition of customers so close by. The nearby residences would likely be impacted the most by the additional traffic on Pecan Road.

What is the impact upon adjacent property owners if the request is not approved? There would be next to no impact if this rezone is not granted as the properties would remain as they exist currently.

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: This project meets the standards of the RM-6 zoning, though there are concerns about the increased traffic on Pecan Road. The applicant must also decide whether the project will have the 74 townhomes as listed on the application or the 78 shown on the site plan. 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? 6-inch PVC

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? 12-inch clay

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? Pecan Road (minor collector)

What is the traffic count for the road? Unknown

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? Yes

Transportation improvements in the area? If yes, what are they? No

EMERGENCY SERVICES

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

Distance of the nearest station? 1.1 miles

Most likely station for 1st response? Station 18

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

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.

[Handwritten Signature] _____ Date 9-6-24

MARK STRELFORT - MANAGER / MEMBER
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.



[Handwritten 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)

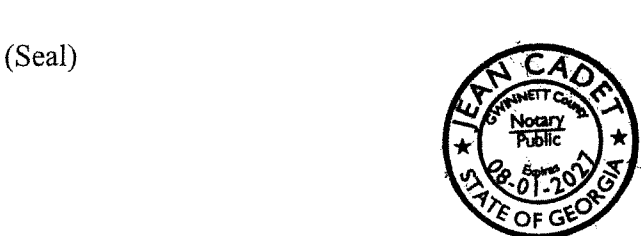
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

[Handwritten Signature] _____ Date 9-6-24

TONY BROOKS - EXECUTOR OF THE ESTATE OF THOMAS NATHAN BROOKS
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.

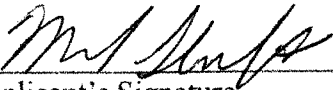


[Handwritten Signature]
Signature of Notary Public

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.

 _____	<u>7-3-24</u> Date	<u>Mark Streifert</u> Print Name
Applicant's Signature		

_____	_____	_____
Signature of Applicant's Attorney or Agent	Date	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.

Walton County, GA

Summary

Parcel Number C0040009A00
 Location Address 4332 TOM BROOKS RD
 Legal Description 9.34AC
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 9.34
 Neighborhood RURAL AREA 6-06000 (06000)
 Homestead Exemption Yes (L17)
 Landlot/District 216 / 4

[View Map](#)



Owner

BROOKS T N
 4332 TOM BROOKS ROAD
 LOGANVILLE, GA 30052

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural 5m Tract	Rural	1	4.34
RUR	Rural 5m Tract	Rural	1	1
RUR	Rural 5m Tract	Rural	1	4

Residential Improvement Information

Style Single Family
 Heated Square Feet 1272
 Exterior Walls Aluminum Siding
 Foundation Masonry
 Basement Square Feet 0
 Year Built 1946
 Roof Type Composite Shingle
 Heating Type Baseboard
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 1
 Value \$75,100
 House Address 4332 TOM BROOKS RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FB LAND	2002	33735x0 / 0	1	\$0
FB IMPROVEMENT	2002	40549x0 / 0	1	\$0
Barn-Economy	2000	36x20 / 0	1	\$1,700
Shop	2000	0x0 / 1841	1	\$7,600
Lean-To	2000	38x9 / 0	1	\$350

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	030 166	055 131	\$0	Unqualified Sale		BROOKS T N

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$249,050	\$230,450	\$187,950	\$169,950	\$160,350
Land Value	\$177,700	\$168,600	\$157,700	\$122,600	\$106,400
+ Improvement Value	\$75,100	\$70,800	\$63,100	\$55,700	\$53,900
+ Accessory Value	\$9,650	\$9,650	\$9,650	\$9,650	\$9,650
= Current Value	\$262,450	\$249,050	\$230,450	\$187,950	\$169,950



Overview



Legend

-  Parcels
-  Roads

Parcel ID C0040009A00
 Class Code Residential
 Taxing District Walton County
 Acres 9.34

Owner BROOKS T N
 4332 TOM BROOKS ROAD
 LOGANVILLE, GA 30052
 Physical Address 4332 TOM BROOKS RD
 Appraised Value Value \$262450

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)


Date created: 6/28/2024
 Last Data Uploaded: 6/27/2024 8:58:20 PM

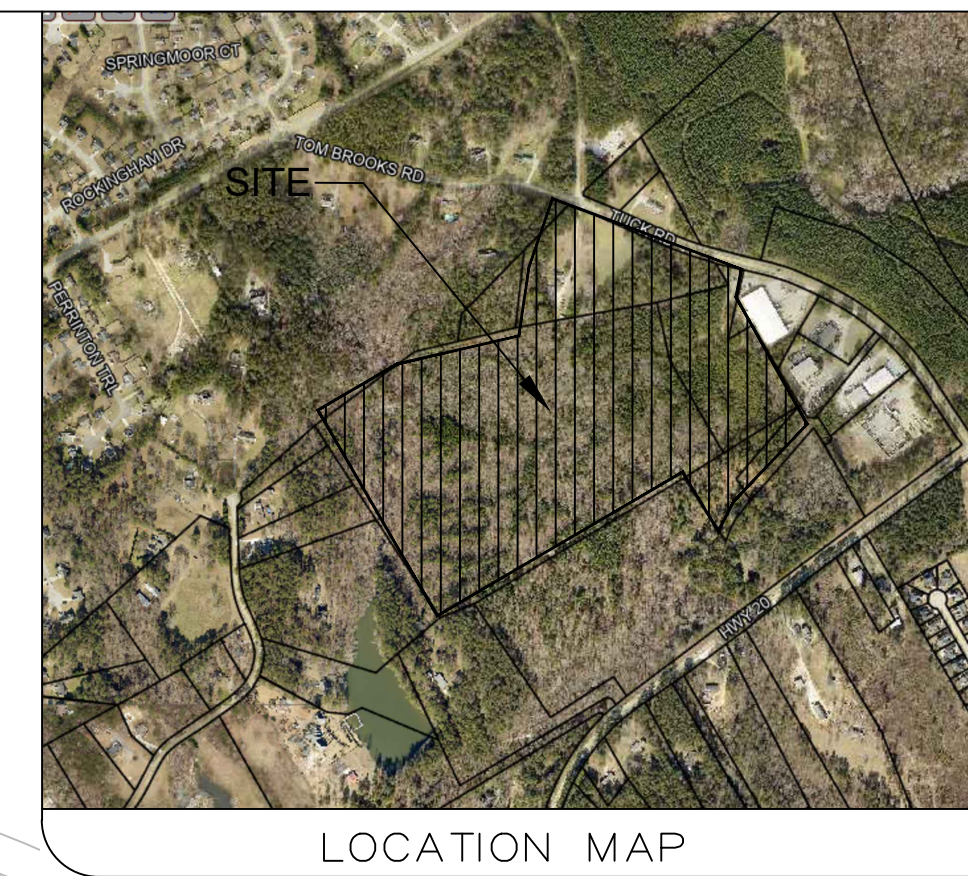
Developed by  Schneider
 GEOSPATIAL

PROJECT DATA:

- TOTAL PROJECT ACREAGE: 67.69 ACRES
- TAX PARCEL #: C0040009, LG060189 AND C0040009A00 TO BE SUBDIVIDED AS A PUV SUBDIVISION.
- FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0085E, DATED DECEMBER 8, 2016.
- WATER SUPPLY: CITY OF LOGANVILLE
- SEWAGE DISPOSAL: CITY OF LOGANVILLE
- EXISTING ZONING: CH PROPOSED ZONING: PUV
- MINIMUM LOT SIZE: 9,000 SF
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
- THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
- TOTAL AREA: 67.69 ACRES
 TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES
 TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 CALCULATED BUILDABLE LOT AREA: 67.69-7.79-5.00=54.90 ACRES
 ALLOWABLE PERCENTAGE OF EACH USE:
 SINGLE FAMILY LOTS: 45% (99x9,000SF=20.45AC=37.25% PROP.)
 TOWNHOMES: 15% (60x2,520SF=3.47AC=6.32% PROP.)
 COMMERCIAL: 20% (6.02 AC=8.72% PROP.)
 OPEN SPACE: 20% (54.90-20.45-3.47-6.02=24.96=45.46% PROP.)

LEGEND:

-  WALKING TRAIL
-  EXISTING TREE LINE
-  COMMERCIAL
-  SINGLE FAMILY
-  TOWNHOMES



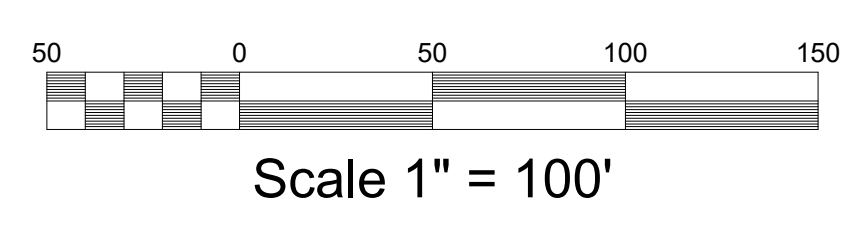
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-265-2443

OWNER & DEVELOPER
UPRISE DEVELOPMENT
 P.O. BOX 2748
 LOGANVILLE, GA 30052
 PHONE: (770)318-5329
 24 HR. CONTACT
 MARK STREIFERT

CONCEPT PLAN A1 FOR:
BROOKS LANDING
 CITY OF LOGANVILLE, GA

LAND LOT~DISTRICT	CITY	SCALE
187~216	LOGANVILLE	1"=100'

DATE	10/18/25
SHEET	1 of 1



REVISIONS	DATE

ANDERSEN | TATE | CARR

September 6, 2024

COMBINED LETTER OF INTENT AND JUSTIFICATION FOR ANNEXATION AND REZONING

**Annexation and Rezoning Application
City of Loganville, Walton County, Georgia**

Applicant:
Uprise Development

Rezoning Tax Parcel IDs:
C0040009 (50.28 acres)(Walton County)
C0040009A00 (9.34 acres)(Walton County)
LG060189 (8.07 acres)(City of Loganville)
LG060188 (2.53 acres)(City of Loganville)
R4216 001 (0.83 acres)(Gwinnett County)

Annexation Tax Parcel IDs:
C0040009 (50.28 acres)(Walton County)
C0040009A00 (9.34 acres)(Walton County)
R4216 001 (0.83 acres)(Gwinnett County)

±71.05 Acres of Land
Located at 4500, 4550 Tuck Road and 4332 Tom Brooks Road, Loganville, Georgia
From A2, B3, CN, R-100 to PUV

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

I. INTRODUCTION

This Application for Annexation and Rezoning is submitted for a 71.05-acre assemblage of land located at 4500 Tuck Road, 4550 Tuck Road, and 4332 Tom Brooks Road, Loganville Georgia (hereinafter the “Property”).¹ The Property is an assemblage of five (5) tax parcels with frontage on Tuck Road and Tom Brooks Road.² The Property is identified below from the Walton County and Gwinnett County tax assessor’s website:



Walton County



Gwinnett County

The Property currently maintains several different zoning classifications: A2 (Rural Estate District), B3 (Rural Estate District/General Business District), CN (Commercial Neighborhood District), and R-100 (Single Family Residence District). The Applicant, Uprise Development (the “Applicant”) now seeks approval to rezone the assemblage of properties to PUV (Planned Urban Village District)³ to accommodate the development of the Property as a mixed-use development with single-family detached homes, townhomes, and neighborhood-serving commercial/retail uses. The rezoning of the Property will allow for a quality mixed-use development that will provide additional housing supply to the surrounding community and support the adjacent commercial development.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the City of Loganville Zoning Ordinance.

¹ The Applicant reserves the right to amend the proposed total acreage of the development pending confirmation of legal descriptions and/or property surveys.

² The Applicant is requesting to annex three tax parcels into the City of Loganville: C0040009 and C0040009A00 (Walton County), and R4216 001 (Gwinnett County).

³ Pursuant to the City of Loganville Zoning Ordinance, the purpose of the PUV district is intended to “encourage and accommodate high-quality, pedestrian oriented, unified design and combinations of retail, cultural, public and residential uses and facilities in accordance with an approved master plan. The district allows for flexibility and encourages creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns and parking facilities in order to best utilize special site features of topography, size or shape.”

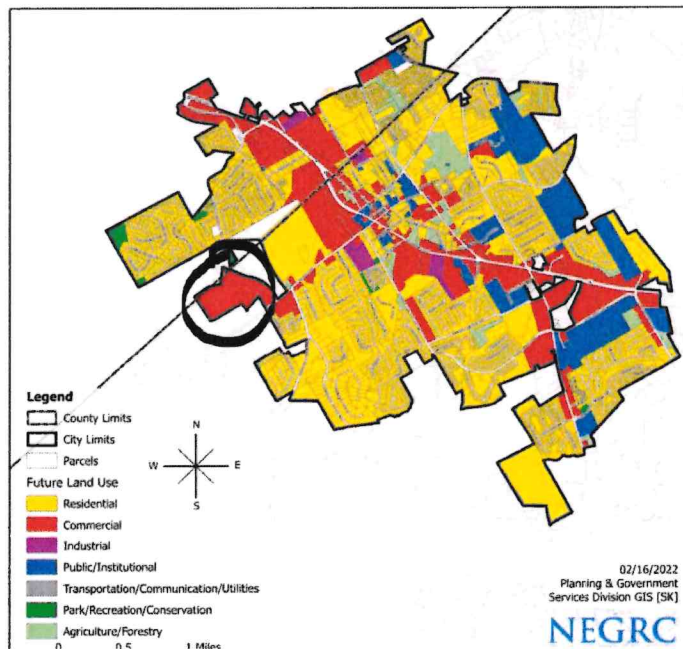
II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is an assemblage of five (5) tax parcels located on Tuck Road near its intersection with Tom Brooks Road. A portion of the Property is currently developed with a single-family residence; however, the majority of the site remains heavily wooded and undeveloped. The Property is surrounded by a variety of land uses, including single-family residential (Gwinnett County), commercial (Walton County), and industrial (Loganville). The proposed development is compatible with the surrounding land uses and would complement the adjacent properties by providing attractive and distinctive residential uses that are walkable to the proposed commercial component.

The City of Loganville 2022 Comprehensive Plan (the “2022 Plan”) classifies this Property as within the “Commercial” future development area. As outlined in the 2022 Plan, the Commercial area is anticipated to include retail, office space, and highway-commercial land uses, though small-scale neighborhood shops or offices may be desirable in certain places.

The Property is shown below on the City of Loganville Future Land Use Map:

Future Land Use Map



III. PROJECT SUMMARY

A. Planned Urban Village (PUV)

As shown on the conceptual site plan and filed with this Application (hereinafter the “Site Plan”), the Applicant proposes to develop a mixed-use development that includes combinations of residential, commercial, retail, and public uses. The rezoning of the Property will allow for the development of an otherwise underutilized site and allow for multiple uses to service the surrounding community.

The development would include 99 single-family detached homes, 60 townhomes, and approximately 24,000 square feet of commercial/retail space. The commercial/retail area would include a unique outdoor gathering space for patrons to enjoy. As indicated above, the site is surrounded by a variety of land uses, including residential, commercial, and industrial. The proposed development would provide an opportunity for transition from commercial and industrial to low and medium density housing. Moreover, the proposal would provide for an additional housing type for the citizens of Loganville and be a catalyst for other developments in the City. As shown in the Site Plan, the community would include both single-family detached homes and townhomes. The development will comply with the minimum/maximum floor areas as defined in Section 119-221(g)(6). While market conditions can fluctuate, the Applicant anticipates the starting price for single-family detached homes to be \$400k and the townhomes to be \$350k. The architectural style of both the single-family homes and townhomes would be constructed with a variety of facades, including brick, stacked stone, hardie plank, shake, board and batten. The development would include several features and amenities such as an outdoor gathering space, dog park, pickleball courts, cabana, and open space. The site is designed for two driveways on Tuck Road. For reference, the Applicant has included sample elevations with this Application.

The Property’s location along Tuck Road, with close proximity to Conyers Road and Highway 20, provides a vibrant, community-focused development. The Property is in an appropriate location for the proposed development, which is surrounded by a mix of land uses. The proposed development is also compatible with the 2022 Plan and will provide a variety of housing types for Loganville residents.

IV. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that rezoning to PUV satisfies the responses to evaluation criteria as follows:

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?
 - A. The Property is adjacent to existing residential, commercial, and industrial uses. The site will be developed with quality architectural elements consistent with the City’s development regulations and will not adversely impact the overall appearance of adjacent parcels. Rezoning the Property to PUV will also permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. How does the proposed use impact thoroughfare congestion and traffic safety?

- A. Rezoning the Property to PUV will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities or schools. While the Property has frontage on Tuck Road, the community has been designed for two-full access driveways on Tuck Road.
- 3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?
 - A. The proposed residential use is suitable in view of the existing development of adjacent and nearby properties. The development will provide additional housing supply in the community and would not create overcrowding.
- 4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services?
 - A. The proposed use is a low to medium density residential use compared to surrounding industrial and residential uses on adjacent properties as it relates to water, sewer, and transportation infrastructure. The development will not result in an excessive or burdensome use of the infrastructure. The City of Loganville Public Utilities department has further confirmed that sewer capacity is available and able to serve the development. Moreover, any potential impacts on public facilities such as traffic, utility demand, stormwater, and schools can be mitigated with appropriate zoning conditions and site development requirements.
- 5. How does the proposed zoning provide protection of property against blight and depreciation?
 - A. The proposed zoning activates a site that is currently zoned for manufactured homes and industrial uses. The development of a townhome community brings new economic investment to the City and provides additional housing options.
- 6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?
 - A. The proposed use is a less intense use of the Property than some permitted uses under the commercial zoning classification. In addition, development of the site with single-family detached and townhomes as opposed to entirely all commercial would serve existing residents in the community as well as new residents seeking housing in the City.
- 7. In what way does the proposed zoning affect adjacent property owners if the request is approved?
 - A. The proposed rezoning will have minimal impact on adjacent property owners as the proposed residential use and commercial uses will be less intensive than what the future development

map calls for. Likewise, a single family detached and townhome community will provide housing options and further support existing and future commercial development.

8. What is the impact upon adjacent property owners if the request is not approved?

A. The Property is currently occupied with a single family residence with the majority of the site being heavily wooded. Should the Property not be rezoned to allow for single-family detached homes, townhomes, and commercial, the area where the Property is located will be deprived of new residential investment that is complimentary to the surrounding uses. The proposed rezoning brings a complimentary use to the surrounding properties and will further support the existing business in the community.

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.

A. The proposed rezoning would have a positive effect on the aesthetics and prosperity of the present and future citizens of the City by bringing new development to an essentially undeveloped site. The proposed development will provide quality architecture and needed housing supply to the City’s current and future residents. The proposed use would be of low impact compared to its current zoning classifications and would not affect the health, safety, or morals of the City’s current or future residents.

V. JUSTIFICATION FOR REZONING

The Applicant respectfully submits that "The Code of the City of Loganville, Georgia" (the "Code"), as amended from time to time, to the extent that it classifies the Property in any zoning district that would preclude development of a planned urban village (PUV) is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Property pursuant to the Code deprives the Applicant and Property owner of any alternative reasonable use and development of the Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and that requested herein, would deprive the Applicant and Property owner of any reasonable use and development of the Property. Further, any attempt by the Mayor and Council of the City of Loganville to impose greater restrictions upon the manner in which the Property will be developed than presently exist would be equally unlawful.

Accordingly, Applicant submits that the current zoning classifications and any other zoning of the Property save for what has been requested as established in the Code constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant and Property owner. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Further, the existing

inconsistent zoning classification constitutes, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this Project would constitute, a taking of the owner’s private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested rezoning to PUV would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the Mayor and Council of the City of Loganville cannot lawfully impose more restrictive standards upon the development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government’s police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application for Annexation and Rezoning to PUV be approved. The Applicant welcomes the opportunity to meet with the City of Loganville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 6th day of September, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb
4874-4903-1905, v. 1



Front Elevation

3 sided Masonry/Stone Waterfall





Front Elevation

End units to be 3 sided Masonry/Stone Waterfall

C0040009A00 & C0040009

BAILEY WILMA YVONNE &
BAILEY DAVID MICHAEL
4303 TOM BROOKS ROAD
LOGANVILLE, GA 30052

BROOKS O H
% BENNY STEPHENSON
55 PAPAS TALK
SOCIAL CIRCLE, GA 30025

UPRISE DEVELOPMENT LLC
P O BOX 2748
LOGANVILLE, GA 30052

GREEN CHRISTOPHER J &
GREEN MICHELLE Y
4565 TUCK ROAD
LOGANVILLE, GA 30052

TUCK FAMILY FARM LLLP
C/O SHERRY S GRIDER
1221 DIALS PLANTATION DR
STATHAM, GA 30666

C0040009

PHE PROPERTIES LLLP
P O BOX 338
SUWANEE, GA 30024

MARSON HOLDINGS LLC
P O BOX 2748
LOGANVILLE, GA 30052

MURRAY LLOYD & JANE H
4966 DONALD DRIVE
LOGANVILLE, GA 30052

VELASQUEZ CARLOS HUMBERTO
4964 DONALD DR
LOGANVILLE, GA 30052

JORDAN ROBERT
4954 DONALD DR
LOGANVILLE, GA 30052

SHARPLE MATTHEW
4944 DONALD DR
LOGANVILLE, GA 30052

CSI

Civil Solutions, Inc.
750 Belmont Road
Athens, Georgia 30605
Cell: 706-255-2443 Email: bwood.csi@gmail.com

Tuck Road Planned Urban Village
4550 Tuck Road
Loganville, Georgia 30052

February 16, 2025

RE: Water-Sewer Demands

To Whom It May Concern:

This letter is to confirm the water and sewer demands for a proposed Planned Urban Village project located at 4550 Tuck Road in Loganville, Georgia. The project is to include up to 100 single family lots, up to 60 townhome units, and (2) 8000 sf commercial buildings.

Assuming:

- 100 Single Family Homes
- 60 Townhomes
- Commercial buildings are assumed to have up to 25 employees @ 25 gal/day per employee and assumed 30 seat restaurant @ 50 gal/seat/day (per Environmental Health Manual)

Demand: 100 x 400 gal/day = 40,000 gal/day
 60 x 400 = 24,000 gal/day
 25 employees @ 25 gal/day = 625 gal/day
30 seats @ 50 gal/seat/day = 1,500 gal/day
 40,000 + 24,000 + 625 + 1,500 = 66,125 gal/day / 1440 = 45.92 gal/min

Peak Demand with pump station: 66,125 (2.5) = 165,312.5 / 1440 = 114.80 gal/min

Sincerely,



Brian Wood, P.E.

Civil Solutions, Inc ~ 750 Belmont Road, Athens Georgia 30605 ~ (706)255-2443

TRAFFIC MEMORANDUM

for

BROOKS LANDING SUBDIVISION

Tuck Road

City of Loganville, Walton County, Georgia

TPA Job No. 1-25-0044



4317 Park Drive, Suite 400
Norcross, Georgia 30093
(770) 416-7511



FOR THE FIRM
Travis Pruitt & Associates, Inc.

Issued: 2/17/2025



Trip Generation Memorandum-Brooks Landing

Purpose

The purpose of this memorandum is to determine the roadway classification for Tuck Road based on the criteria established by Walton County in Land Development Ordinance Section 9-1-100 and whether or not the requirements of the City of Loganville Code of Ordinances section 119-221(b) for the proposed development of the Brooks Landing Subdivision as a Planned Urban Village are met. The subdivision will be annexed into the City of Loganville. The Brooks Landing Subdivision will be annexed into the City of Loganville and will be subject to the City’s Ordinances.

The City of Loganville Code of Ordinances requires in section 119-221(b) that a Planned Urban Village (PUV) development must have access to at least one arterial or major collector. The proposed reclassification of Tuck Road from a local road to a major collector will satisfy this requirement.

Tuck Road is approximately 0.5 miles of 2-lane, asphalt-paved rural roadway that connects SR 20 to Tom Brooks Road. Tuck Road is stop-controlled as the minor approach at the two-way stop-controlled intersection with SR 20. Tuck Road is stop-controlled at the all-way stop-controlled intersection of Tuck Road and Tom Brooks Road. Tuck Road is located within right-of-way that is owned by Walton County and the roadway is maintained by Walton County.

Existing Conditions

GDOT classified Tuck Road as a local road in the Project Concept Report for P.I. Number 0016387 for the SR 20 from CS 660/Sharon Church Road to SR 10/US 78 – Widening & Roundabout.

Based on a 24-hour count that was performed on January 30, 2025, with the data collection point located on Tuck Road to the east of the intersection of Tuck Road and Tom Brooks Road, the daily volume on Tuck Road is 2,823 vehicles per day. Of the total 2,823 vehicles on Tuck Road, 1,282 vehicles (45.4%) were eastbound, and 1,541 vehicles (54.6%) were westbound. The AM Peak Hour volume was determined to occur between 8:00 AM and 9:00 AM with a total of 172 vehicles, while the PM Peak Hour volume was determined to occur between 5:00 PM and 6:00 PM with a total of 279 vehicles.

In accordance with the table in Section 9-1-100 of the Land Development Ordinance of Walton County, Georgia, the daily volume of 2,823 vehicles per day classifies Tuck Road as a Major Collector Road which has a range of 2,501 to 9,999 ADT. Figure 1 below shows the classifications from section 9-1-100 A.2 of the Land Development Ordinance.

Figure 1. Street Classification from Land Development Ordinance of Walton County, Georgia

Classification	Average Daily Trips (ADT)
Local Road	250 or Less
Minor Collector	251 to 2,500
Major Collector	2,501 to 9,999
Arterial	10,000 or More

GDOT Programmed Improvements

GDOT P.I. Number 0016387 for the SR 20 from CS 660/Sharon Church Road to SR 10/US 78 – Widening & Roundabout includes the conversion of the intersection of SR 20 and Sharon Church Road from an existing two-way stop-controlled intersection to a roundabout. Sharon Church Road will also be realigned to intersect SR 20



approximately 100 feet further south than its existing intersection location. The project includes the realignment of Tuck Road from its current intersection with SR 20 to serve as the eastbound approach to the four-legged roundabout at Sharon Church Road and SR 20, which is approximately 550 feet north of Tuck Road’s existing intersection with SR 20. The project is scheduled for completion in 2027.

Proposed Development

The proposed development includes 99 single-family detached houses, 60 single-family attached houses, and 16,000 square feet of strip retail plaza on 67.69 acres on Tax Parcels C0040009, LG060189 and C0040009A00. The development will be annexed into the City of Loganville and rezoned for a Planned Urban Village. The development will include public roads, open space and amenities, utilities, and stormwater management. Vehicular access to the site will be provided by two (2) two-way roadway connections on Tuck Road. The first roadway will serve as the northbound approach to the existing stop-controlled intersection of Tuck Road and Tom Brooks Road. The second road will intersect Tuck Road approximately 840LF east of intersection #1 and 1,640LF west of the existing intersection of Tuck Road / SR 20. The proposed development is shown in the attached Concept Plan.

Per the requirements of The City of Loganville Code of Ordinance section 119-221(d)(2)a, no more than 25% of the full buildout of each land use may be developed in any given phase. Phase 1 is anticipated to be constructed and occupied within 2 years. This will coincide with the completion of the GDOT programmed improvements which includes the reconstruction of Tuck Road and the roundabout at its intersection with SR 20.

Trip Generation

The accepted procedure for determining the trips generated by the development of a property based on the land use and intensity is to apply the rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual – 11th Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed development.

The results of the trip generation for the full buildout of the Brooks Landing Project are given in Table 1.

Table 1. Trip Generation Results-Full Buildout

Trip Generation									
Land Use (ITE Code)	Intensity	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	99	Dwelling Units	1,000	18	56	74	62	36	98
Single-Family Attached Housing (215)	60	Dwelling Units	407	6	20	26	19	13	32
Strip Retail Plaza (822)	16	1000 Sq. Ft. GFA	905	24	15	39	54	55	109
Total			2,312	48	91	139	135	104	239

Phase 1 of the development will include no more than 25% of the proposed units per the Planned Urban Village District (PUV) requirements outlined in the City of Loganville Code of Ordinance Section 119-221(d)(2)a. Table 2 shows the calculated trip generation that corresponds to 25% of the intensities at full buildout.



Table 2. Trip Generation Results-25% Buildout (Phase 1)

Trip Generation									
Land Use (ITE Code)	Intensity	Independent Variable	ADT	AM Peak Hour			PM Peak Hour		
			2-Way	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	24	Dwelling Units	271	5	15	20	16	10	26
Single-Family Attached Housing (215)	15	Dwelling Units	64	1	1	2	3	2	5
Strip Retail Plaza (822)	4	1000 Sq. Ft. GFA	398	9	7	16	20	21	41
Total			733	15	23	38	39	33	72

Analysis

For Phase 1 of the development, in which no more than 25% of each land use will be developed, the existing trip distribution on Tuck Road (45%EB/55%WB) is applied to the ingress and egress traffic to and from the development. With the total Phase 1 ADT of 733 vehicles per day, 330 new daily trips (45% of 733 ADT) will enter and exit the site through the two new subdivision entrances to and from the east—towards SR 20. This results in 165 ingress trips and 165 egress trips per day to and from the east. In Phase 1, the remaining 55% of the ADT will be distributed to the west on Tom Brooks Road and to the north on Tuck Road. The traffic assignment is assumed to have a split of 20% to and from the north on Tuck Road and 35% to and from the west on Tom Brooks Road. The resulting ADTs for Phase 1 are calculated to be 147 trips to and from the north on Tuck Road (73 ingress trips and 74 egress trips per day) and 257 trips to and from the west on Tom Brooks Road (128 ingress trips and 129 egress trips).

In the Phase 1 condition, the addition of the proposed 733 vehicles per day to the existing volume of 2,823 vehicles results in 3,556 vehicles per day on Tuck Road. These Phase 1 trips are anticipated to occur after 2027 when the GDOT programmed improvements are fully constructed.

For the full buildout of the development, the existing trip distributions on Tuck Road (45%EB/55%WB) is applied to the ingress and egress traffic to and from the development. With the total full-buildout ADT of 2,312 vehicles per day, 1,040 new daily trips (45% of 2,312 ADT) will enter and exit the site through the two new subdivision entrances to and from the east—towards SR 20. This results in 520 ingress trips and 520 egress trips per day to and from the east. In the full-buildout of the development, the remaining 55% of the ADT will be distributed to the west on Tom Brooks Road and to the north on Tuck Road. The traffic assignment is assumed to have a split of 20% to and from the north on Tuck Road and 35% to and from the west on Tom Brooks Road. The resulting ADTs for the full-buildout are calculated to be 462 trips to and from the north on Tuck Road (231 ingress trips and 231 egress trips per day) and 809 trips to and from the west on Tom Brooks Road (405 ingress trips and 405 egress trips).

In the full build out condition, the addition of the proposed 2,312 vehicles per day to the existing volume of 2,823 vehicles results in 5,136 vehicles per day on Tuck Road.



Conclusions

The proposed land uses and intensities of 60 single-family detached houses, 99 single-family attached houses, and 16,000 square feet of strip retail plaza will generate 2,823 total trips. When this trip volume is added to the existing Tuck Road daily traffic volume of 2,823 vehicles, the total is 5,136 vehicles per day. This volume falls between the ADT range of 2,501 and 9,999 which maintains the classification of Tuck Road as a major collector with or without the development of the proposed subdivision.

With the reclassification of Tuck Road from a local road to a major collector based on the existing and proposed traffic volumes, the access management requirements in Walton County Code of Ordinances Section 9-1-110 shall not apply.

Additionally, with the reclassification of Tuck Road from a local road to a major collector, Tuck Road meets the City of Loganville requirements in section 119-221(b) which requires that the proposed site must have access to at least one arterial or major collector road.

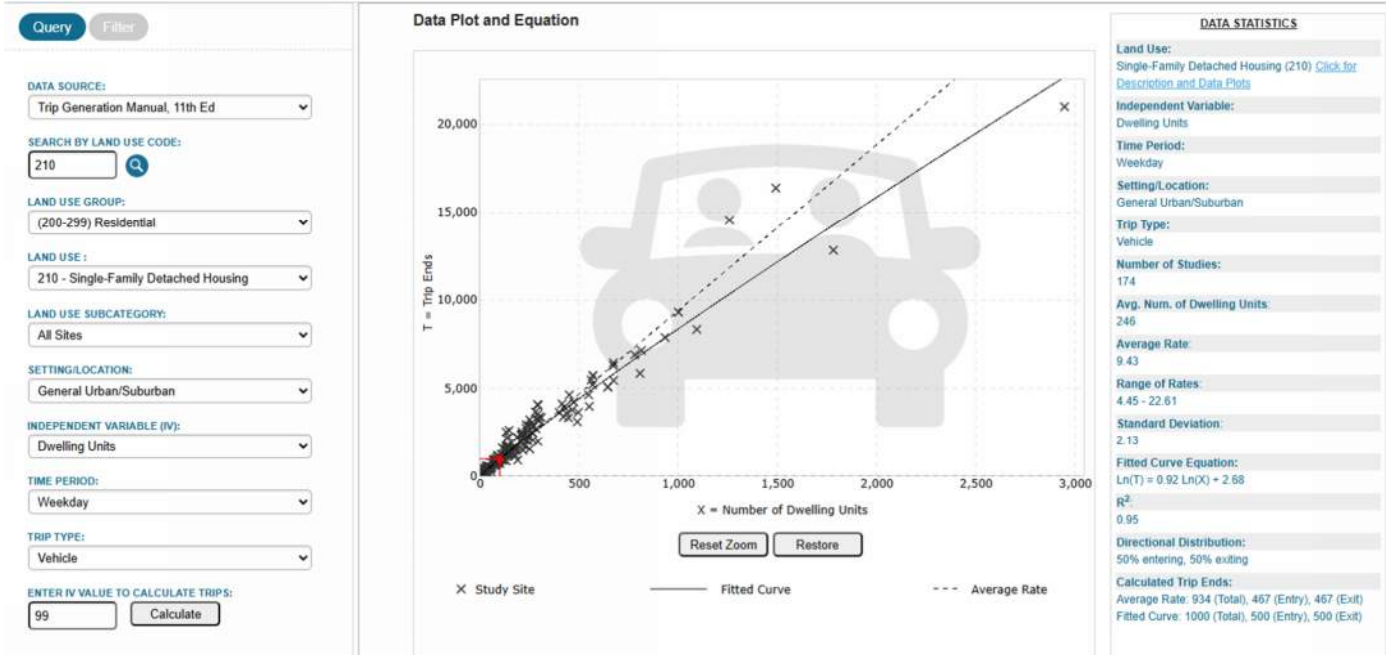
Please consider this memorandum as a formal request to consider the reclassification of Tuck Road from a local road to a major collector in future updates to the Walton County Comprehensive Plan and subsequently by the City of Loganville.



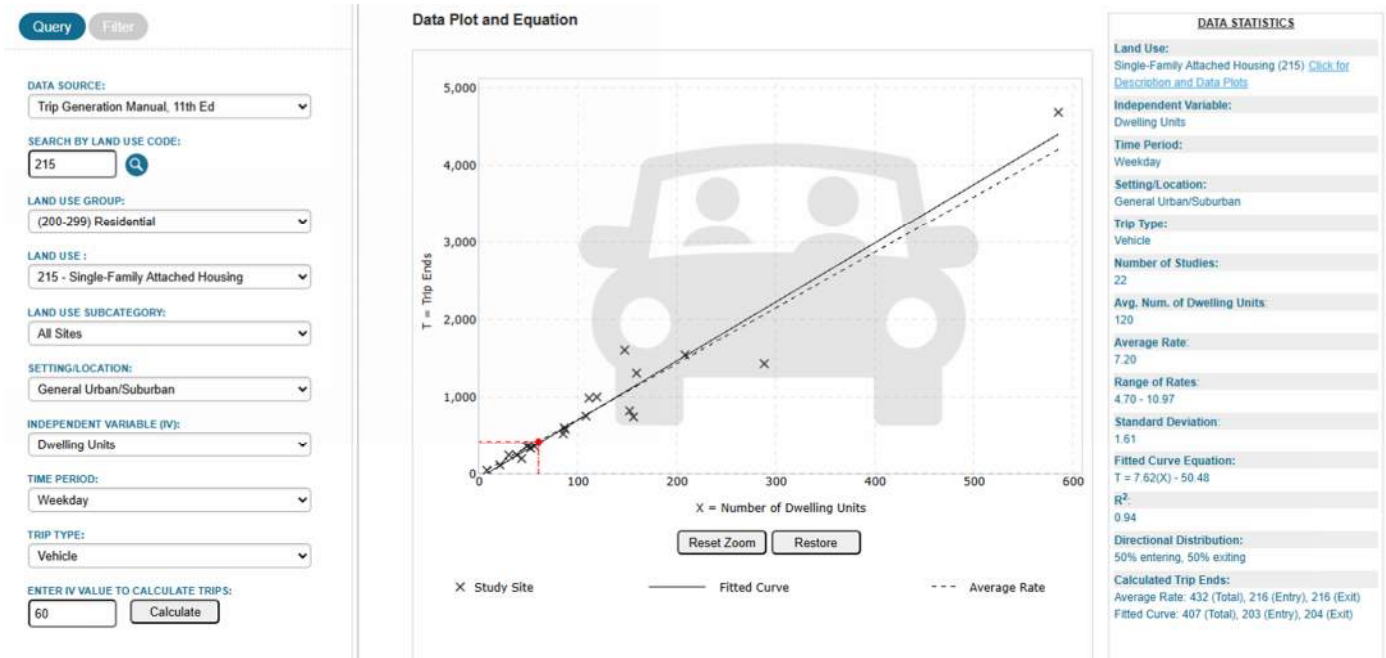
ITE Trip Generation Web-based App Output

Weekday Average Daily Traffic:

Single-Family Detached Housing

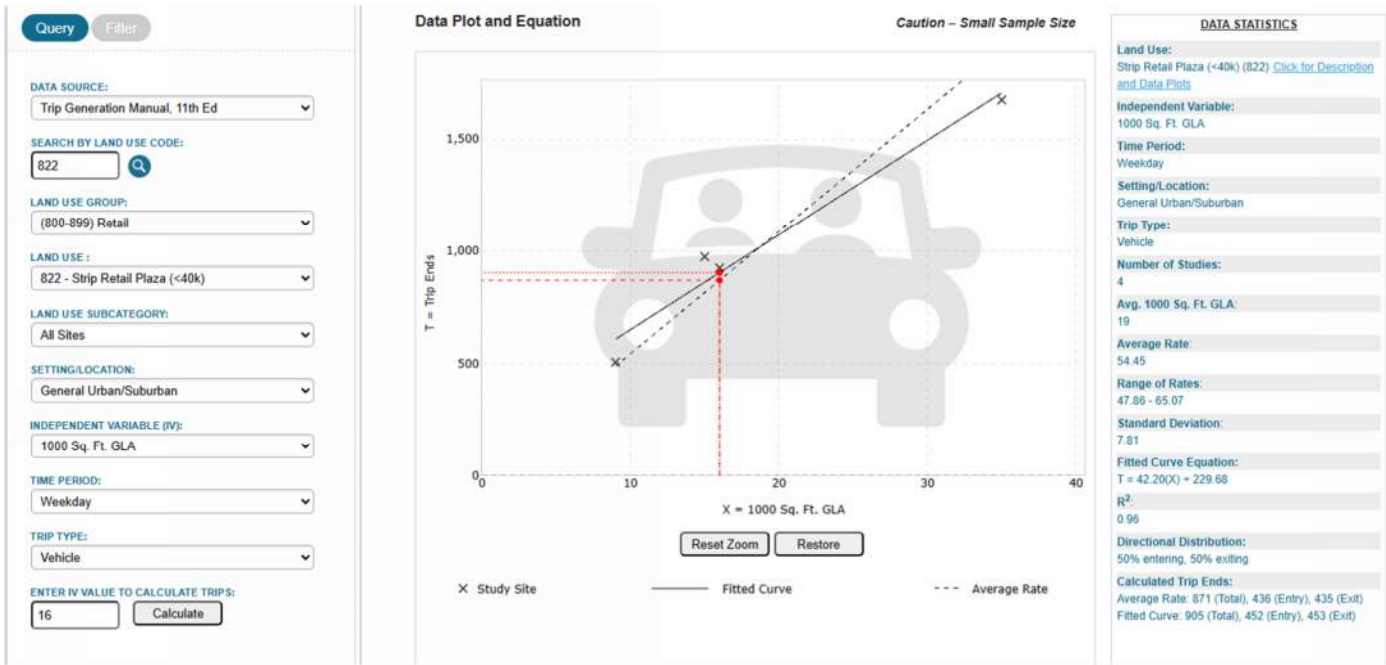


Single-Family Attached Housing



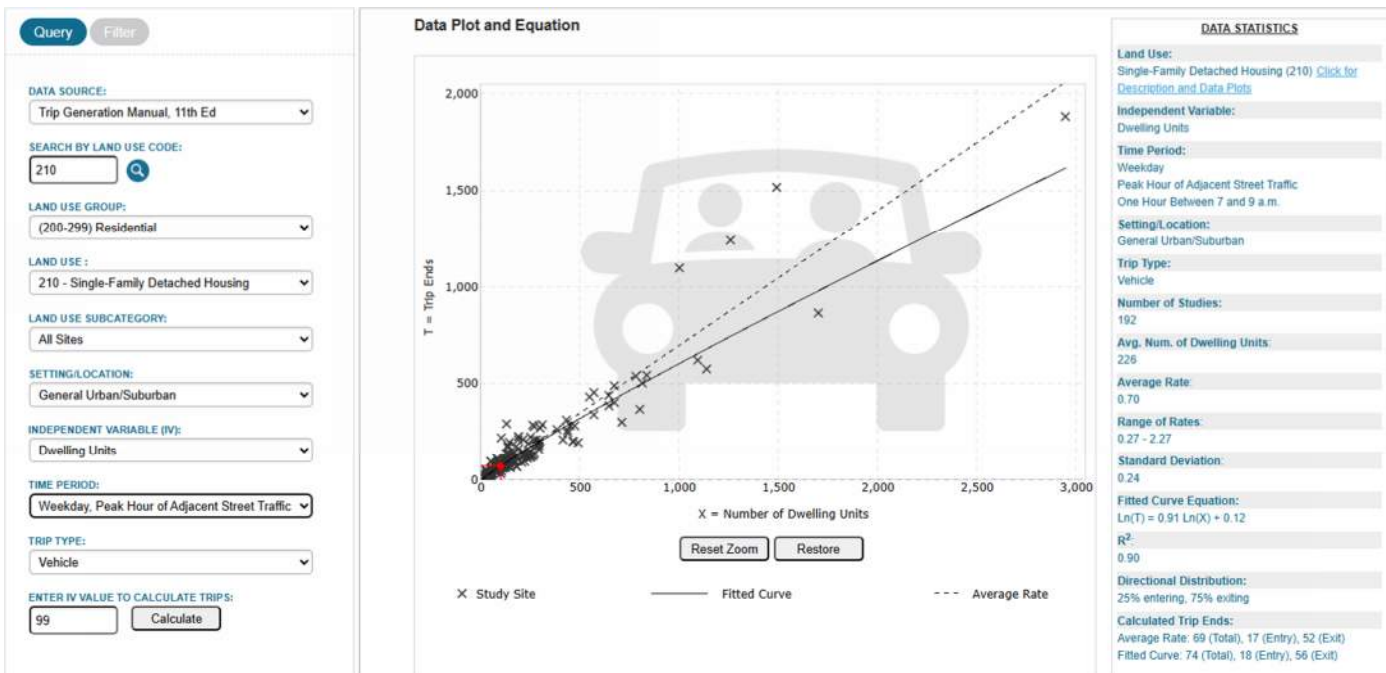


Retail Strip Plaza



Weekday Peak Hour AM:

Single-Family Detached Housing





Single-Family Attached Housing

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
215

LAND USE GROUP:
(200-299) Residential

LAND USE:
215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

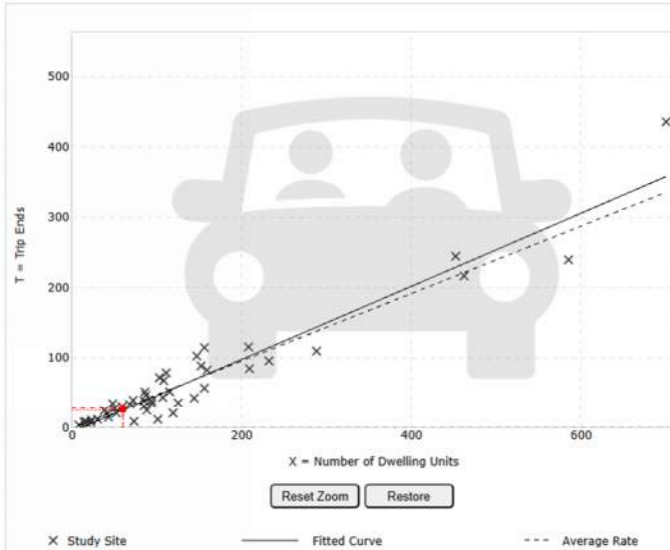
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
60 Calculate

Data Plot and Equation



DATA STATISTICS	
Land Use:	Single-Family Attached Housing (215) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	46
Avg. Num. of Dwelling Units:	135
Average Rate:	0.48
Range of Rates:	0.12 - 0.74
Standard Deviation:	0.14
Fitted Curve Equation:	$T = 0.52(X) - 5.70$
R ² :	0.92
Directional Distribution:	25% entering, 75% exiting
Calculated Trip Ends:	Average Rate: 29 (Total), 7 (Entry), 22 (Exit) Fitted Curve: 26 (Total), 6 (Entry), 20 (Exit)

Retail Strip Plaza

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
822

LAND USE GROUP:
(800-899) Retail

LAND USE:
822 - Strip Retail Plaza (<40k)

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GLA

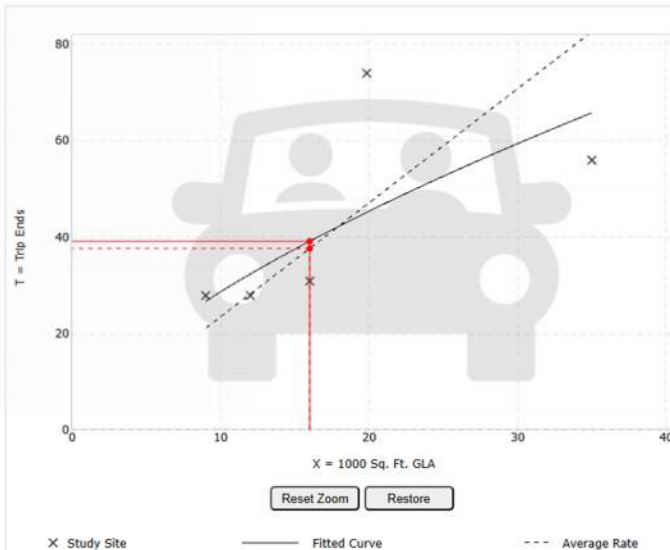
TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16 Calculate

Data Plot and Equation

Caution - Small Sample Size

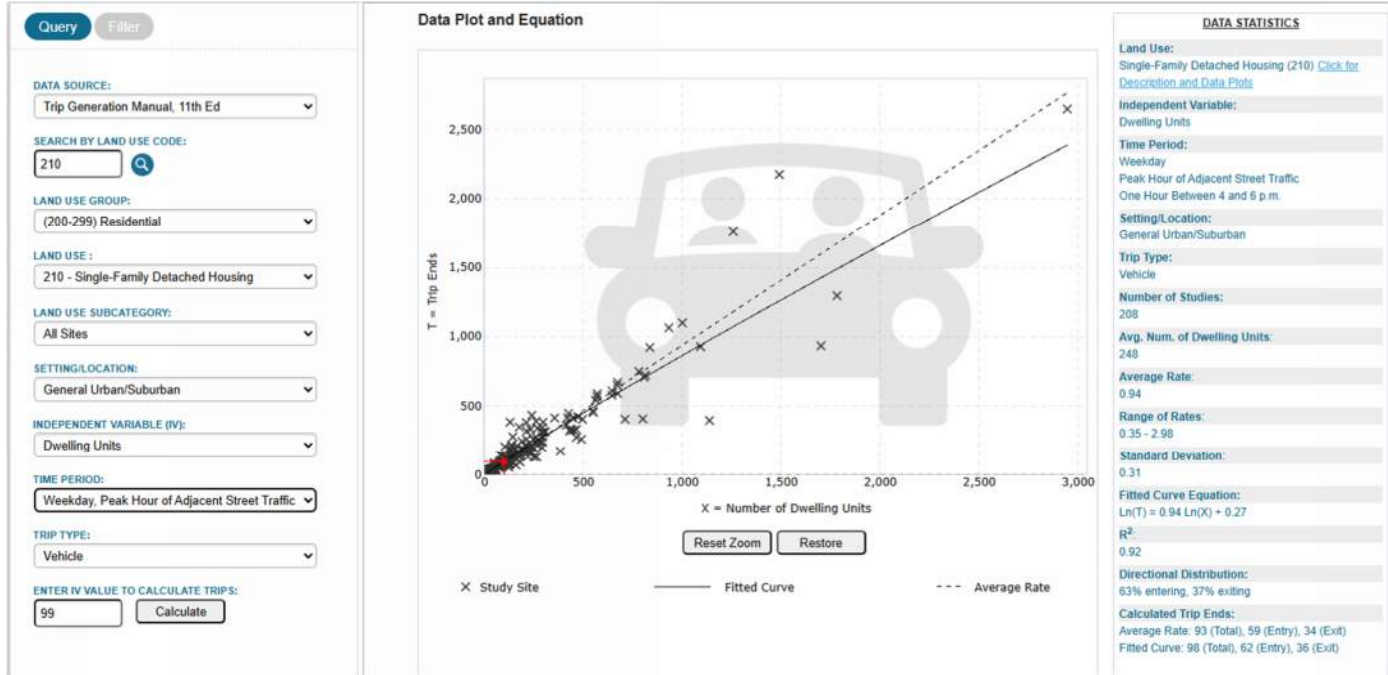


DATA STATISTICS	
Land Use:	Strip Retail Plaza (<40k) (822) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GLA
Time Period:	Weekday Peak Hour of Adjacent Street Traffic One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	5
Avg. 1000 Sq. Ft. GLA:	18
Average Rate:	2.36
Range of Rates:	1.60 - 3.73
Standard Deviation:	0.94
Fitted Curve Equation:	$Ln(T) = 0.66 Ln(X) + 1.84$
R ² :	0.57
Directional Distribution:	60% entering, 40% exiting
Calculated Trip Ends:	Average Rate: 38 (Total), 23 (Entry), 15 (Exit) Fitted Curve: 39 (Total), 24 (Entry), 15 (Exit)

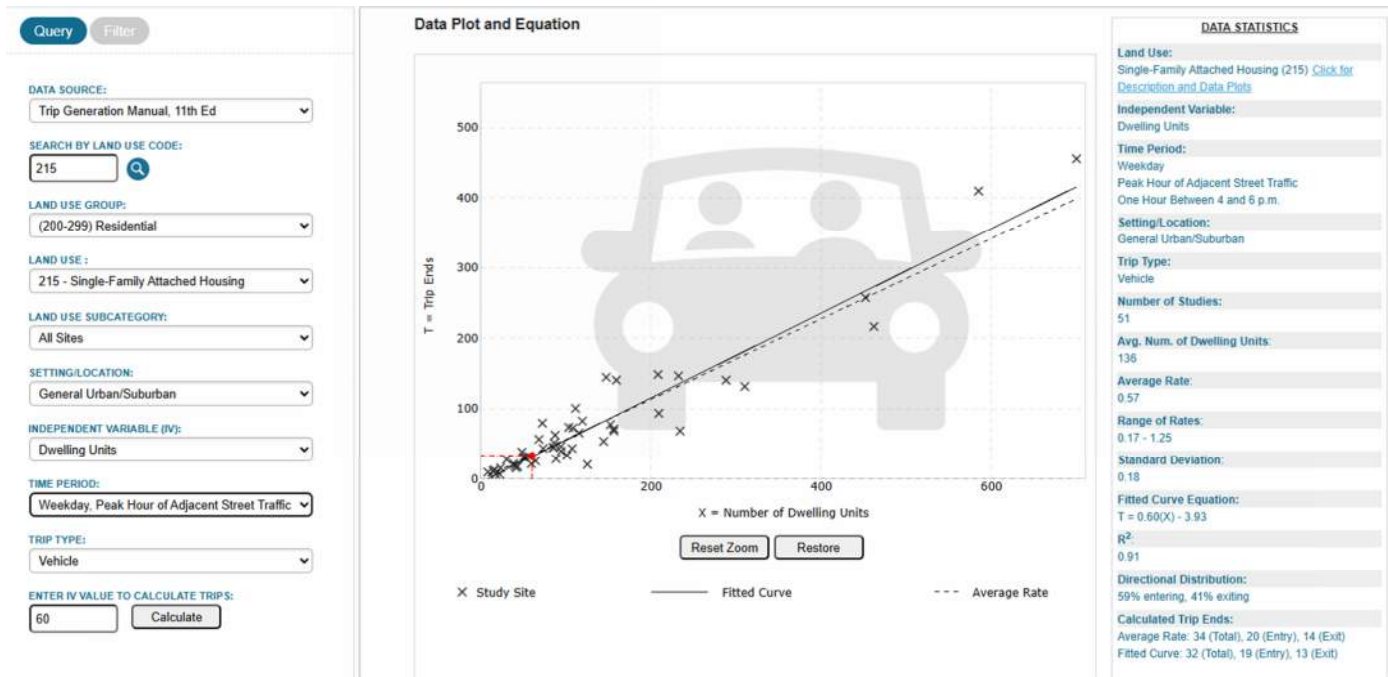


Weekday Peak Hour PM:

Single-Family Detached Housing

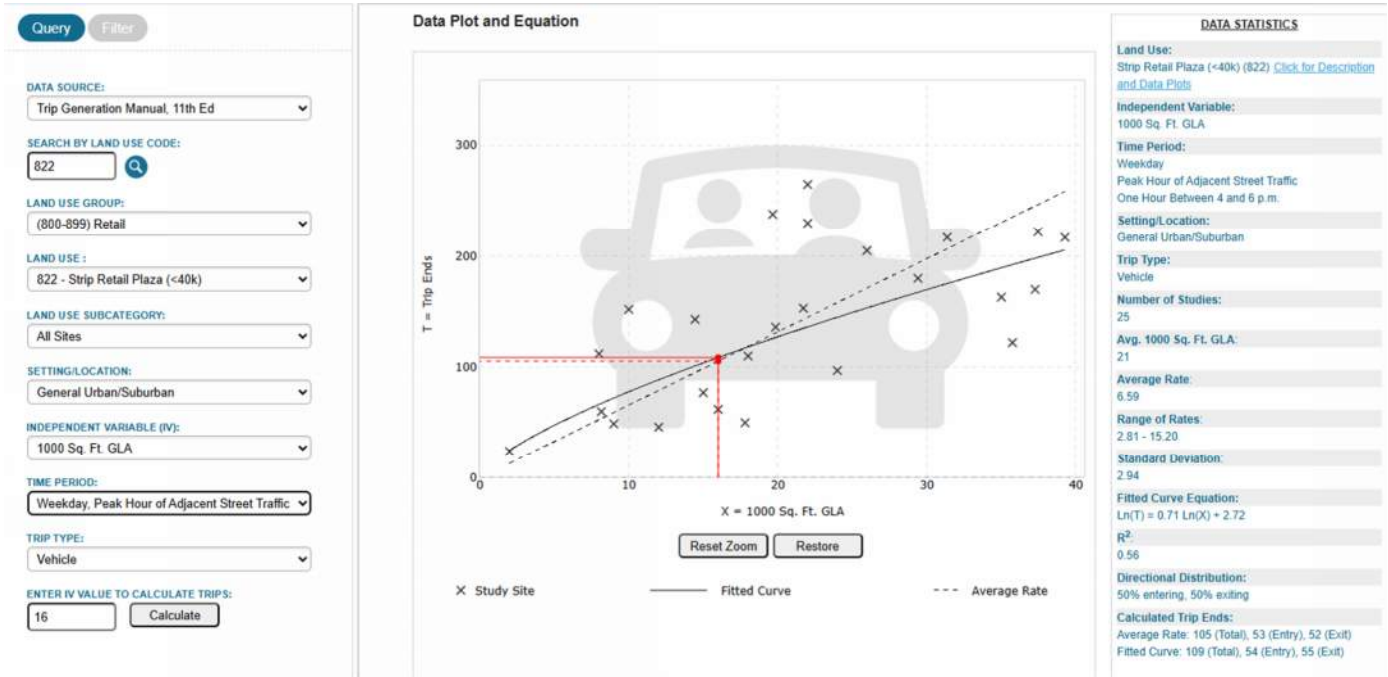


Single-Family Attached Housing





Retail Strip Plaza





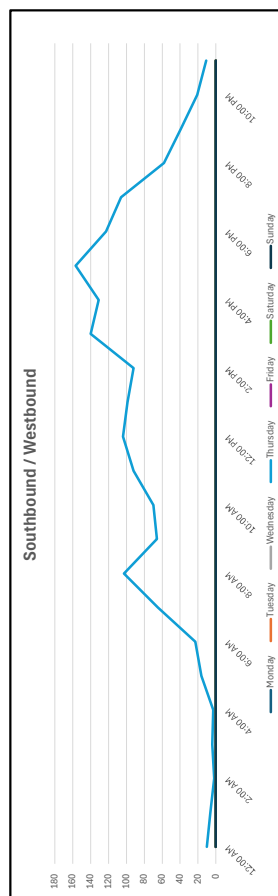
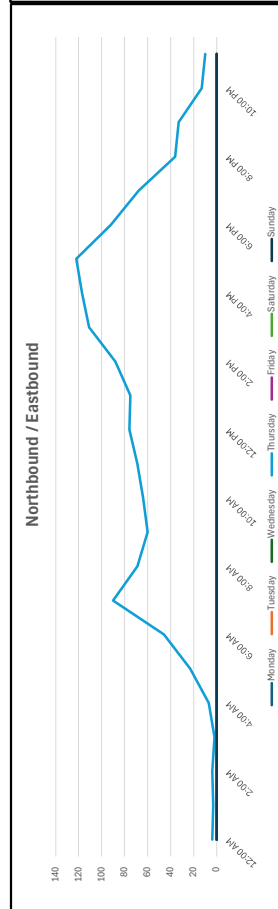
Traffic Counts (January 30, 2025)



Vehicle Volume Report - Hourly

Site Description: TUCKER RD WEST OF SR-20
 Site Number: 1
 Start Date: 1/30/2025
 End Date: 1/30/2025

Time	Monday 2/3/25		Tuesday 2/4/25		Wednesday 2/5/25		Thursday 1/30/25		Friday 1/31/25		Saturday 2/1/25		Sunday 2/2/25		3 Day Avg Tue-Thu		5 Day Avg Mon-Fri		7 Day Avg Mon-Sun		
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	
12:00 AM	-	-	-	-	-	-	4	10	14	-	-	-	-	-	-	-	-	-	-	-	-
1:00 AM	-	-	-	-	-	-	3	6	9	-	-	-	-	-	-	-	-	-	-	-	-
2:00 AM	-	-	-	-	-	-	4	2	6	-	-	-	-	-	-	-	-	-	-	-	-
3:00 AM	-	-	-	-	-	-	2	4	6	-	-	-	-	-	-	-	-	-	-	-	-
4:00 AM	-	-	-	-	-	-	7	3	10	-	-	-	-	-	-	-	-	-	-	-	-
5:00 AM	-	-	-	-	-	-	23	16	39	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	-	-	-	-	-	-	46	23	69	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	-	-	-	-	-	-	90	65	155	-	-	-	-	-	-	-	-	-	-	-	-
8:00 AM	-	-	-	-	-	-	69	103	172	-	-	-	-	-	-	-	-	-	-	-	-
9:00 AM	-	-	-	-	-	-	60	66	126	-	-	-	-	-	-	-	-	-	-	-	-
10:00 AM	-	-	-	-	-	-	64	70	134	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	-	-	-	-	-	-	69	92	161	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	-	-	-	-	-	-	76	104	180	-	-	-	-	-	-	-	-	-	-	-	-
1:00 PM	-	-	-	-	-	-	75	99	174	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	-	-	-	-	-	-	88	92	180	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	-	-	-	-	-	-	111	140	251	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	-	-	-	-	-	-	117	131	248	-	-	-	-	-	-	-	-	-	-	-	-
5:00 PM	-	-	-	-	-	-	122	157	279	-	-	-	-	-	-	-	-	-	-	-	-
6:00 PM	-	-	-	-	-	-	92	123	215	-	-	-	-	-	-	-	-	-	-	-	-
7:00 PM	-	-	-	-	-	-	68	106	174	-	-	-	-	-	-	-	-	-	-	-	-
8:00 PM	-	-	-	-	-	-	36	58	94	-	-	-	-	-	-	-	-	-	-	-	-
9:00 PM	-	-	-	-	-	-	33	39	72	-	-	-	-	-	-	-	-	-	-	-	-
10:00 PM	-	-	-	-	-	-	13	21	34	-	-	-	-	-	-	-	-	-	-	-	-
11:00 PM	-	-	-	-	-	-	10	11	21	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 9:00 AM	-	-	-	-	-	-	205	191	396	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM - 6:00 PM	-	-	-	-	-	-	350	428	778	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 7:00 PM	-	-	-	-	-	-	1079	1265	2344	-	-	-	-	-	-	-	-	-	-	-	-
12:00 AM - 12:00 AM	-	-	-	-	-	-	1282	1541	2823	-	-	-	-	-	-	-	-	-	-	-	-
Percent	-	-	-	-	-	-	45.4%	54.6%	100.0%	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-	-	-	-	-	8:00 AM	9:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	-	-	-	-	-	-	5:00 PM	6:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-



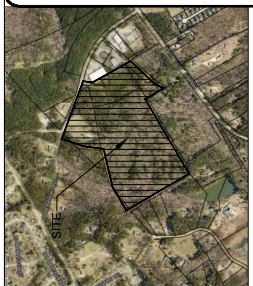
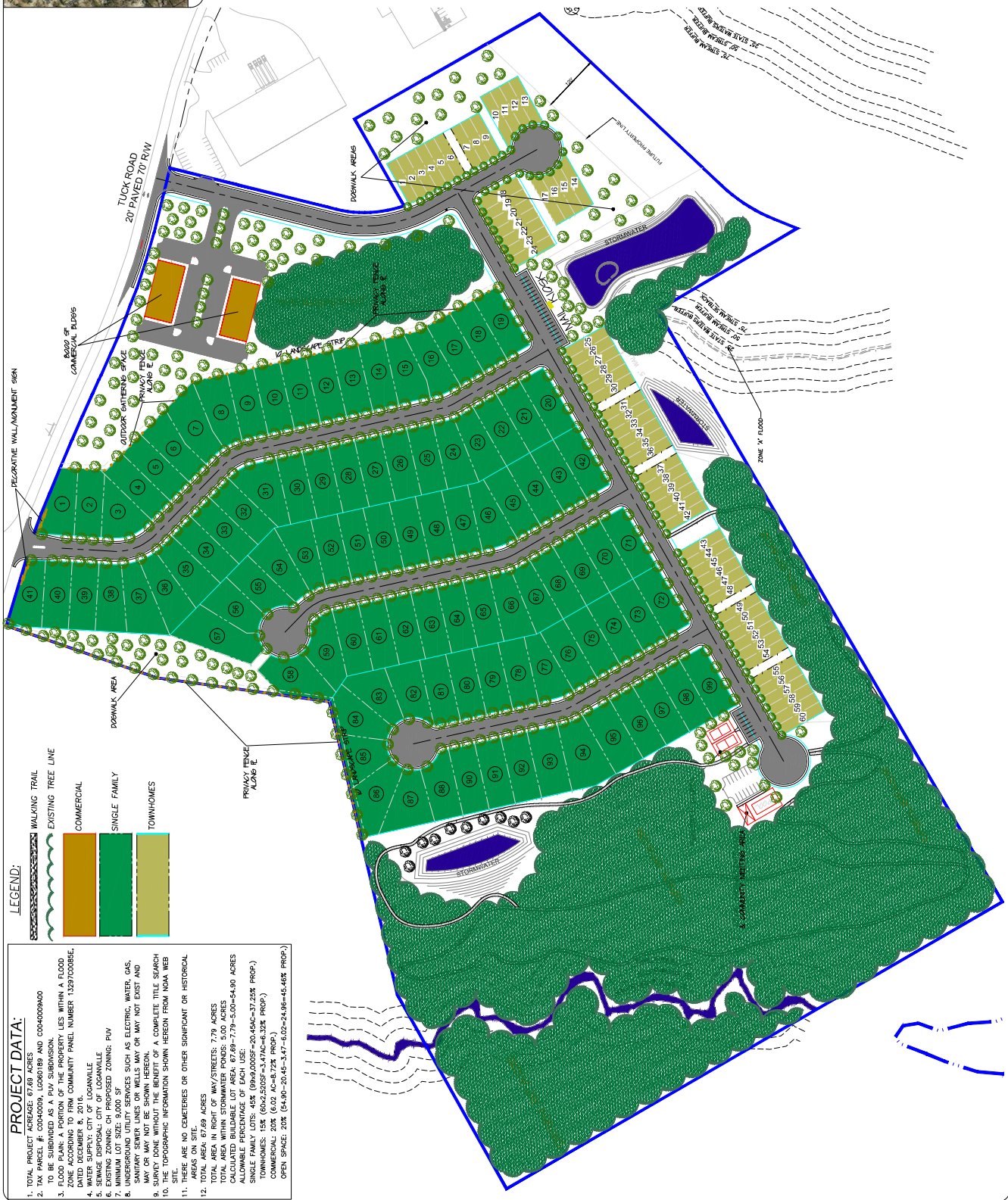


Concept Plan

- PROJECT DATA:**
- TOTAL PROJECT ACRES: 67.68 ACRES
 - TAX PARCEL #s: C040009, L060189 AND C040400040
 - TO BE SUBDIVIDED AS A PUV SUBDIVISION
 - FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD PLAIN. THE FLOOD PLAIN IS SHOWN ON THE FLOOD INSURANCE RATE MAP DATED DECEMBER 8, 2015. COMMUNITY PANEL NUMBER 125700366.
 - WATER SUPPLY: CITY OF LOGANVILLE
 - SEWAGE DISPOSAL: CITY OF LOGANVILLE
 - MINIMUM LOT SIZE: 9,000 SF
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
 - THERE ARE NO CEMETERY OR OTHER SIGNIFICANT OR HISTORICAL MONUMENTS ON THE PROPERTY.
 - TOTAL AREA: 90.729 ACRES
 - TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES
 - TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 - CALCULATED BUILDABLE LOT AREA: 67.69-7.79=59.90=54.90 ACRES
 - ALLOWABLE PERCENTAGE OF EACH USE:
 - COMMERCIAL: 20% (60.25/50.05=1.2048=60.25% PROP)
 - TOWNHOMES: 15% (60.25/50.05=1.2048=45.32% PROP)
 - OPEN SPACE: 20% (54.90-20.45=3.47=6.02=24.96=45.46% PROP)

LEGEND:

- WALKING TRAIL
- EXISTING TREE LINE
- COMMERCIAL
- SINGLE FAMILY
- TOWNHOMES
- DECORATIVE WALL/MONUMENT SIGN
- 6000 SF COMMERCIAL BLDGS
- OUTDOOR PATTERNS SPACE
- ALONG E
- DOWRWALK AREA
- PRIVATE FENCE ALONG E
- STORMWATER
- STORMWATER
- COMMUNITY WALKING AREA
- ZONE "X" 1000'



CIVIL SOLUTIONS, INC.
 ENGINEERS ~ PLANNERS
 780 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-252-4453

UPRISE DEVELOPMENT
 OWNER & DEVELOPER
 P. O. BOX 2748
 LOGANVILLE, GA 30052
 PHONE: (770) 318-5329
 MARK STREET
 3185 EXHIBIT

BROOKS LANDING
 CITY OF LOGANVILLE, GA
 CONCEPT PLAN A1 FOR:

LAND LOT-DISTRICT	187-216
CITY	LOGANVILLE
SCALE	1" = 100'

Section 3, Item C.

DATE	
REVISIONS	
1	
0	

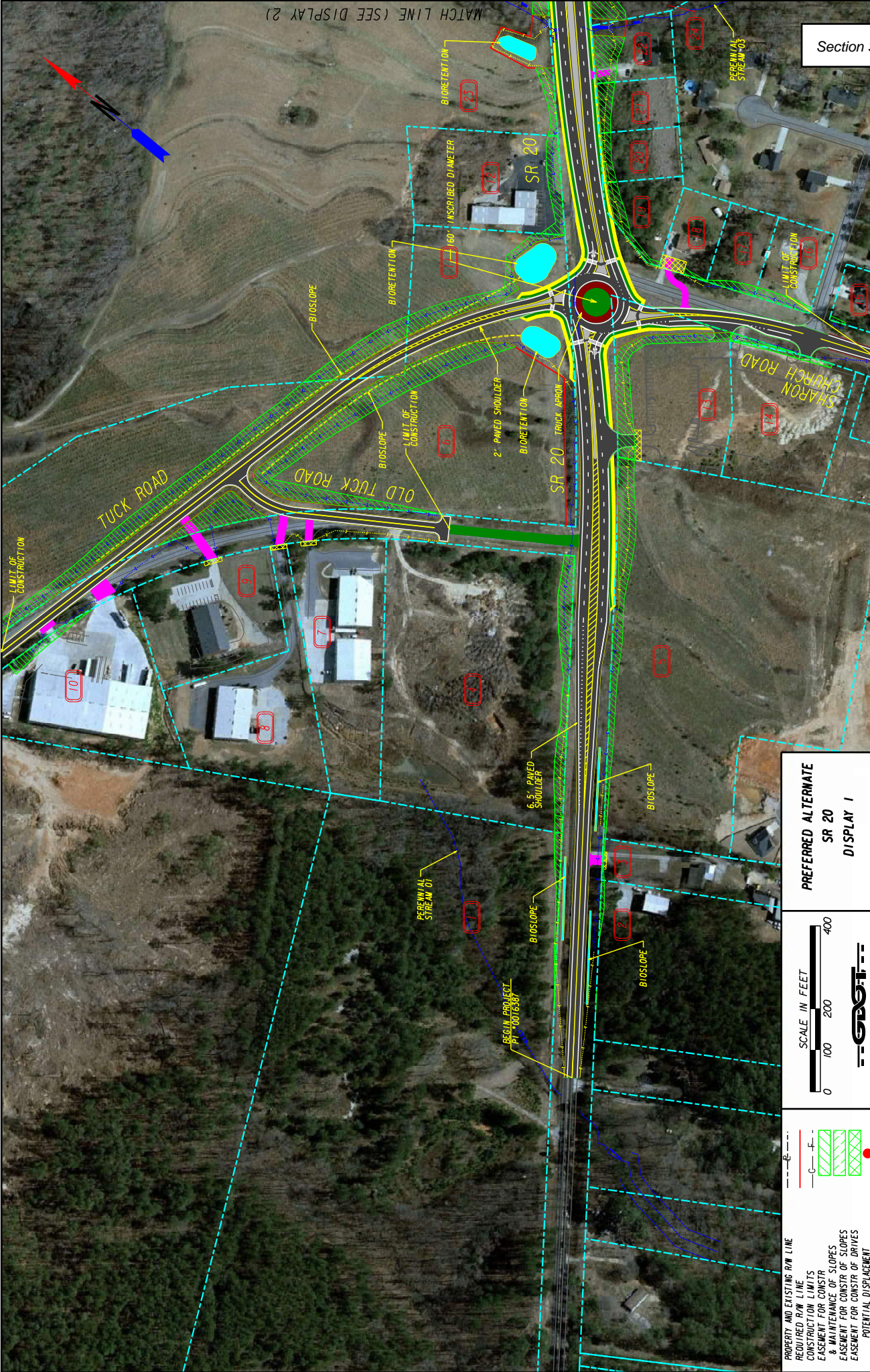
GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below. www.Georgia811.com
 Call before you dig. 800.285.7171

Scale 1" = 100'

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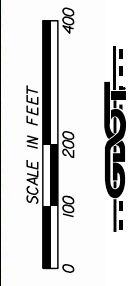


GDOT Concept Plan



MATCH LINE (SEE DISPLAY 2)

PREFERRED ALTERNATE
SR 20
DISPLAY 1



- PROPERTY AND EXISTING RAW LINE
- REQUIRED RAW LINE
- CONSTRUCTION LIMITS
- EASEMENT FOR CONSTR
- & MAINTENANCE OF SLOPES
- EASEMENT FOR CONSTR OF SLOPES
- EASEMENT FOR CONSTR OF DRAVES
- POTENTIAL DISPLACEMENT

Staff Report — Annexation

ZONING CASE #: A24-023

LANDOWNERS: T N Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4332 Tom Brooks Road

MAP/PARCEL #: C0040009A00

PARCEL DESCRIPTION: Single Family Home

AREA: 9.34 acres

EXISTING ZONING: A2 (Walton County)

PROPOSED ZONING: PUV

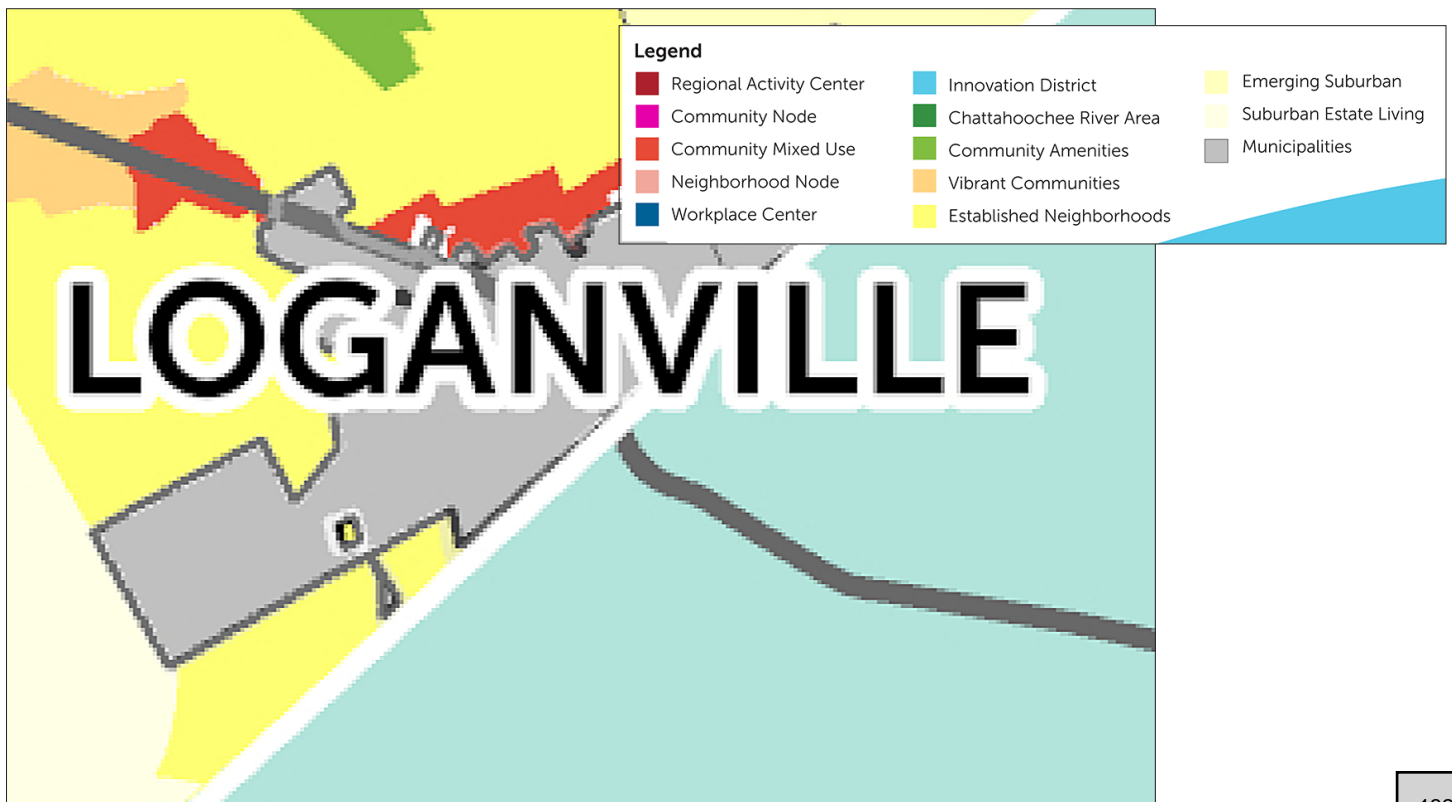
FUTURE LAND USE MAP: Neighborhood Residential (Walton County)

REASON FOR REQUEST: This is one of five parcels that are being combined into one parcel for a Planned Urban Village mixed use.

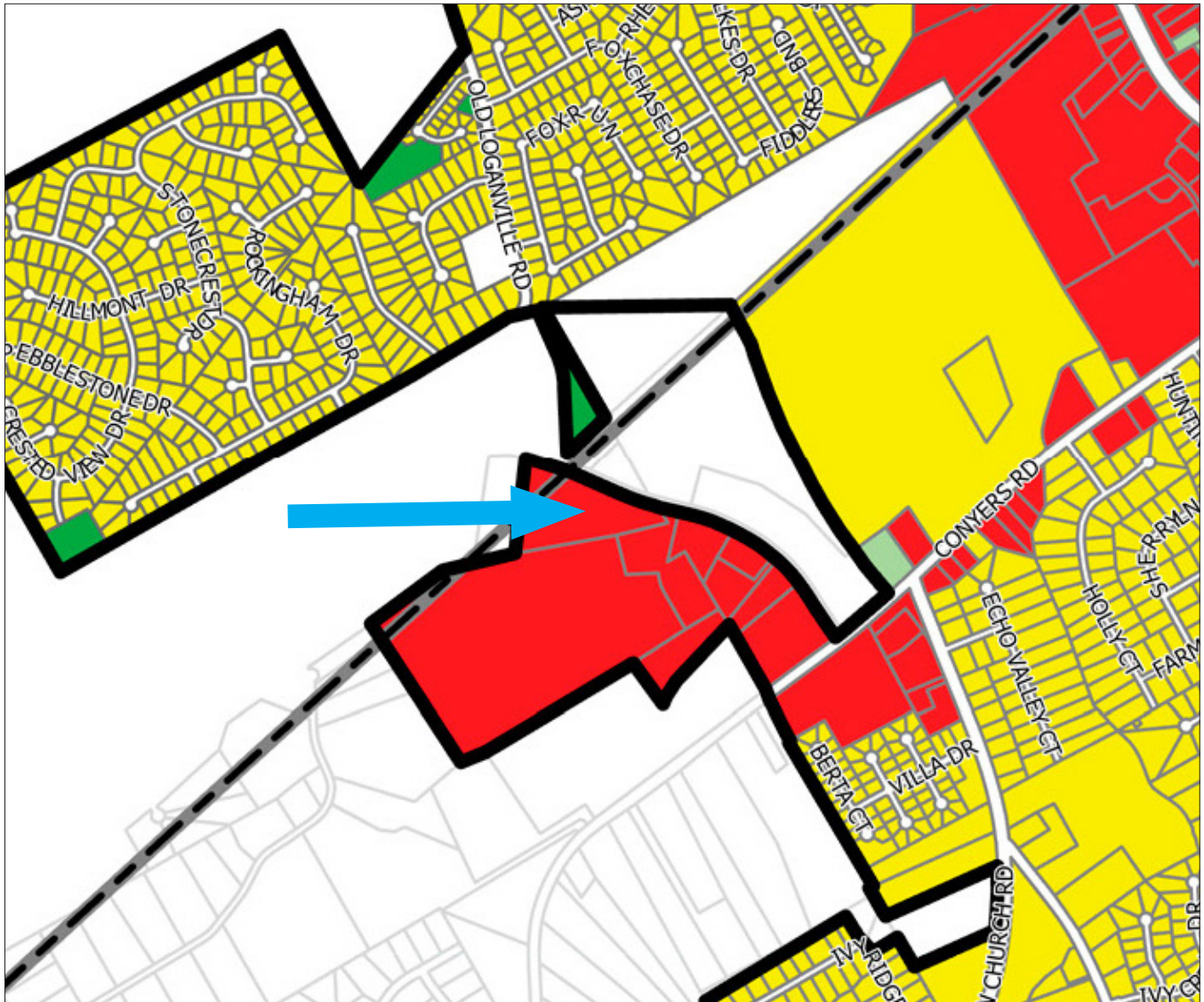
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

The applicant is seeking to annex this parcel as part of a larger, 71.05-acre tract that the applicant is seeking to develop a mixed-use project with 99 single family homes, 60 townhomes, and 24,000 square feet of commercial / retail space.

Existing Conditions

There is a 1,272-square-foot residence on the property that was built in 1946, according to County tax records. The property also has a barn, shop and lean-to.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? A 200+ acre tract was approved for a similar zoning in 2024 across the street from this proposed project. There are light industrial parcels and commercial properties to the south of the parcel.

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 going from a single-family house to a mixed-use development typically results in more 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 commercial.

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.

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

Section 3, Item D.

Date: 7/19/24

Application # A 24-025

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Uprise Development, LLC</u>	NAME: <u>T N Brooks</u>
ADDRESS: <u>P.O. Box 2748</u>	ADDRESS: <u>4332 Tom Brooks Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>Ga</u> Zip: <u>30052</u>	STATE: <u>Ga</u> Zip: <u>30052</u>
PHONE: <u>(770) 318-5329</u>	PHONE: _____

(*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Mark Streifert PHONE: (770) 318-5329
 EMAIL: mark@buildres.com.com FAX: _____

PROPERTY INFORMATION

MAP & PARCEL # R4216 001 PRESENT ZONING: Residential Va C6 (ft) (Separate rezoning request required)
 ADDRESS: 4332 Tom Brooks Road COUNTY: Gwinnett ACREAGE: 0.83
 PROPOSED DEVELOPMENT: PLU

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 3/5/24
 Accepted by Planning & Development: Sarah Black DATE: 7/19/24 FEE PAID: \$300.00

CHECK # 18958 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deby No Recommendation
 Commission Chairman: [Signature] DATE: 7/27/25

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

Mayor _____ City Clerk _____ Date _____

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] 9-6-24
Applicant's Signature Date

MARK STRELFERT - MANAGER / MEMBER
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER 2024.



[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] 9-6-24
Owner's Signature Date

TONY BROOKS - EXECUTOR OF THE ESTATE OF
Print Name and Title
THOMAS NATHAN BROOKS

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.



[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


Applicant's Signature

Date

Mark Streifert
Print Name

Signature of Applicant's
Attorney or Agent

Date

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

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.



Property Detail

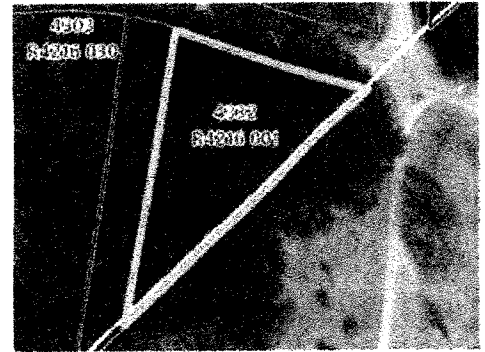
[Go Back](#)

[Neighborhood Sales](#)

[Property Report](#)

**BROOKS T N
4332 TOM BROOKS RD
LOGANVILLE GA 30052-7369**

Property ID: R4216 001
 Alternate ID: 256498
 Address: 4332 TOM BROOKS RD
 Property Class: Residential Vacant
 Neighborhood: 8012
 Dist. Acres: 0.8300



Year	2024	2023	2022	2021	2020
Reason	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment	Notice of Current Assessment	Adjusted for Market Conditions
Land Val	\$40,000	\$40,000	\$22,500	\$22,500	\$22,500
Imp Val	\$0	\$0	\$0	\$0	\$0
Plant Equip	\$40,000	\$40,000	\$22,500	\$22,500	\$22,500
Land Ass'd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000
Land Imp	\$0	\$0	\$0	\$0	\$0
Imp Ass'd	\$0	\$0	\$0	\$0	\$0
Total Ass'd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000

Sales history does not exist for this account.

Improvements do not exist for this account.

Primary Use

Land Use
Undeveloped

Area
0.83

Net Prompts
0

Net Points
0

Site
1

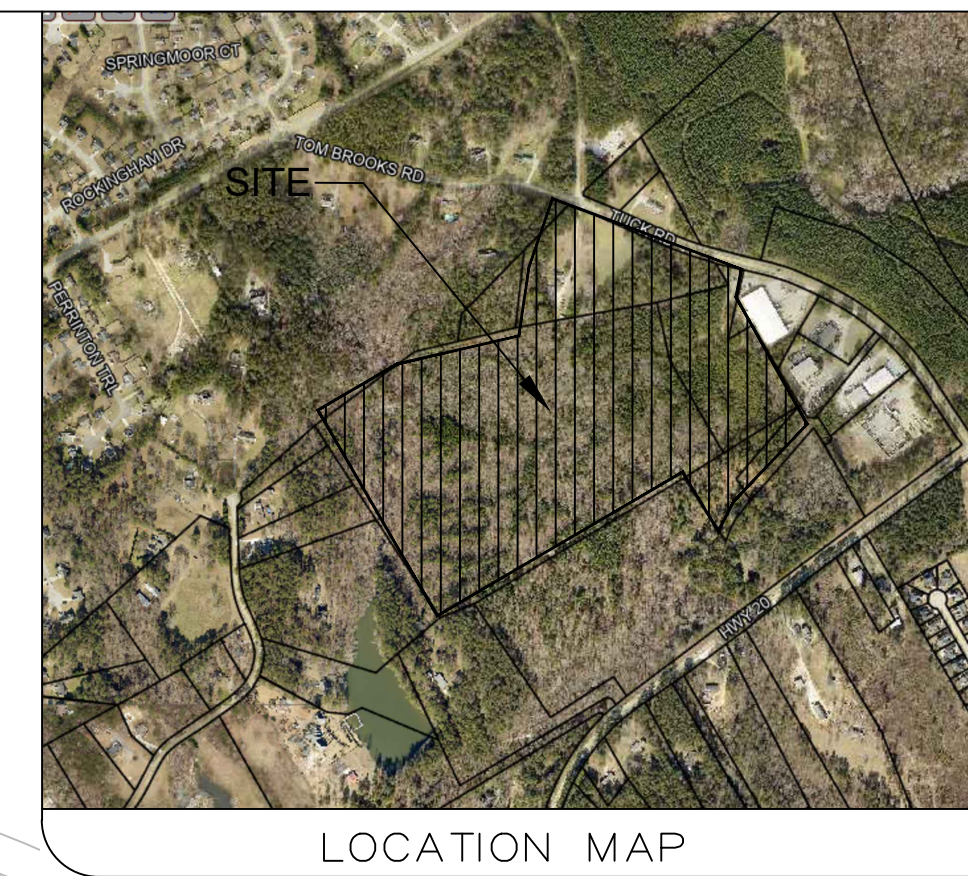
Use of Rights
HARRISON RD

PROJECT DATA:

- TOTAL PROJECT ACREAGE: 67.69 ACRES
- TAX PARCEL #: C0040009, LG060189 AND C0040009A00 TO BE SUBDIVIDED AS A PUV SUBDIVISION.
- FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0085E, DATED DECEMBER 8, 2016.
- WATER SUPPLY: CITY OF LOGANVILLE
- SEWAGE DISPOSAL: CITY OF LOGANVILLE
- EXISTING ZONING: CH PROPOSED ZONING: PUV
- MINIMUM LOT SIZE: 9,000 SF
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
- THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
- TOTAL AREA: 67.69 ACRES
 TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES
 TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 CALCULATED BUILDABLE LOT AREA: 67.69-7.79-5.00=54.90 ACRES
 ALLOWABLE PERCENTAGE OF EACH USE:
 SINGLE FAMILY LOTS: 45% (99x9,000SF=20.45AC=37.25% PROP.)
 TOWNHOMES: 15% (60x2,520SF=3.47AC=6.32% PROP.)
 COMMERCIAL: 20% (6.02 AC=8.72% PROP.)
 OPEN SPACE: 20% (54.90-20.45-3.47-6.02=24.96=45.46% PROP.)

LEGEND:

- WALKING TRAIL
- EXISTING TREE LINE
- COMMERCIAL
- SINGLE FAMILY
- TOWNHOMES



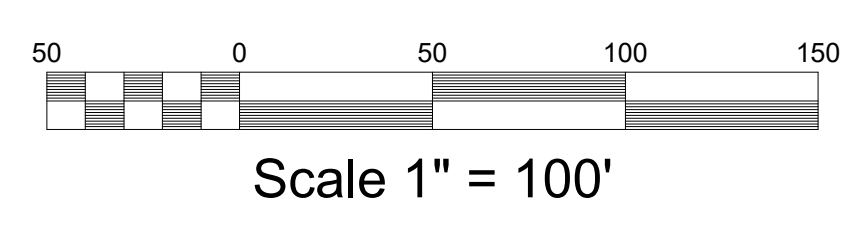
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-265-2443

OWNER & DEVELOPER
UPRISE DEVELOPMENT
 P.O. BOX 2748
 LOGANVILLE, GA 30052
 PHONE: (770)318-5329
 24-HR. CONTACT
 MARK STREIFERT

CONCEPT PLAN A1 FOR:
BROOKS LANDING
 CITY OF LOGANVILLE, GA

LAND LOT~DISTRICT	CITY	SCALE
187~216	LOGANVILLE	1"=100'

DATE	10/18/25
SHEET	1 of 1



REVISIONS	DATE

Staff Report — Annexation

ZONING CASE #: A24-025

LANDOWNERS: T N Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4332 Tom Brooks Road

MAP/PARCEL #: 4216 001

PARCEL DESCRIPTION: Single Family Home

AREA: 0.83 acres

EXISTING ZONING: R100 (Gwinnett County)

PROPOSED ZONING: PUV

FUTURE LAND USE MAP: Established Neighborhood (Gwinnett County)

REASON FOR REQUEST: This is one of five parcels that are being combined into one parcel for a Planned Urban Village mixed use.

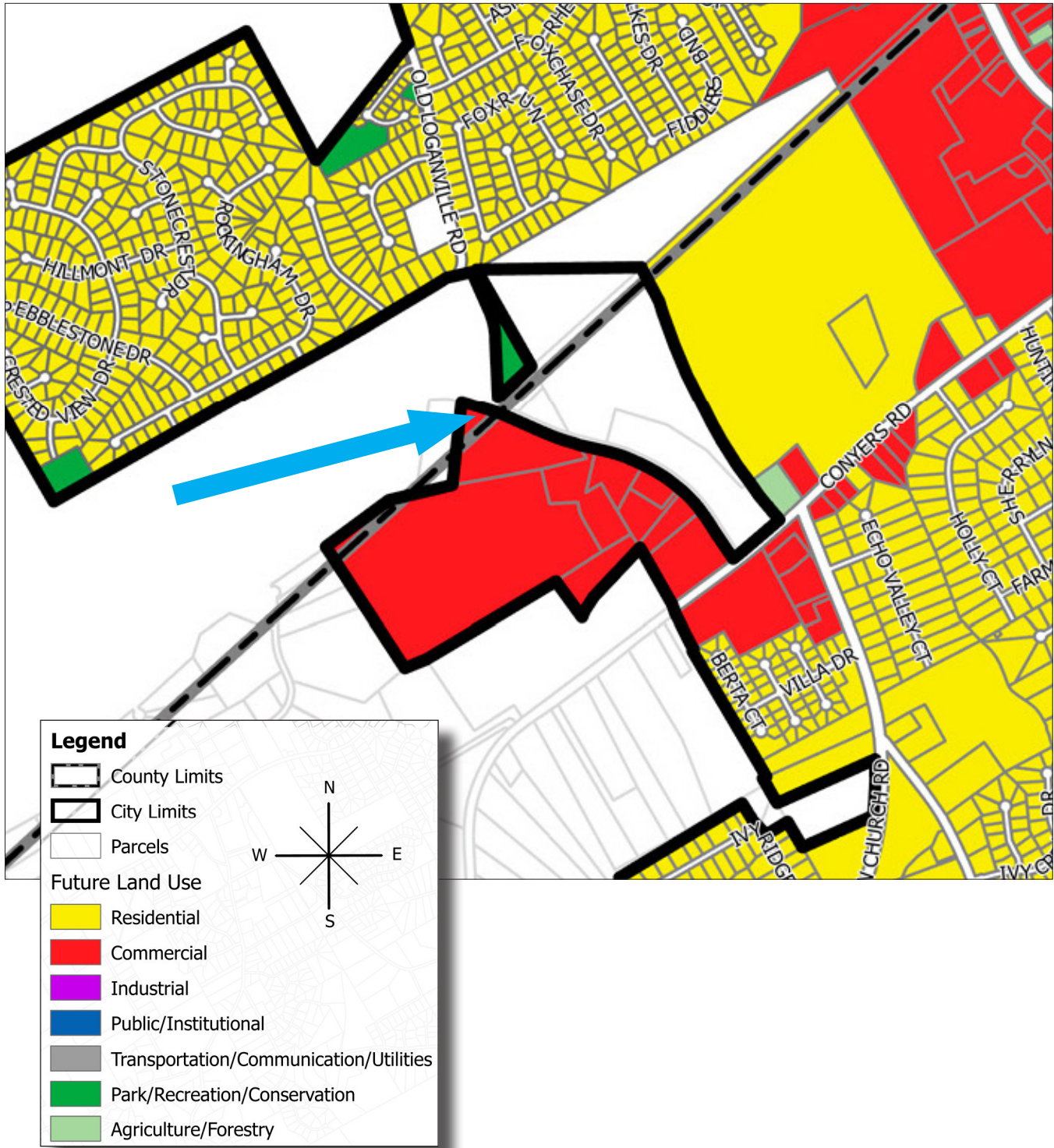
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

The applicant is seeking to annex this parcel as part of a larger, 71.05-acre tract that the applicant is seeking to develop a mixed-use project with 99 single family homes, 60 townhomes, and 24,000 square feet of commercial / retail space.

Existing Conditions

The property is currently a wooded lot.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? A 200+ acre tract was approved for a similar zoning in 2024 across the street from this proposed project. This parcel is almost completely surrounded by residential properties.

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 going from a vacant, wooded lot to a mixed-use development typically results in more 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 commercial.

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.

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

Section 3, Item E.

Date: 7/19/24

Application # A 24-027

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Uprise Development, LLC</u> ADDRESS: <u>P.O. Box 2748</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>(770) 318-5329</u>	NAME: <u>CH Brooks / Benny Stephenson, Trustee</u> ADDRESS: <u>55 Pappas Talk</u> CITY: <u>Social Circle</u> STATE: <u>GA</u> Zip: <u>30025</u> PHONE: <u>(678) 640-8020</u> (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <input type="checkbox"/> <u>Contract Purchaser</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/>	
CONTACT PERSON: <u>Mark Streifert</u> PHONE: <u>(770) 318-5329</u> EMAIL: <u>mark@buildres.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0040007</u> PRESENT ZONING: <u>A2/B3</u> (Separate rezoning request required) ADDRESS: <u>4550 TUCK Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>47.15</u> PROPOSED DEVELOPMENT: <u>PUD</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: 3/15/24

Accepted by Planning & Development: Sarah Black DATE: 7/19/24 FEE PAID: \$300.00

CHECK # 18758 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: [Signature] DATE: 2/27/25

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

Mayor _____ City Clerk _____ Date _____

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.

MS [Signature] 7-3-24
Applicant's Signature Date

Mark Streifert, Manager
Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(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) _____ 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

Benny Stephenson, Trustee
Print Name and Title

Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Applicant's Certification

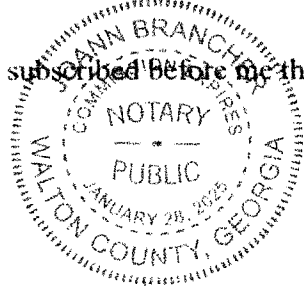
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Mark Streifert 7-2-24
Applicant's Signature Date

Mark Streifert, Manager
Print Name and Title

Sworn to and subscribed before me this 2 day of July, 2024.

(Seal)



[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

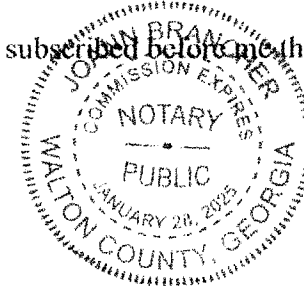
that all information contained in this application is complete and accurate to the best of their knowledge.

Benny Stephenson 07-2-24
Owner's Signature Date

Benny Stephenson, Trustee
Print Name and Title

Sworn to and subscribed before me this 2 day of July, 2024.

(Seal)




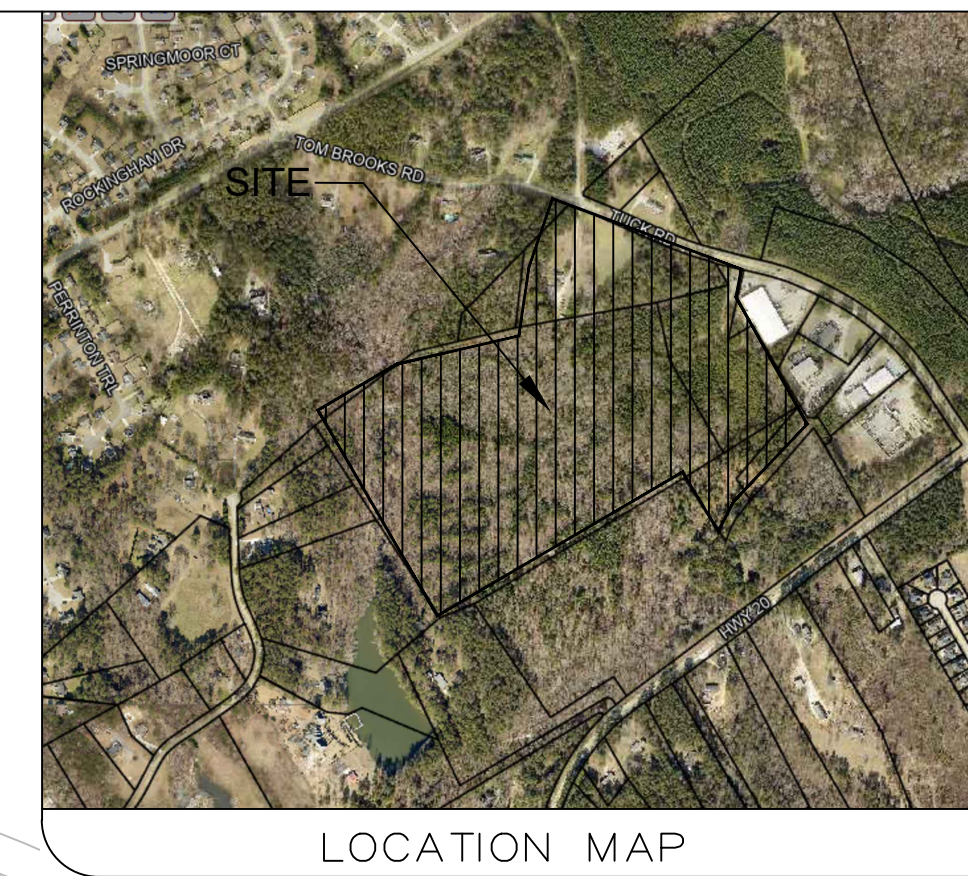
[Signature]
Signature of Notary Public

PROJECT DATA:

1. TOTAL PROJECT ACREAGE: 67.69 ACRES
2. TAX PARCEL #: C0040009, LG060189 AND C0040009A00 TO BE SUBDIVIDED AS A PUV SUBDIVISION.
3. FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0085E, DATED DECEMBER 8, 2016.
4. WATER SUPPLY: CITY OF LOGANVILLE
5. SEWAGE DISPOSAL: CITY OF LOGANVILLE
6. EXISTING ZONING: CH PROPOSED ZONING: PUV
7. MINIMUM LOT SIZE: 9,000 SF
8. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
9. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
10. THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
11. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
12. TOTAL AREA: 67.69 ACRES
 TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES
 TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 CALCULATED BUILDABLE LOT AREA: 67.69-7.79-5.00=54.90 ACRES
 ALLOWABLE PERCENTAGE OF EACH USE:
 SINGLE FAMILY LOTS: 45% (99x9,000SF=20.45AC=37.25% PROP.)
 TOWNHOMES: 15% (60x2,520SF=3.47AC=6.32% PROP.)
 COMMERCIAL: 20% (6.02 AC=8.72% PROP.)
 OPEN SPACE: 20% (54.90-20.45-3.47-6.02=24.96=45.46% PROP.)

LEGEND:

-  WALKING TRAIL
-  EXISTING TREE LINE
-  COMMERCIAL
-  SINGLE FAMILY
-  TOWNHOMES



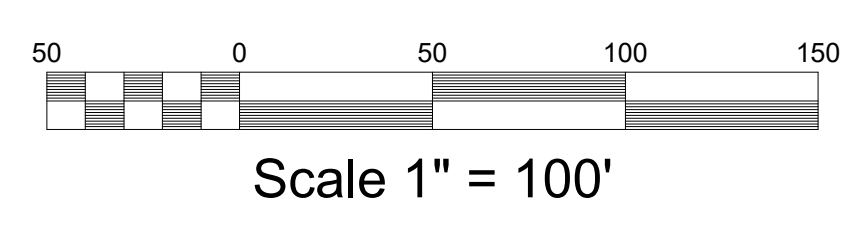
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-265-2443

OWNER & DEVELOPER
UPRISE DEVELOPMENT
 P.O. BOX 2748
 LOGANVILLE, GA 30052
 PHONE: (770)318-5329
 24 HR. CONTACT
 PHONE: (770)318-5329
 MARK STREIFERT

CONCEPT PLAN A1 FOR:
BROOKS LANDING
 CITY OF LOGANVILLE, GA

LAND LOT~DISTRICT	CITY	SCALE
187~216	LOGANVILLE	1"=100'

DATE	10/18/25
SHEET	1 of 1



REVISIONS	DATE

Staff Report — Annexation

ZONING CASE #: A24-027

LANDOWNERS: O H Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4550 Tom Brooks Road

MAP/PARCEL #: C0040009

PARCEL DESCRIPTION: Wooded area

AREA: 50.28 acres

EXISTING ZONING: A2 / B3 (Walton County)

PROPOSED ZONING: PUV

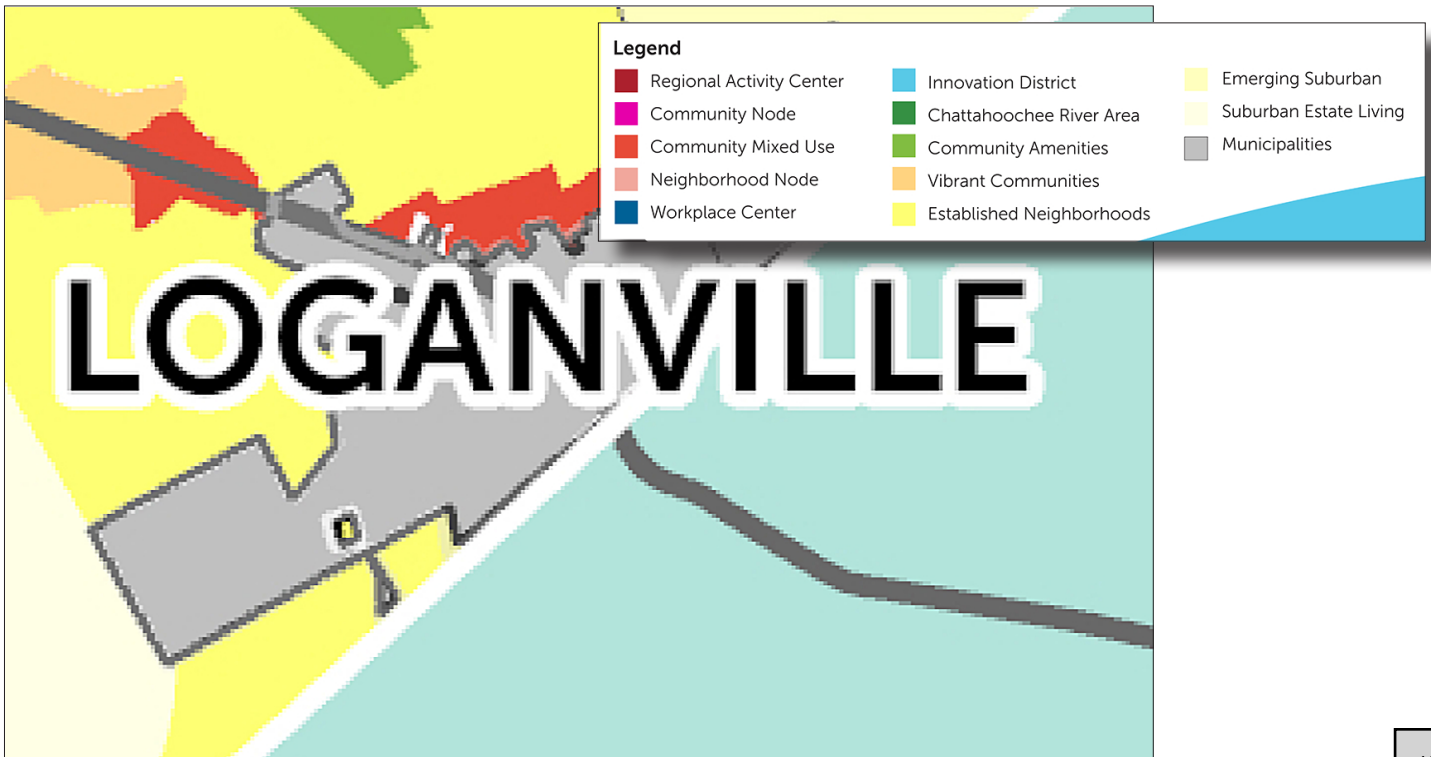
FUTURE LAND USE MAP: Commercial

REASON FOR REQUEST: This is one of five parcels that are being combined into one parcel for a Planned Urban Village mixed use.

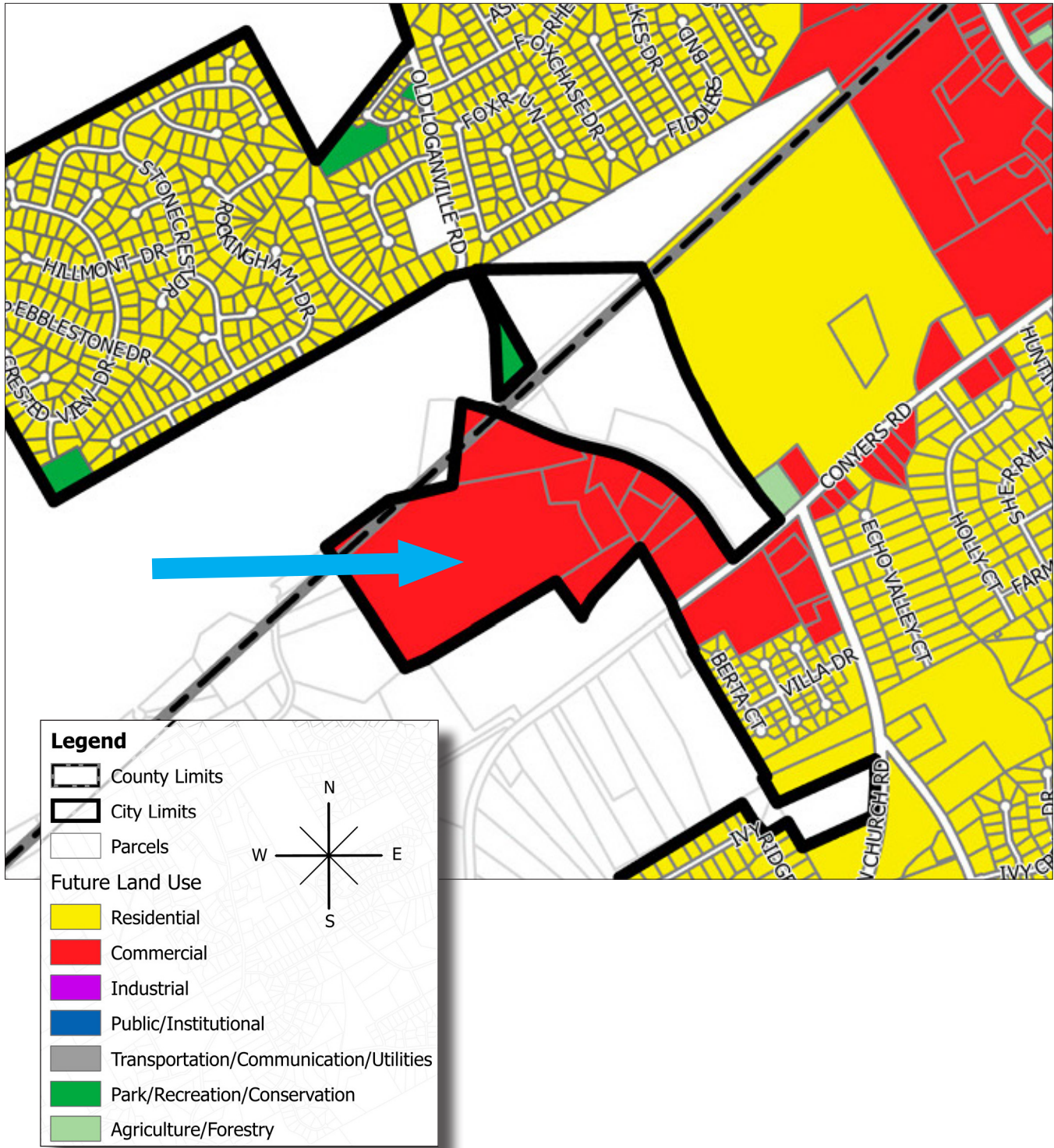
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

The applicant is seeking to annex this parcel as part of a larger, 71.05-acre tract that the applicant is seeking to develop a mixed-use project with 99 single family homes, 60 townhomes, and 24,000 square feet of commercial / retail space.

Existing Conditions

The property is currently a wooded lot.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? A 200+ acre tract was approved for a similar zoning in 2024 across the street from this proposed project. This parcel is almost completely surrounded by wooded, vacant lots.

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 going from a vacant, wooded lot to a mixed-use development typically results in more 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 commercial.

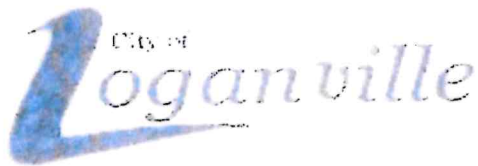
What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself.

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

Date: 7/19/24

Application # R-21024

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>Liprise Development, LLC</u>	NAME: <u>T N Brooks</u>
ADDRESS: <u>P.O. Box 2748</u>	ADDRESS: <u>4332 Tom Brooks Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(770) 318-5329</u>	PHONE: _____
	(Attach additional pages if necessary to list all owners)
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> <u>Contract Purchaser</u> <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	

CONTACT PERSON: Mark Streitert PHONE: (770) 318-5329
EMAIL: mark@buildrescom.com FAX: _____

PROPERTY INFORMATION

MAP & PARCEL # LG060188/LG060189/C0040009 PRESENT ZONING: A2/Residential/Vacant/B3/CH REQUESTED ZONING: PUV
 ADDRESS: 4332 Tom Brooks Road COUNTY: Walton ACREAGE: 9.34 **5732**
 PROPOSED DEVELOPMENT: PUV

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: 7/15/24
 Accepted by Planning & Development: Scath Black DATE: 7/19/24 FEE PAID: \$500.00

CHECK # 1028 RECEIPT # _____ TAKEN BY: 88 DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: [Signature] DATE: 7/27/25

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

Mayor _____ City Clerk _____ Date _____

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

9-6-24
Date

MARK STRELFORT - MANAGER / MEMBER
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.

(Seal) 

[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

9-6-24
Date

TONY BROOKS - EXECUTOR OF THE ESTATE OF THOMAS NATHAN BROOKS
Print Name and Title

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.

(Seal) 

[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.

Mark Streifert
Applicant's Signature

Date

Mark Streifert
Print Name

Signature of Applicant's
Attorney or Agent

Date

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.

qPublic.netTM Walton County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	C0040009A00	Owner	BROOKS T N	Last 2 Sales			
Class Code	Residential		4332 TOM BROOKS ROAD	Date	Price	Reason	Qual
Taxing District	Walton County		LOGANVILLE, GA 30052	n/a	0	n/a	n/a
Acres	9.34	Physical Address	4332 TOM BROOKS RD	n/a	0	n/a	n/a
		Appraised Value	Value \$262450				

(Detailed description of parcel uses and legal description available)

Date created: 6/28/2024
Last Data Uploaded: 6/27/2024 8:58:20 PM

Developed by  Schneider
GEOSPATIAL

Walton County, GA

Summary

Parcel Number C0040009A00
Location Address 4332 TOM BROOKS RD
Legal Description 9.34AC
(Parcel Description of Legal Description)
Class R4-Residential
(State: District reclassification only. R4 is the preferred method)
Zoning A2
Tax District Walton County (District 04)
Millage Rate 33.44
Acres 9.34
Neighborhood RURAL AREA 6-06000 (06000)
Homestead Exemption Yes (L17)
Landlot/District 216 / 4

www.wcga.gov



Owner

BROOKS T N
 4332 TOM BROOKS ROAD
 LOGANVILLE, GA 30052

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Rural Sm Tract	Rural	1	4.34
RUR	Rural Sm Tract	Rural	1	1
RUR	Rural Sm Tract	Rural	1	4

Residential Improvement Information

Style Single Family
Heated Square Feet 1272
Exterior Walls Aluminum Siding
Foundation Masonry
Basement Square Feet 0
Year Built 1946
Roof Type Composite Shingle
Heating Type Baseboard
Number Of Full Bathrooms 1
Number Of Half Bathrooms 1
Value \$75,100
House Address 4332 TOM BROOKS RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FB LAND	2002	33735x0 / 0	1	\$0
FB IMPROVEMENT	2002	40549x0 / 0	1	\$0
Barn-Economy	2000	36x20 / 0	1	\$1,700
Shop	2000	0x0 / 1841	1	\$7,600
Lean-To	2000	38x9 / 0	1	\$350

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
	030 166	055 131	\$0	Unqualified Sale		BROOKS T N


Valuation

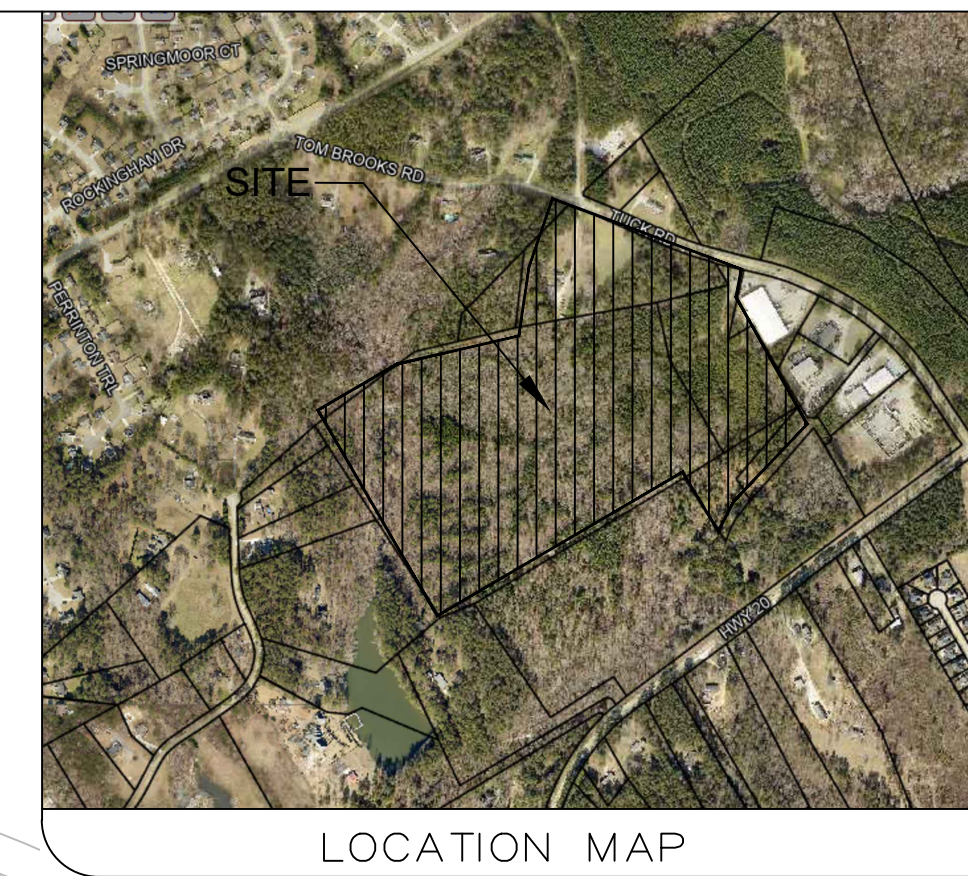
	2024	2023	2022	2021	2020
Previous Value	\$249,050	\$230,450	\$187,950	\$169,950	\$160,350
Land Value	\$177,700	\$168,600	\$157,700	\$122,600	\$106,400
+ Improvement Value	\$75,100	\$70,800	\$63,100	\$55,700	\$53,900
+ Accessory Value	\$9,650	\$9,650	\$9,650	\$9,650	\$9,650
= Current Value	\$262,450	\$249,050	\$230,450	\$187,950	\$169,950

PROJECT DATA:

- TOTAL PROJECT ACREAGE: 67.69 ACRES
- TAX PARCEL #: C0040009, LG060189 AND C0040009A00 TO BE SUBDIVIDED AS A PUV SUBDIVISION.
- FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0085E, DATED DECEMBER 8, 2016.
- WATER SUPPLY: CITY OF LOGANVILLE
- SEWAGE DISPOSAL: CITY OF LOGANVILLE
- EXISTING ZONING: CH PROPOSED ZONING: PUV
- MINIMUM LOT SIZE: 9,000 SF
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
- THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
- TOTAL AREA: 67.69 ACRES
 TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES
 TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 CALCULATED BUILDABLE LOT AREA: 67.69-7.79-5.00=54.90 ACRES
 ALLOWABLE PERCENTAGE OF EACH USE:
 SINGLE FAMILY LOTS: 45% (99x9,000SF=20.45AC=37.25% PROP.)
 TOWNHOMES: 15% (60x2,520SF=3.47AC=6.32% PROP.)
 COMMERCIAL: 20% (6.02 AC=8.72% PROP.)
 OPEN SPACE: 20% (54.90-20.45-3.47-6.02=24.96=45.46% PROP.)

LEGEND:

-  WALKING TRAIL
-  EXISTING TREE LINE
-  COMMERCIAL
-  SINGLE FAMILY
-  TOWNHOMES



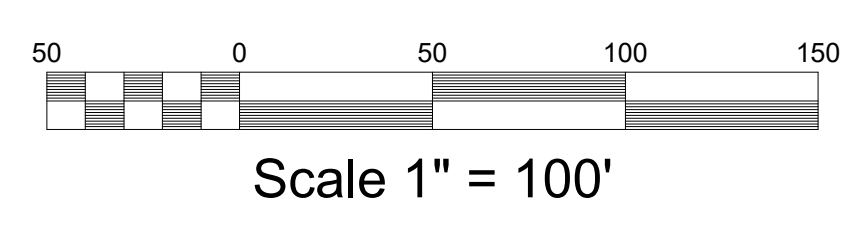
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-265-2443

OWNER & DEVELOPER
UPRISE DEVELOPMENT
 P.O. BOX 2748
 LOGANVILLE, GA 30052
 PHONE: (770)318-5329
 24 HR. CONTACT
 PHONE: (770)318-5329
 MARK STREIFERT

CONCEPT PLAN A1 FOR:
BROOKS LANDING
 CITY OF LOGANVILLE, GA

LAND LOT~DISTRICT	CITY	SCALE
187~216	LOGANVILLE	1"=100'

DATE	10/18/25
SHEET	1 of 1



REVISIONS	DATE

STAFF REPORT — REZONE

ZONING CASE #: R24-024

LANDOWNERS: Multiple

APPLICANT: Uprise Development

PROPERTY ADDRESS: 4500 Tuck Road, 4550 Tuck Road, 4332 Tom Brooks Road

MAP/PARCEL #: C0040009, C0040009A00, LG060189, LG060188, R4216 001

PARCEL DESCRIPTION: Single Family Home, Wooded and Vacant land

AREA: 71.05 acres

EXISTING ZONING: R100 (Gwinnett County), A2 B3 (Walton County), A2 (Walton County), Commercial Highway

PROPOSED ZONING: PUV

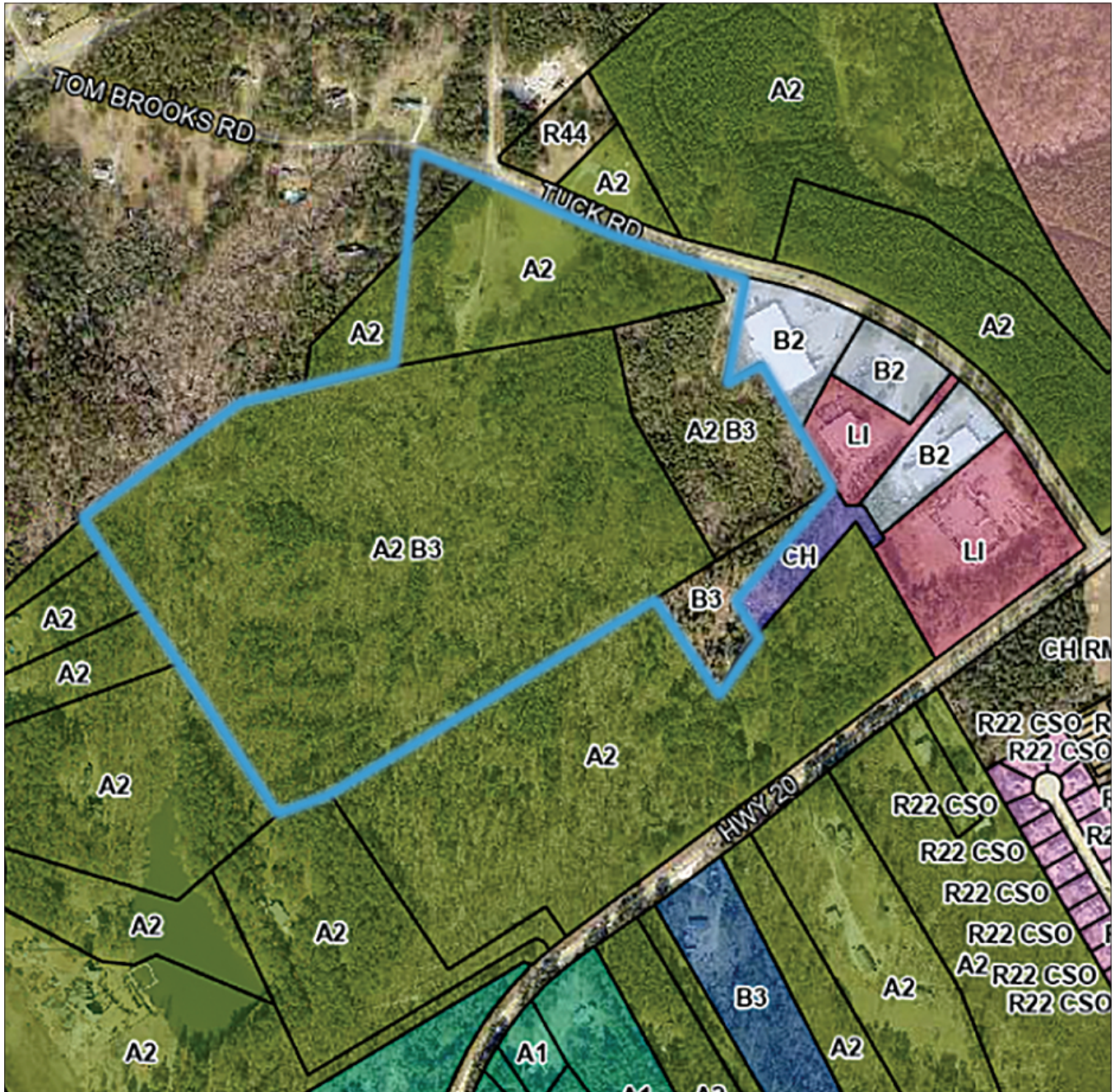
FUTURE LAND USE MAP: Commercial Highway, Established Neighborhood (Gwinnett County), Neighborhood Residential (Walton County)

REASON FOR REQUEST: This is one of five parcels that are being combined into one parcel for a Planned Urban Village mixed use.

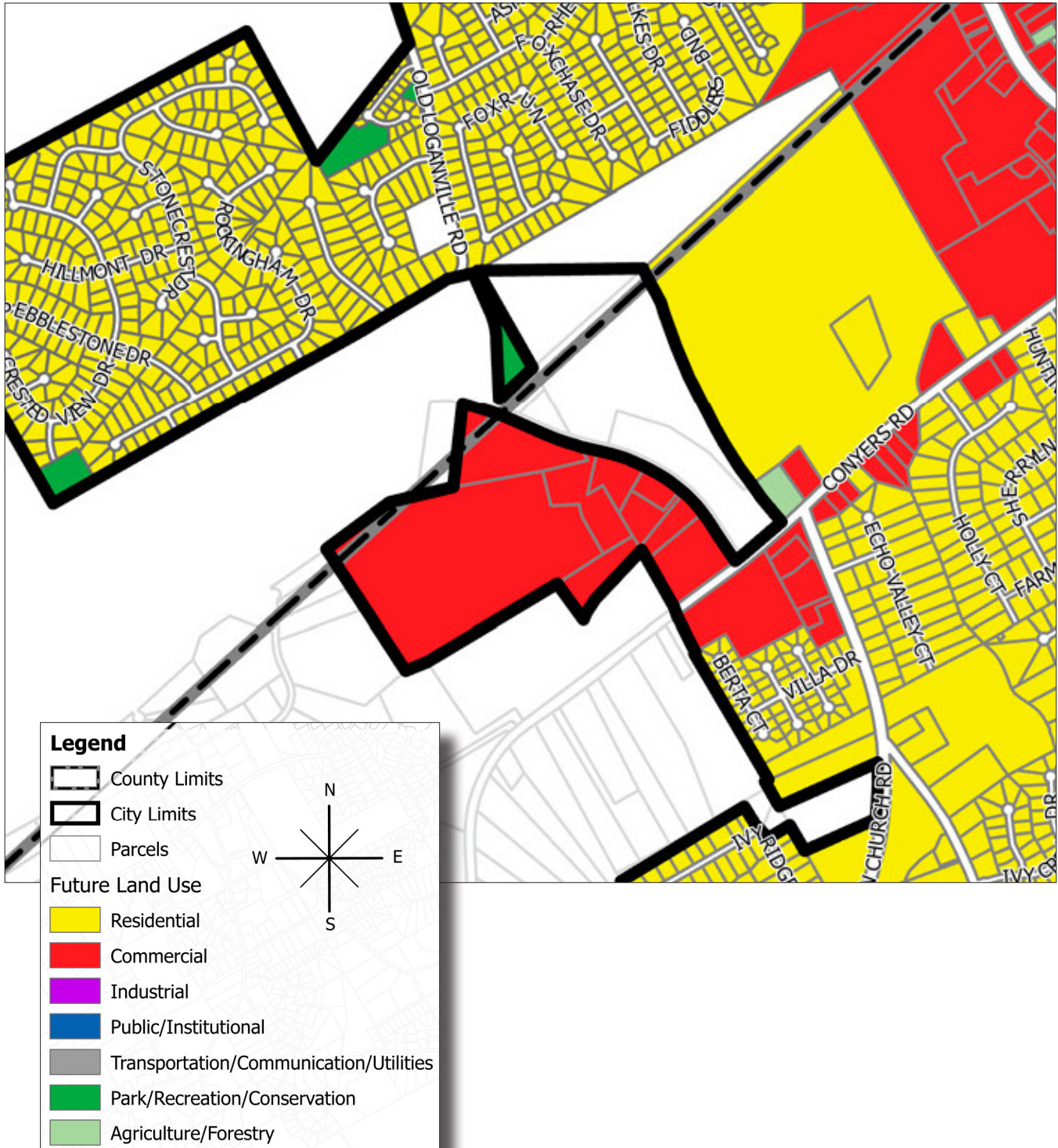
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

The applicant is seeking to combine five parcels of land into a single, 71.05-acre tract to develop a Planned Urban Village mixed-use project with 99 single family homes, 60 townhomes, and 24,000 square feet of commercial / retail space.

Existing Conditions

Most of the parcels are vacant and wooded, though one lot does have a single-family residence on it.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The proposed project itself reflects the nature of the area, which is already a combination of commercial and residential in the vicinity. In addition, the City recently approved a 200+ acre PUV across the street from this proposed development. The proposed project would have a negligible impact on the Light Industrial and adjacent business-owned parcels to the southeast. The project is bordered by Agriculture zonings to the south and southwest, though with these parcels touching SR 20 it is not unreasonable to expect these properties to become commercial at some point down the road. The project is mainly bordered by residences to the northwest and north, so the project would fit into the aesthetics that already exist in the area.

What is the impact upon thoroughfare congestion and traffic safety? The issue here is the fact that this project intends as its only point of access being Tom Brooks Road and Tuck Road, which at the moment are classified by the City as minor collectors. The PUV ordinance states that a project must have access to an arterial or major collector road (as was the case for the PUV approved by the City for the Tuck Farm project, which included access to SR 20, a state highway).

While GDOT has plans to improve the intersection of SR 20 and Tuck Road, there are no plans at this time to improve the city / county road that this project will rely on for access.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The addition of 99 single-family homes, 60 townhomes and 24,000 square feet of commercial / retail space on land that is currently predominantly woods would impact density and create the potential for overcrowding in the immediate area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? If approved, the project will have to work with the Utilities Department and coordinate with the other development in the area for improvements to water and sewer infrastructure in the area. The applicant will need to ensure that the roads are 28' from the back of the curb to the back of the curb with 5' sidewalks. It is also likely that the applicant will need to shift one of their entrances to accommodate Fire Code.

Impact Analysis / Recommendation *(continued)*

How does the proposed use provide protection of property against blight and depreciation? There is not a significant amount of blight in the area and with the conditions that exist under the PUV zoning, this project would not inherently result in blight. The project intends on providing a facelift to the property, potentially having a positive impact on the aesthetic of the area. Developing otherwise vacant land can result in appreciation of neighboring home values.

Is the proposed use consistent with the adopted Comprehensive Plan? The City of Loganville's Comprehensive Plan states, "Nationally, household sizes are shrinking, and both seniors and young people may find that single-family housing does not meet their needs at a reasonable price point. Loganville should examine its zoning and building codes to permit and encourage a broader range of housing types, especially those 2–19 unit structures categorized as 'Missing Middle' housing, to ensure that current and future residents can meet their housing needs at an acceptable price." This project helps push the City towards that goal, though it should be noted that the applicant is seeking a PUV zoning while the City's Future Land Use Map has these parcels and being commercial.

What is the impact upon adjacent property owners if the request is approved? Development of vacant land will impact traffic, although this would be true for any commercial development as well. The addition of residents could benefit the nearby business owners.

What is the impact upon adjacent property owners if the request is not approved? There would be next to no impact if this rezone is not granted as the properties would remain as they exist currently.

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? The applicant will need to provide handicapped parking spots and only place 6 units per building in their townhome layout. No parking was shown for the Commercial site.

Recommended action: This project fails to meet one of the stipulations of the PUV zoning, which requires "the proposed site must have a minimum of 100 feet of frontage on and access to at least one arterial or major collector road as classified by the City of Loganville." The City of Loganville at this point in time classifies Tuck Road and Tom Brooks Road as both being minor arterials. 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? No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

Size of the water line? 8 inches

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? No, a sewer line is not adjacent to the property. The nearest sewer line will likely be whatever improvements are made as a result of the Tuck Farm project.

Size of the sewer line? Unknown

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? Unknown

DATA APPENDIX

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Tuck Road (minor collector), Old Loganville Road (minor collector)

What is the traffic count for the road? No official traffic counts exist for the immediate area of this project.

Nearby traffic counts include 8,000 cars per day on Old Loganville Road south of Chase Court and 10,800 on Highway 20 at Center Hill Church Road.

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? GDOT plans to expand Highway 20 to four lanes, adding sidewalks along the state route, as well as realigning Tuck Road with Sharon Church Road for the installation of a roundabout. This is part of a project with a scheduled let date of February 2026.

EMERGENCY SERVICES

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

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

Service burdens at the nearest city fire station (under, at, or above capacity) None



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

Date: 1/3/2025

Application # R 25-001

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

APPLICANT INFORMATION: NAME: Manor Restorations LLC, ADDRESS: 4670 JEFFERSON TOWNSHIP, CITY: Marietta, STATE: GA, Zip: 30066, PHONE: 770 652 0044
PROPERTY OWNER INFORMATION: NAME: Marie Womble, David Garret, ADDRESS: 4280 Pecan St, CITY: LOGANVILLE, STATE: GA, Zip: 30052, PHONE: (attach additional pages if necessary to list all owners)

Applicant is: [] Property Owner [x] Contract Purchaser [] Agent [] Attorney

CONTACT PERSON: BERNIE SMITH PHONE: 770 652 0044
EMAIL: bsmith@masterworksatlanta.com FAX:

PROPERTY INFORMATION: MAP & PARCEL #: LG040014A00 PRESENT ZONING: R16 REQUESTED ZONING: RM6
ADDRESS: Pecan St COUNTY: Walton ACREAGE: 9.80
PROPOSED DEVELOPMENT: 44 Townhomes

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

Pre-Application Conference Date:

Accepted by Planning & Development: [Signature] DATE: 1-3-25 FEE PAID: \$500.00

CHECK # 1005 RECEIPT # R00224623 TAKEN BY: SB DATE OF LEGAL NOTICE: 2/3/2025 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: [] Approve [x] Approve w/conditions [] Deny [] No Recommendation

Commission Chairman: [Signature] DATE: 2/27/25

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

Mayor City Clerk Date

Application # **R25-001**

Applicant's Certification

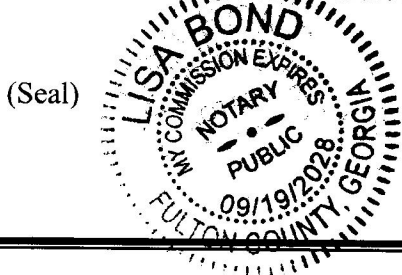
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Handwritten Signature]
Applicant's Signature

1/3/2025
Date

BERNIE SMITH Manager
Print Name and Title

Sworn to and subscribed before me this 3 day of Jan, 2025



[Handwritten 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.

Owner's Signature Date

Print Name and Title


Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public

Application # R 25-001

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.


1/3/2025
BERNIE SMITH

Applicant's Signature _____ Date _____ Print Name _____

 Signature of Applicant's Attorney or Agent _____ Date _____ 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.

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?

It will greatly improve the site with these attractive HOMES and Landscaping. We are also adding a Dog Park, TOT LOT AND Park next to the church.

2. How does the proposed use impact thoroughfare congestion and traffic safety?

It will not impact the traffic as it will be minimal traffic

3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?

It will not impact it with 44 units

4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;

It will not impact it with 44 units

5. How does the proposed zoning provide protection of property against blight and depreciation?

THE HOA WILL TAKE CARE OF The Landscaping & common Areas keeping it maintained and up to date.

6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?

It fits the comprehensive plan by providing housing to local residents that can walk to Loganville and provide the "missing middle" HOUSING MIX.

7. In what way does the proposed zoning affect adjacent property owners if the request is approved?

It will increase their property value and allow their neighbours ~~to be~~ the opportunity to live in downtown Loganville. The Church will have more families in walking distance.

8. What is the impact upon adjacent property owners if the request zoning is not approved?

The next use could be a higher density with less Open space. we kept less units and more parks in this plan.

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.

Being able to house local service providers in the town they work in is a big missing component in Loganville as is the "missing middle" housing mix. The Comprehensive Plan calls this out as a need.

DRAWING PATH/NAME: E:\2024\2024-154 BERNE LINE STREET PROJECT\154_official\154_official.dwg
DRAWING LAST SAVED: Tuesday, December 31, 2024 9:08:48 AM
PLOT DATE: Friday, January 3, 2025 10:24:36 AM
CLIENT NAME: MANOR RESTORATION
PROJECT NAME: LINE STREET & PECAN STREET TOWNHOMES



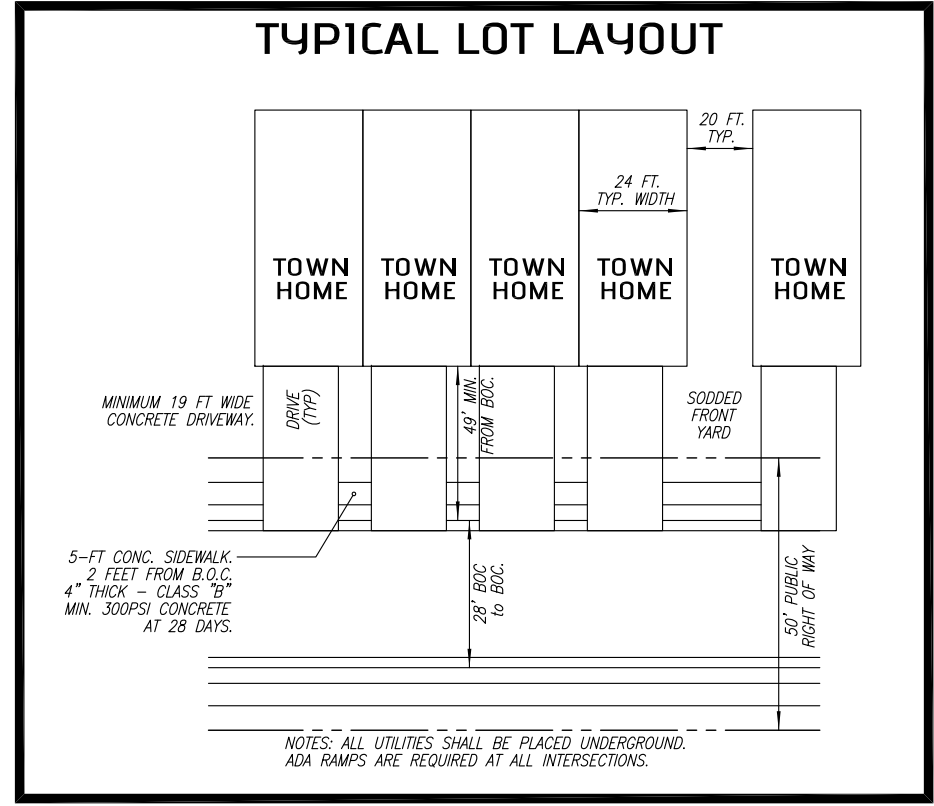
AREA =
9.80 ACRES
426,782 sq. ft.

NUM	BEARING	DISTANCE
L1	S57°53'50"W	14.41'
L2	N28°08'10"W	49.30'
L3	N27°23'37"W	65.71'
L4	N29°04'04"W	105.04'
L5	N29°41'37"W	80.59'
L6	N30°10'25"W	63.18'
L7	N30°10'25"W	45.94'

PROPOSED ZONING "RM6"
CURRENT ZONING "R44"
PROPOSED (44) FRONT LOAD TOWNHOMES ON 9.80 ACRE TRACT.

PARENT TRACT STATISTICS (PARCEL LG040014A00)		
CURRENT ZONING	TOTAL TRACT AREA	SEWER AVAILABILITY
RESIDENTIAL LOW DENSITY "R16"	PARENT TRACT AREA 9.80 ACRES	AS SHOWN TO THE SOUTHWEST IN PUBLIC RIGHT OF WAY OF PECAN STREET (40-FT R/W)
PUBLIC ACCESS	AVAILABLE SIGHT DISTANCE	WATER AVAILABILITY
200-80 FEET ALONG PECAN STREET & 400-84 FEET ALONG LINE STREET	ENHANCE 30 FT. DISTANCE (LINE 5) TO THE N.E. (LEFT) = 500+ FEET TO THE S.E. (RIGHT) = 500+ FEET	N.E. SIDE OF LINE STREET

PROPOSED DEVELOPMENT STATISTICS		
TOTAL UNITS/DENSITY	TOTAL AREA IN R/W	TOTAL OPEN SPACE/BUFFERS
44 UNITS, 4.49 UNITS PER ACRE	123,700 SQ. FT.	1,100 SQ. FT.
4.50 PARKING UNITS PER ACRE	TOTAL AREA IN BUFFERS	TOTAL AREA IN SANITARY EASEMENT
TOTAL AREA INCLUDING SPACES = 2	1,547 ACRES @ 18.72'	1,547 ACRES @ 18.72'
TOTAL LENGTHS	AREA IN DRAINAGE EASEMENT	AREA IN SANITARY EASEMENT
PUBLIC STREETS = 915 LF, DRAINAGE SYSTEM = 980 LF, SANITARY SYSTEM = 900 LF, WATER DISTRIBUTION = 800 LF	1,082 ACRES	1,082 ACRES @ 18.72'
PROPOSED SETBACKS	AREA IN PARKS	IMPERVIOUS AREA
FRONT = 20 FT., SIDE = 10 FT., REAR = 20 FT., DISTANCE BETWEEN BLOSS = 20 FT.	0.22 ACRES	1.51 ACRES @ 18.72'
PROPOSED TOWNHOME STATISTICS	MINIMUM HEATED FLOOR AREA -	
	1,200 SQ. FT.	



LEWIS DEVELOPMENT CONCEPTS LLC
285 Tom Reeves Drive
Carrollton, GA 30186
770-280-5738
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #000029563

811
Call Before You Dig!

ZONING PLAN FOR:
PROJECT CLIENT: MANOR RESTORATION
LINE STREET & PECAN STREET
TOWNHOMES

Land Lot 186, Dist. 4TH.,
WALTON County, Georgia
Being within the City of LOGANVILLE
SITE ADDRESS: 0 LINE STREET

REGISTERED PROFESSIONAL SURVEYOR
No. 2789
ROBERT S. LEWIS
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #000029563

REFERENCED NORTH

DATE OF ORIGINAL:
01/02/2025

DATE LAST REVISED:
NA

GRAPHIC SCALE
25' 0' 25' 50'
Scale: 1" = 50'

SHEET P001

LINE STREET TOWNHOME PROJECT

TRACT#1 LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 186 of the 4th. District, Walton County, Georgia and being more particularly described as follows:

Commencing at a point, located at the apparent intersection of the right of ways common to the apparent southerly right of way of Line Street (said right of way having a 40 foot right of way width) and the apparent westerly right of way of Pecan Street (said right of way having a 40 foot right of way width); said point being the **TRUE POINT OF BEGINNING** for said **TRACT#1**.

With the **TRUE POINT OF BEGINNING** being established for **TRACT#1**; thence along the aforementioned apparent southerly right of way of Line Street in a northeasterly direction, **North 60 Degrees 01 minutes 35 seconds East a distance of 99.97 feet** to a point; thence continuing along the aforementioned apparent southerly right of way of Line Street, **North 59 Degrees 55 minutes 55 seconds East a distance of 101.02 feet** to a 1" OPEN TOP PIPE FOUND; thence leaving the aforementioned apparent southerly right of way of Line Street and in a southeasterly direction, **South 30 Degrees 04 minutes 05 seconds East a distance of 179.37 feet** to an IRON PIN SET; thence **North 59 Degrees 36 minutes 14 seconds East a distance of 200.00 feet** to an IRON PIN SET; thence **North 30 Degrees 04 minutes 05 seconds West a distance of 179.37 feet** to an IRON PIN SET at the aforementioned apparent southerly right of way of Line Street; thence along the aforementioned apparent southerly right of way of Line Street in a northeasterly direction, **North 59 Degrees 52 minutes 58 seconds East a distance of 249.85 feet** to a corner referenced by a 1/2" REBAR FOUND (said 1/2" REBAR FOUND 2.64 feet inside right of way); thence leaving the aforementioned apparent southerly right of way of Line Street and in a southeasterly direction, **South 30 Degrees 37 minutes 47 seconds East a distance of 193.18 feet** to a 1/2" REBAR FOUND; thence **South 63 Degrees 57 minutes 37 seconds West a distance of 63.98 feet** to a ANGLE IRON FOUND; thence **South 29 Degrees 00 minutes 25 seconds East a distance of 214.04 feet** to a SCRAPE BLADE FOUND; thence **North 54 Degrees 03 minutes 49 seconds East a distance of 106.70 feet** to a 1" OPEN TOP PIPE FOUND; thence **South 29 Degrees 26 minutes 28 seconds East a distance of 241.90 feet** to a 1/2" OPEN TOP PIPE FOUND; thence **North 62 Degrees 00 minutes 15 seconds East a distance of 82.88 feet** to a 1/2" OPEN TOP PIPE FOUND; thence **South 27 Degrees 56 minutes 53 seconds East a distance of 211.23 feet** to a AXLE FOUND; thence **South 28 Degrees 41 minutes 13 seconds East a distance of 100.84 feet** to a 2" OPEN TOP PIPE FOUND; thence **South 30 Degrees 23 minutes 21 seconds West a distance of 358.85 feet** to a AXLE FOUND; thence **North 36 Degrees 10 minutes 41 seconds West a distance of 124.19 feet** to a 1/2" REBAR FOUND; thence **North 32 Degrees 02 minutes 01 seconds West a distance of 200.17 feet** to a 1/2" OPEN TOP PIPE FOUND; thence **South 57 Degrees 53 minutes 50 seconds West a distance of 14.41 feet** to an IRON PIN SET; thence **North 32 Degrees 02 minutes 04 seconds West a distance of 336.46 feet** to an IRON PIN SET; thence **South 63 Degrees 55 minutes 05 seconds West a distance of 258.45 feet** to an IRON PIN SET at the aforementioned apparent westerly right of way of Pecan Street; thence along the aforementioned apparent westerly right of way of Pecan Street in a northwesterly direction, **North 30 Degrees 10 minutes 25 seconds West a distance of 45.94 feet** to point; thence continuing along the aforementioned apparent westerly right of way of Pecan Street, **North 30 Degrees 03 minutes 56 seconds West a distance of 235.05 feet** to point; said point being the **TRUE POINT OF BEGINNING** for said **TRACT#1**.

Said **TRACT#1** contains **9.798 acres** (426,782 sq. ft.).

PROJECT DATA

-SETBACKS (R44):
FRONT: 30'
SIDE: 30'
REAR: 30'
-SETBACKS (R16):
FRONT: 30'
SIDE: 20'
REAR: 40'

-TRACT#2 & TRACT#3 TO BE COMBINED FOR A TOTAL AREA OF 1.107 ACRES.
-TRACT#4 & TRACT#5 TO BE COMBINED FOR A TOTAL AREA OF 1.025 ACRES.

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 37,254 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT WAS CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 183,685 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 1S-SECOND LEICA DISTO TOTAL STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD83, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA DISTO GASS RTK RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0085E WITH AN EFFECTIVE DATE OF 12/16/2016. FOR COMMUNITY NUMBER 33038, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

FELDMARK COMPLETED: 12/6/2022

TOTAL AREA = 11.930 ACRES

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 13-6-47) AS ENACTED BY HOUSE BILL (HB) 501, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

REFERENCES:
DEED BOOK 300 PAGE 283
DEED BOOK 800 PAGE 108
PLAT BOOK 28 PAGE 24
PLAT BOOK 60 PAGE 169

OWNER OF RECORD:
MARIE G. WOMBLE
4200 PECAN STREET
LOGANVILLE, GA 30052
TAX PARCEL LG040013

DAN D. GARRETT ESTATE
4204 PECAN STREET
LOGANVILLE, GA 30052
TAX PARCEL LG040013

Table with 2 columns: Symbol and Description. Includes symbols for building, fence, utility poles, and various survey markers.

SURVEYOR'S CERTIFICATE
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON...

1/3/2023
DATE

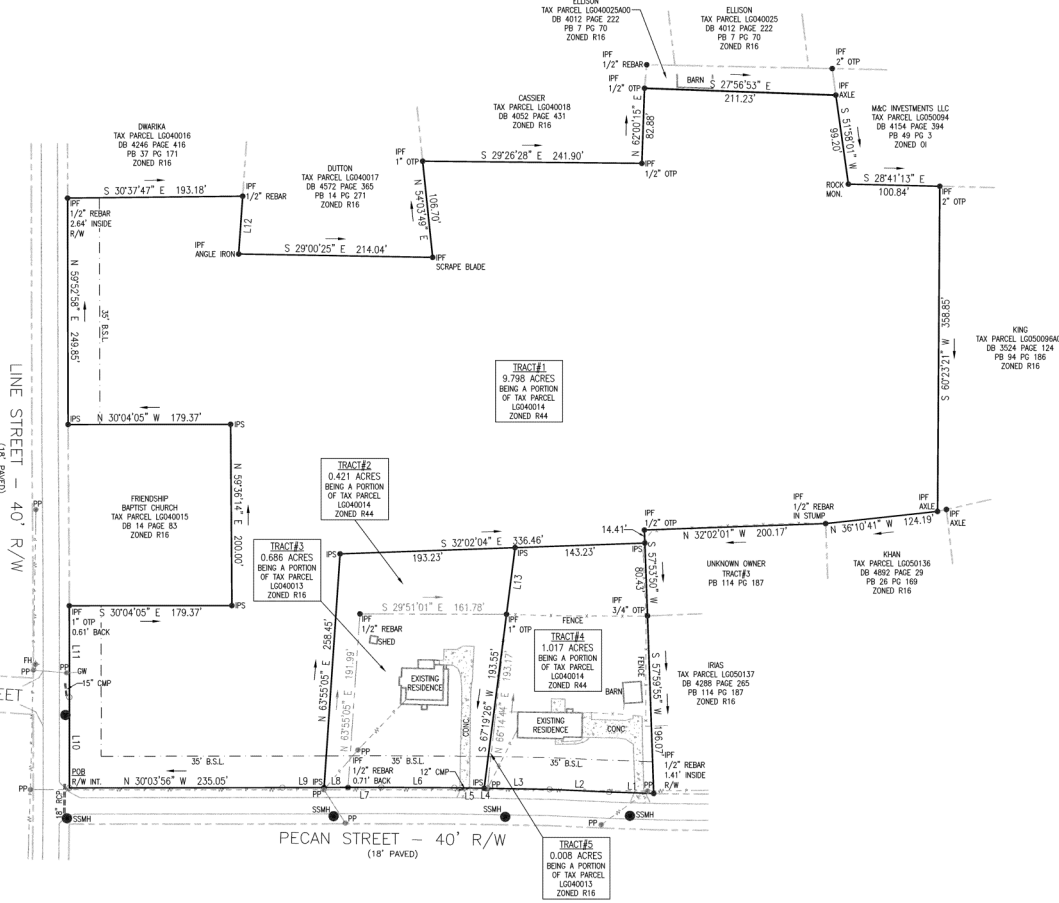


Table with 3 columns: LINE #, BEARING, DISTANCE. Lists lines L1 through L15 with their respective bearings and distances.



W&A ENGINEERING
A Walter Communities Collaboration Company

ATHENS • ATLANTA • AUGUSTA
BIRMINGHAM • NASHVILLE

1002 South Broad Street
Marietta, GA 30055

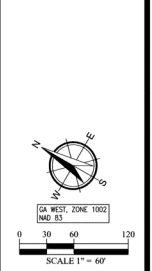
770.267.4703

WWW.WAENGINEERING.COM
WWW.WAENGINEERING.COM

ALL INFORMATION SHOWN ON THIS PLAT IS THE PROPERTY OF W&A ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND PARCEL IDENTIFIED ON THE PLAT. NO PART OF THIS PLAT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

MONITOR SUBMISSIONS RECOMBINATION PLAT FILE
MARIE G. WOMBLE

DATE: 1/3/2023



APPROVED
FOR FILING
9:28 am, Feb 08 2023
CITY OF LOGANVILLE

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

CITY OF LOGANVILLE, GA

PLANNING AND DEVELOPMENT
LOGANVILLE DIRECTOR
DATE: 03 am, Feb 08 2023

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.



22-1539

SHEET 1 OF 1

January 3rd, 2025

City of Loganville Zoning Department

RE: Line Street and Pecan Street Project

Dear City of Loganville,

I am writing to you on behalf of Manor Restorations regarding an exciting new project located within the City Limits at the corner of Line St. and Pecan St. We are seeking a rezoning from R44 to RM6 for this project.

After reviewing the Comprehensive Plan for Loganville, we identified that the plan highlights several key strategies to address community challenges, including the need for a broader variety of housing types, the creation of walkable neighborhoods, and the development of attractive spaces where people can gather.

Additionally, the plan emphasizes the importance of a more diverse housing mix, pointing out that multi-family housing—particularly townhomes—is a missing component. Many local residents would greatly benefit from the affordability that multi-family housing can offer.

In line with the Comprehensive Plan, our goal is to provide a greater variety of housing options, including townhomes, which are referred to as the "Missing Middle" in the plan. The location of the project is within walking distance to shopping and dining, making it an ideal setting for a walkable neighborhood. We have also included a dog park and a tot lot within the development. Furthermore, we have a large parcel of land that we would like to donate to the city to create a community gathering space for all the neighbors to enjoy.

We believe that this plan directly addresses the needs outlined in the Comprehensive Plan and respectfully request approval for our zoning request.

Thank you for your time and consideration. We look forward to your response.

Sincerely,

Bernie Smith

**JAMES R MCKINNEY
157 LINE ST
LOGANVILLE, GA 30052**

**ALLAN H & ALEXANDER ARIE & BARBARA A WILLIAMS
4235 PECAN ST
LOGANVILLE, GA 30052**

**MARIE G WOMBLE
4280 PECAN STREET
LOGANVILLE, GA 30052**

**TERRI LYNN & GREGORY SCOTT ROSENBLATT
4284 PECAN ST
LOGANVILLE, GA 30052**

**ZOLEKHA P & MOSALI KHAN
3700 MCCULLERS RD
LOGANVILLE, GA 30052**

**LARRY D KING
1112 LORIMER ROAD
RALEIGH, NC 27606**

**M & C INVESTMENTS LLC
P O BOX 3375
LOGANVILLE, GA 30052**

**ELLISON KAREN & WILLIAM RICHARD HENDERSON
505 WOODBROOK WAY
LAWRENCEVILLE, GA 30043**

**CHRISTOPHER P & DEANN M CASSIER
200 N MIDLAND AVE
MONROE, GA 30655**

**MICHAEL R DUTTON
288 FAIR ST
LOGANVILLE, GA 30052**

**SHELDON & SUSAN DWARIKA
1313 PARK AVE
LOGANVILLE, GA 30052**

**LOUIE E JR & MARY CARLA CROWE
212 FOX TROT LN
HARTWELL, GA 30643**

**FRIENDSHIP BAPTIST CHURCH
167 LINE STREET
LOGANVILLE, GA 30052**

**RONALD D & NANCY E SMITH
3660 OLD BRASWELL ROAD
MONROE, GA 30656**

**PHENOMENAL AUTO CENTER LLC
449 THOMAS DR
LOGANVILLE, GA 30052**

EXHIBIT C

DESIGN GUIDELINES

Manor Estates

DESIGN GUIDELINES

February 25, 2025

I. PURPOSE

The purpose of establishing the Design Guidelines is to maintain desired level of site development through harmonious relationships and consistent components among all land tracts in MANOR ESTATES (the “Development”).

These guidelines shall apply to all properties within the Development and are in addition to the laws and ordinances of City of Loganville. All standards set forth herein are subject to federal, state and local laws.

II. DESIGN REVIEW BOARD

No exterior improvements shall be made on any site without written approval of the Design Review Board of the Development (the ‘DRB’). All plans and specifications for site improvement shall be submitted to the DRB in accordance with the procedure outlined below.

Formation of the DRB:

The DRB shall initially consist of the Declarant ass identified in the Declaration of Easements, Covenants, and Restrictions for Ladd’s River Landing (the “Declaration”) to which these Design Guidelines are attached. Declarant shall have the right to assign to the Association (as defined in the Declaration) the right to select three (3) Owners to be future representatives to control the DRB (after which time the Association shall choose successor members of the DRB.)

Initial Submission:

Each applicant shall first submit schematic design plans for preliminary review by the DRB. The submission shall consist of the following minimum requirements:

- Site Plan including location of building with square footage, building setbacks, parking layout and number of spaces, drives, entrances, site walls, dumpsters, fences, tree survey, proposed use, phases, if any, and utility services.
- Floor plans.
- Elevations indicating materials and building height.
- Any additional information that has significant impact on the site.
- Consultants contact information.
- Signage and location.

The DRB shall review and respond to the applicant within twenty (20) days of receipt of the above required information.

Final Submission:

Each applicant shall submit final and completed plans and specification to the DRB for review. Required information shall include the following:

Complete set of construction documents, including drawings and specifications as submitted to City of Loganville for Civil, Architectural, and Landscape construction with City of Loganville Permit Approval Stamp. For single family residential home or Town Home lot construction a site plan with Grades, and architectural floor plan is acceptable where the development has been approved and infrastructure is existing. For new sections of subdivision, the development must comply with the master site plan.

Building construction shall submit Color samples and materials along with the building elevations of all exterior materials.

The DRB shall review and respond to the applicant withing twenty (20) days of receipt of the above required information.

Changes after Final Submission:

If the applicant desires to make a change to any of the site improvements represented in the final submission and approved by the DRB, the applicant shall resubmit the appropriate documents which completely describe the intended change(s). The change(s) shall be clearly identified with clouded changes and shall be accompanied by a written narrative describing the change(s). The DRB shall review and respond to the submission within ten (10) days.

Fees:

There is no fee established for the review. The Board of the Association or Declarant (during the declarant period) has the right to establish a review fee.

III. ZONING RESTRICTIONS AND STIPULATIONS

All development activities within the development must adhere to any restriction contained in the application City of Loganville regulations, or as later amended or approved by the applicable zoning board. Each Owner must follow the most restrictive requirements found within the Design Guidelines and the City of Loganville Zoning Restrictions and Stipulations including but not limited to the following:

1. There shall be no tenant vehicles or vehicles of any type parked in front of the Development, or owners' property or individual members of the association or sub association containing tenant identification signage or advertising signage. Additionally, there shall be no vehicles parked in front of any owner or member or sub member a "for sale sign" posted thereon.
2. All HVAC equipment ground mounted or roof top shall be screened from the frontage or street view.
3. Except as shown on the Site Plan attached to the Declaration, there shall be no cell towers and no satellite dishes greater than thirty-six (36) inches in diameter.
4. All petitions for rezoning or special use permits must be authorized by the DRB prior to submission to City of Loganville.

IV. SITE PLANNING

Site planning shall adhere to the latest amended zoning conditions set forth by City of Loganville and adhere to all applicable codes and restrictions from local, state, and federal authorities. Building Setbacks, Floor / Area Ratio, and Parking shall be constructed as approved by City of Loganville or as made part of the Condition of the Master Community zoning.

V. SITEWORK AND GRADING

Grading shall be designed to avoid adverse impact on adjacent properties and to preserve existing topographic features and to provide positive drainage.

No grading in the street right of way shall be permitted without approval of the DRB. Terracing shall be provided by retaining walls where the maximum slope cannot be maintained or is not adequate. Retaining walls shall be constructed of material compatible with the building architecture. Modular retaining wall systems are permissible, color and texture shall be approved by the DRB in advance. Concrete masonry units or grey modular walls are not permitted.

Surface water runoff shall be detained by means of on-site master Detention / Retention facilities in accordance with the requirements of City of Loganville.

VI. HEIGHT LIMITATIONS

The maximum height of buildings shall be as approved by City of Loganville zoning conditions and are not to exceed Three (3) stories without written approval of the DRB.

VII. SERVICE AREAS

No loading, service, or outside storage shall be permitted between the front of the primary building or structure to be located upon the lot and the main front street boundary, except as approved by the DRB. All loading and material handling shall be handled expediently in order to avoid extended obstruction and/or unnecessary congestion in or around the primary building or structure to be located upon the lot. All loading, service, trash containers, and outside storage areas shall be screened from view of streets, parkways, and other lots with berms, natural vegetation, or other screening, or a combination thereof, at least six feet (6') in height. Exterior areas which must be secured for safety or security purposes, excluding storm Detention / Retention areas, shall be located between the rear exterior of the primary structure or building and the rear boundary of the lot.

VIII. SITE LIGHTING

All lights for purposes of illuminating parking lots located upon each lot shall be environmentally.

IX. UTILITIES

All permanent utility lines shall be underground, except as may otherwise be approved by the DRB.

Group utility meters with transformers where possible.

Unless otherwise approved by the DRB, Utility appurtenances including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, etc., shall be screened in commercial areas with landscaping or located so as not to be visible from adjacent properties, public streets, and pedestrian walkways.

X. ARCHITECTURAL DESIGN

All exterior facades of residential buildings shall comply to the standards of Community as listed below shall be required to obtain prior written approval of the DRB but shall follow the architectural theme of the adjacent community with in the development.

The categories listed below are as shown on the official zoning Site plan.

1) Townhome

Townhome Community Standards

Setbacks

- Front: 35 feet(no rear access)
- Side: 20 feet(between building)
- Rear: 20 feet

Size

Minimum heated floor area 1,400 sf

Architectural Standards

- a) Must have 3 differentiating architectural styles. No adjacent Townhouse units shall have identical Facades. Differentiation between adjacent Facades may be accomplished by a change in materials, building height, color, roof form or setbacks, provided that the appearance of a separate building is achieved.
- b) Shutters on at least two front windows, or other window accents as approved by the zoning administrator or his/her designee
- c) An architectural 6-panel door or a door with 50% glass and at least one side light
- d) Covered entry-way, stoop, or porch
- e) Arches, columns, gables or cornices
- f) Each side with at least one window
- g) Architectural shingles
- h) Roof accents can be architectural metal roofing.
- i) Eaves on sloped roofs that extend a minimum of 12 inches from the face of the building. Roof overhangs at gables that extend a minimum of six inches from face of the building.
- j) At least thirty-three percent (33%) of the exterior finish shall be one or more of the following materials: a. Brick b. Stone c. Wood d. Stucco e. Board and Batten f. Cedar shakes g. Cement (Hardi) style siding Appropriate similar product as approved by the zoning administrator or his/her designee
- k) Vinal siding is prohibited

XI. LANDSCAPING

Landscaping with in the development will be classified as 1) natural landscaping or 2) manicured landscaping. The manicured landscaping shall adhere to the below standards. The natural landscaping areas are to be a controlled overgrowth

so that the overgrowth is a benefit to the community and intended to keep a natural character and beauty but usable to the members.

Manicured:

All landscaping within the Development shall be professionally installed and maintained. The use of Virginia pines, Ulmus species, Quercus species, Ginko, Platanus species, Redbuds, Carolina Silverbells, and Cherry are recommended. The use of hardwood shade trees in park areas and parking islands, excluding Acer species, is encouraged.

All landscaped areas shall be irrigated; irrigation systems shall be professionally installed and maintained. All irrigation systems shall be below ground and fully automated. All control devices shall be screened from public streets. Irrigation systems are not required in distributed areas, or areas to be restored.

. All landscaped areas shall be professionally installed and maintained. All areas within road-right-of ways shall be irrigated. All grass within the road right of ways shall be fescue or turf, and shall be installed as sod.

XII. GENERAL MAINTENANCE

Undeveloped Areas:

Undeveloped areas, held in reserve for future building or pavement development, need not be irrigated or fully landscaped until building or paving improvements are made. These undeveloped areas, if disturbed, shall as a minimum be seeded with turf mix and erosion control devices as needed to maintain and keep existing soil within the undeveloped area and away from common areas, and these areas shall be moved and maintained by the Owner of such Parcel.

The Owner of such Parcel is responsible for removing any rock, gravel, trash, soil, and dead or damaged landscape material deposited from the undeveloped areas onto the adjacent properties, conservation areas, common areas, and public right-of-ways. The Owner of such Parcel shall remove trash, rubbish, erosion control fence and tree fence, dead or diseased plant material and equipment left idle, from undeveloped areas in a timely manner.

Developed Areas:

Each Owner/Permitee is responsible for maintaining its Parcel in a near and well-kept manner. Each Owner/Permitee shall be responsible for the timely removal of disease or dead plant growth and the replacement of same subject to reasonable requirements for planting and growth.

The Owner/Permitee of each Parcel shall continually repair, keep and maintain the Parcel to the point of the curb line of adjacent streets, and shall repair, keep and maintain all parking lots, streets, and structures in a safe, clean, neat and sanitary condition, and shall comply in all respects with all governmental zoning, health, environmental, fire, and police requirements. Each Owner shall remove any rubbish of any character which may accumulate on his or its property and adjoining common area.

During construction of any structure on any Parcel, the Owner thereof shall keep any construction site free of unsightly accumulation or trash, debris, rubbish, and scrap materials; and construction materials, trailers, shacks, and the like employed in connection with construction activities shall be kept in a neat and orderly manner at all times. The Owner of such Parcel shall construct temporary fencing and or barriers to isolate all construction activities from areas of public access. Each owner shall be solely responsible for soil erosion and siltation damage by their construction or lack of ongoing land maintenance activities.

Prior to any period that an Owner is prosecuting any construction, installation, maintenance, repair or replacement activities required or permitted on a Parcel, such Owner shall maintain or cause to be maintained in full force and effect commercial general liability insurance with respect to such activities with a combined single limit of liability of not less than One Million Dollars (\$1,000,000.00) for bodily injury to or personal injury or death of any person and consequential damages arising therefrom, and for property damage arising out of any one occurrence, and the Declarant shall be an additional insured under such policy. The aforesaid limits may be met through a combination of an Owner's primary coverage and umbrella and/or excess coverage. Each Owner shall further maintain adequate worker's compensation insurance at all times during such construction activities in the minimum statutory limits required by the State of Georgia. Such insurance shall be procured from a company licensed in the State of Georgia and shall be rated by Best's Insurance Reports not less than A-/X. Such insurance shall provide that it shall not be cancelable without thirty (30) days prior, written notice to additional insureds.

XIII. SUBMISSION OF UTILITY DRAWINGS

Interior Directional Signs:

Each Owner shall be permitted to erect permanent building identification signage within the boundaries of the Parcel. Each building shall be ground based and must be approved by the DRB prior to installation. General sign specification requirements and guidelines required by the DRB shall be supplied to Owners upon request. All signs within the Developments shall follow all applicable municipal codes, restrictions, and stipulations.

Monument Signs:

One or more project identification monument signs may be constructed at the project by the Declarant. The monument sizes and designs are subject to approval by City of Loganville and the DRB. One or more identification spaces for a Parcel use may be provided on the monuments, subject to acceptance and approval of the BRD, municipal requirements, and applicable fees.

EXHIBIT D

LIST OF ALLOWED USES

1. All uses in the RM-6 District.

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-001

LANDOWNERS: Marie Womble, David Garrett and Deann Miller

APPLICANT: Manor Restorations LLC

PROPERTY ADDRESS: Corner of Pecan Street and Line Street

MAP/PARCEL #: LG040014A00

PARCEL DESCRIPTION: Vacant / Wooded Lot

AREA: 9.87 acres

EXISTING ZONING: R-44

PROPOSED ZONING: RM-6

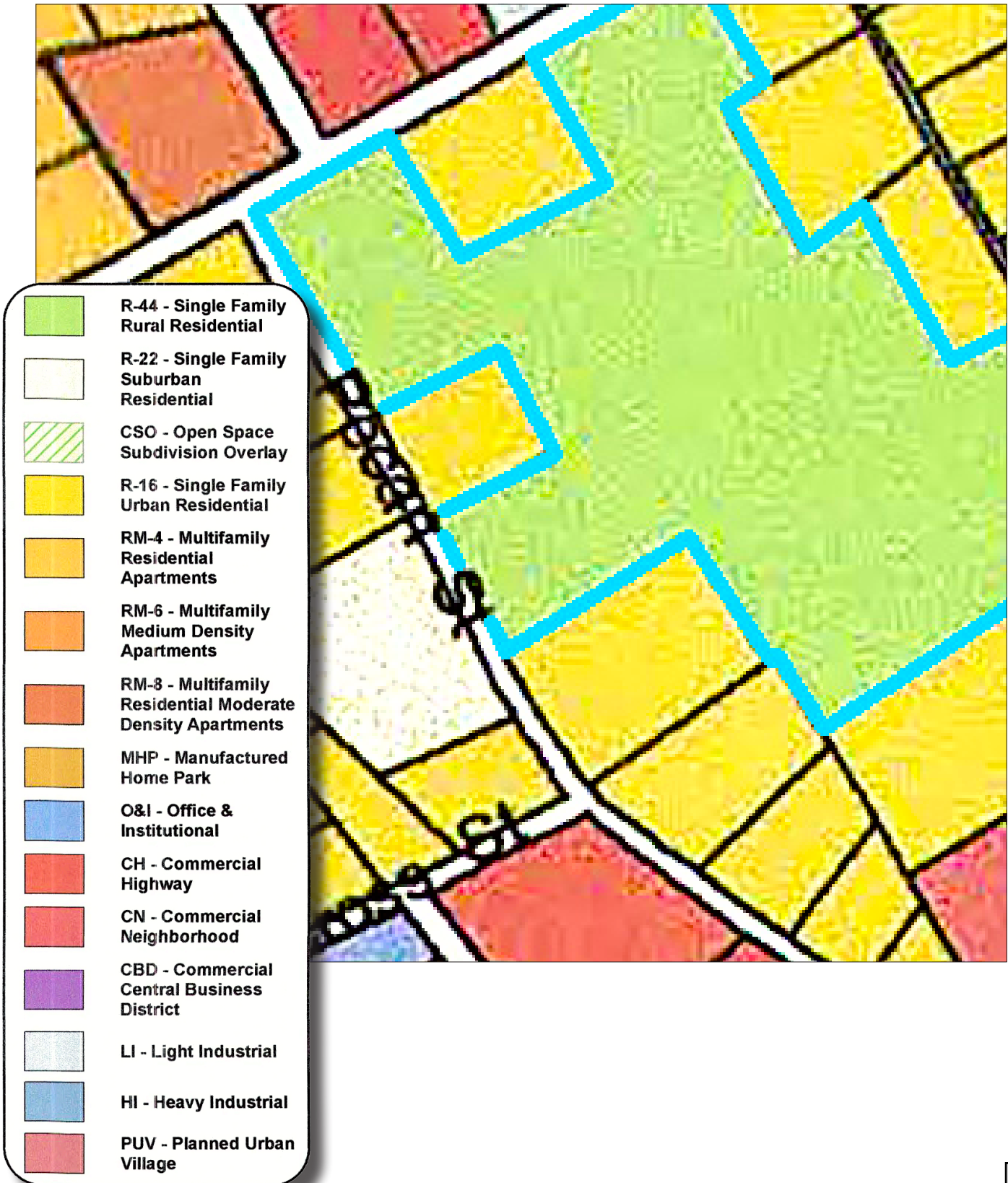
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: The applicant seeks to build 44 townhomes on the property.

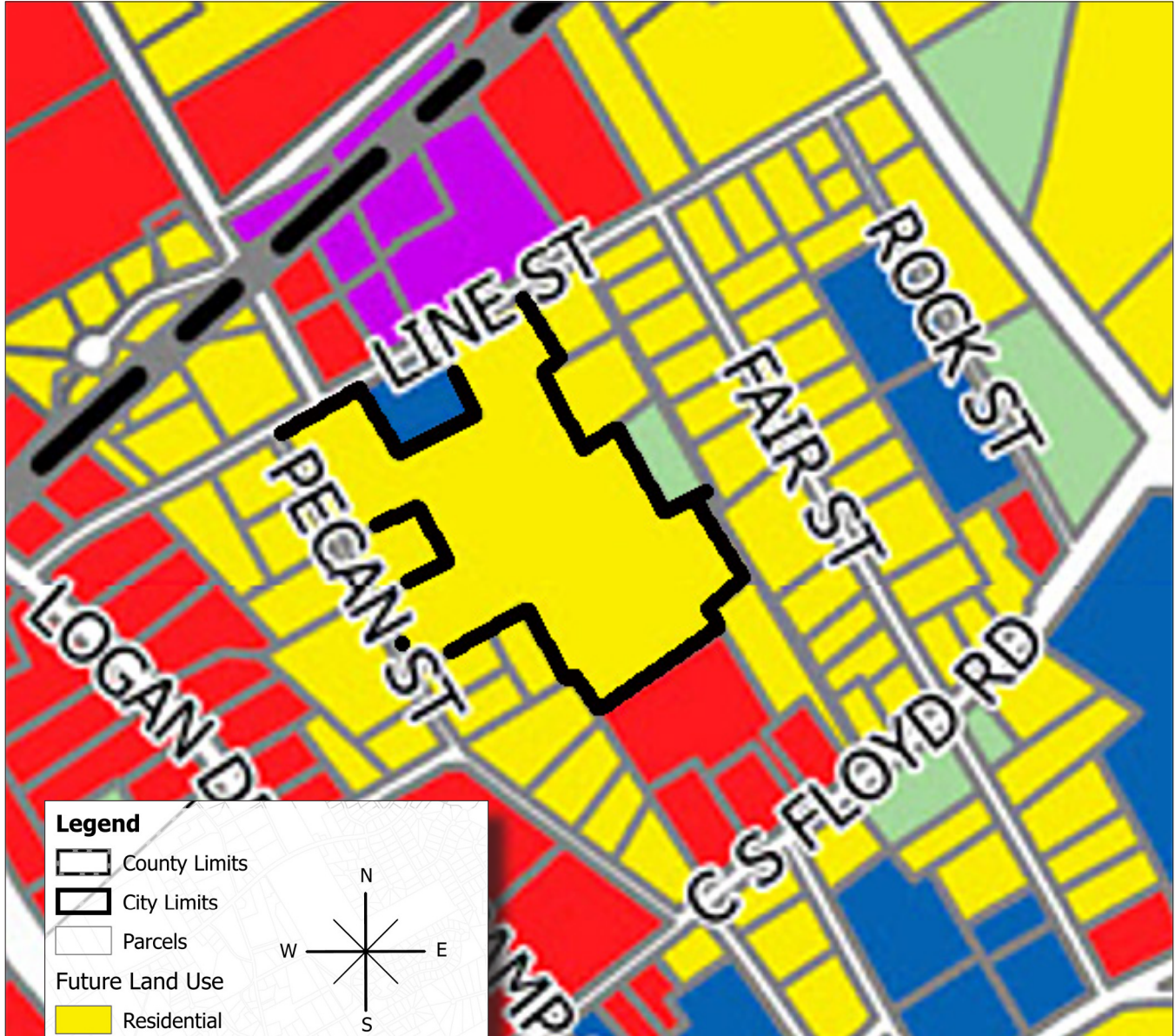
PLANNING COMMISSION HEARING: Feb. 27, 2025

CITY COUNCIL HEARING: March 10, 2025

ZONING MAP



FUTURE LAND USE MAP



Legend

- County Limits
- City Limits
- Parcels

Future Land Use

- Residential
- Commercial
- Industrial
- Public/Institutional
- Transportation/Communication/Utilities
- Park/Recreation/Conservation
- Agriculture/Forestry

N

W E

S

Applicant's Request

The applicant is seeking to re-zone a 9.87 acre tract of land from R-44 to RM-6 to build 44 townhomes.

Existing Conditions

The land is currently wooded with no existing structures.

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 adjacent to mostly single-family homes as well as a church. There is also Commercial Highway, Light Industrial, and multi-family housing in the immediate area. The proposed project does a commendable job attempting to include ample greenspace and wide buffers with the adjacent residences so that it would complement the aesthetics of the area, though placing trees on the corner of Pecan and Line as well as so close to the entrance where it would impact visibility is not advisable.

What is the impact upon thoroughfare congestion and traffic safety? A townhome community of this size would generate about 200 trips a day where residents are utilizing Line Street. Additional traffic on this roadway will result in some congestion but the condition of the road is becoming a safety hazard due to its narrowness and lack of curb and gutters. There would also be some traffic safety concerns about the driveway to the complex being so close to that of the church's as well as there being no decel lane incorporated into the plans, though further analysis may result in these being acceptable due to extenuating factors.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Going from its current status of wooded land to a 44-townhome complex would result in increased population density in the area and, coupled with other projects being proposed or under construction, could potentially lead to overcrowding in this area.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? Utilities need to be evaluated to determine capacity of sewage line as well as the best tie-in for water and sewer for the project. As mentioned before, additional cars on this roadway would further strain roadway infrastructure on Line Street.

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.

Impact Analysis / Recommendation

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? Development of vacant land will impact traffic, and the condition of Line Street and its ability to handle additional traffic is something that needs to be taken into consideration due to changes in density in the area.

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 there are a lot of concerns about traffic and infrastructure in the area, the project meets the criteria for the RM-6 zoning. 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 Line Street, 6 inches PVC along Pecan Street.

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? 12 inches clay on corner of Line Street and Pecan Road, 8 inches clay along Pecan Street

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? Line Street (minor collector)

What is the traffic count for the road? Unknown

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? No

Transportation improvements in the area? If yes, what are they? Limited improvements at the intersection of Line Street and SR 20 with the addition of a left turn lane onto the highway as a result of the new townhome subdivision being built in the area.

EMERGENCY SERVICES

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

Distance of the nearest station? 1.1 miles

Most likely station for 1st response? Station 18

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

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LOGANVILLE, GEORGIA, SUBPART B, LAND DEVELOPMENT AND RELATED ORDINANCES, CHAPTER 119 - ZONING, ARTICLE IV. – DISTRICT REGULATIONS, DIVISION 1. – GENERALLY, SECTION 119-177. – USES COMMON TO ALL RESIDENTIAL DISTRICTS

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAIN AS FOLLOWS:

ARTICLE I.

The Code of Ordinances of the City of Loganville, Georgia, Subpart B, Land Development and Related Ordinances, Chapter 119 - Zoning, Article IV. – District Regulations, Division 1. – Generally, Section 119-177. – Uses Common to All Residential Districts, is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added and stricken sections are being removed.

Sec. 119-177. Uses common to all residential districts.

There exist certain uses that are deemed to be compatible and acceptable when located in a residential district provided each use meets the space limits of the particular residential district. The following uses are allowed in all residential districts subject to the restrictions imposed by the district regulations.

(1) *Permitted uses.*

- a. Existing single-family residences.
- b. Existing cemeteries.
- c. Local, state and federal government buildings.

(2) *Accessory uses.*

- a. Accessory buildings and structures.
- b. Home occupations.
- c. Public parks, playgrounds and community buildings.
- d. Subdivision recreation areas owned, operated and maintained by homeowners associations exclusively for the use of residents and their guests.
- e. The parking of one unoccupied travel trailer, motor coach or pleasure boat, subject to provisions of this chapter.

(3) *Special uses.*

a. Public, parochial and private schools and colleges including dormitories, convents and monasteries when located on the same site as the school or college. The minimum site shall be three acres for such facilities.

b. Communication towers: See article VIII of this chapter.

~~c. Churches, synagogues, chapels and other places of religious worship and instruction when located on a thoroughfare having minimum classification of at least a major collector street, and having a minimum lot area of three acres. All churches, synagogues, chapels, and other places of religious worship and instructions located in residential zoning districts shall have a minimum lot area of three acres and comply with all other building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc., of the O and I - Office and Institutional District requirements stated in Section 119-216 of the City's Zoning Ordinance.~~

d. Country clubs, swim clubs, tennis clubs and neighborhood clubhouses, all of which shall be located on a site with not less than two acres and open to paid membership. Sleeping quarters for one caretaker, security guard, or manager shall be permitted.

e. Power substations and pumping stations.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Loganville, Georgia.

READ AND ADOPTED, this ____ day of _____, 2025.

CITY OF LOGANVILLE, GEORGIA

By: _____ (SEAL)

Skip Baliles, Mayor

Attest: _____ (SEAL)

Kristi Ash, Deputy Clerk

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF LOGANVILLE, GEORGIA, TO IMPOSE A TEMPORARY MORATORIUM ON ALL REZONE APPLICATIONS AND ANNEXATION APPLICATIONS FOR ALL PROPERTIES LOCATED IN THE CITY LIMITS OF THE CITY OF LOGANVILLE OR THOSE SEEKING TO BE INCLUDED IN THE CITY LIMITS, UNTIL SUCH TIME AS THE CITY CAN REVIEW AND APPROVE AN UPDATED ZONING ORDINANCE FOR THE CITY

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAIN AS FOLLOWS:

WHEREAS, the City of Loganville, Georgia (the “City”) has been vested with substantial power to regulate the use of property within the City for the purposes of maintaining the health, morals, safety, security, peace, and general welfare of the City; and,

WHEREAS, the City has the legislative power to adopt reasonable ordinances or regulations relating to property within the City for which no provision has been made by general law and which are not inconsistent with the Constitution of the State of Georgia or any charter provision applicable thereto; and,

WHEREAS, Georgia law recognizes that local governments may impose temporary moratoria on zoning decisions, building permits, and other development approvals for the purpose of city planning and implementation of new city regulations and ordinances (See, City of Roswell v. Outdoor Sys., Inc., 274 Ga. 130 (2001)); and,

WHEREAS, the Mayor and City Council, as a part of its planning, building, zoning and growth management efforts have been in review of the City’s estimates and projections regarding the anticipated type of residential, commercial, and industrial developments, and growth patterns inside the City’s limits; and,

WHEREAS, on June 16, 2022, the Mayor and City Council adopted the City’s Comprehensive Plan; and,

WHEREAS, the Comprehensive Plan projects continued population growth inside the City’s limits; and,

WHEREAS, the United States Census Bureau also shows continued population growth estimates at a rate of 16.2% inside the City’s limits from 2020 to 2023 (<https://www.census.gov/data/tables/time-series/demo/popest/2020s-total-cities-and-towns.html>); and,

WHEREAS, the Mayor and City Council are vested with the duty and responsibility to implement legislation for the general health, safety, and welfare of the City’s citizens, including modifications to City regulations necessitated in part by population growth; and,

WHEREAS, City staff has reported to the Mayor and City Council that substantial changes are required to the City's Zoning Ordinance to properly implement appropriate land planning practices and encourage appropriate community development patterns taking into account the expected continued population growth inside the City; and,

WHEREAS, the Mayor and City Council agree that certain changes are necessary to the City's Zoning Ordinance to continue appropriate land planning practices and community development patterns taking into account the expected continued population growth inside the City; and,

WHEREAS, based on City staff's recommendations, the Mayor and City Council have instructed City staff to review the City's Zoning Ordinance for the purpose of improving the City's Zoning Ordinance concerning the rezoning and annexation of real property inside the City's limits; and,

WHEREAS, City staff is working to provide the Mayor and City Council with staff recommendations regarding updates that are needed to the City's Zoning Ordinance to improve land development inside the City; and,

WHEREAS, revising and updating the City's Zoning Ordinance requires substantial research and manpower by City staff and outside professionals to provide the Mayor and City Council recommendations that are consistent with the Comprehensive Plan, the needs of the City and the continued population growth of the City; and,

WHEREAS, the City is limited in its resources and in the number of City employees that specialize in city planning and development; and,

WHEREAS, the Mayor and City Council desire to provide City staff with adequate time and resources to implement updates to the City's Zoning Ordinance; and,

WHEREAS, the Mayor and City Council desire for City staff to pursue third-party consulting experts to assist in updating the City's Zoning Ordinance; and,

WHEREAS, the Mayor and City Council hold a strong belief in updating and developing a cohesive and coherent Zoning Ordinance for land use for properties located in the City, and intend to promote quality community development through stable, balanced growth for the prosperity of the City as a whole; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests that have already been established with property owners and applicants as a result of pending rezone or annexation applications for properties located inside the City's limits or petitioned to be included in the City's limits, as the case may be, as of the date of this Ordinance; and,

WHEREAS, the Mayor and City Council do not intend to frustrate vested interests in property rights of its citizens, property owners and other interested parties any more than is reasonably necessary to effectuate the needed updates to the City’s Zoning Ordinance, and, as such, want to ensure that City staff continue to accept minor improvement applications, major variance applications, sign permit applications, land disturbance permit applications, building permit applications, certificate of occupancy applications, preliminary plat approval applications, final plat approval applications, and all other similar application types that are not applications for rezoning or annexation; and,

WHEREAS, the Mayor and City Council are concerned about the health and well-being of the citizens of the City that could be negatively impacted by continued population growth and uncontrolled land development inside the City’s limits without a comprehensive update to the City’s Zoning Ordinance; and,

WHEREAS, the Mayor and City Council hold a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,

WHEREAS, the Mayor and City Council hold a strong belief in maintaining public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of land and other resources, enhancing and protecting the economic well-being of the community, facilitating adequate provisions of public services, and preserving resources of the City; and,

WHEREAS, the Mayor and City Council have determined it is in the best interests of the City for the protection of the health and public safety that there be implemented a temporary moratorium on the submission and acceptance of all rezone applications and annexation applications for all properties inside the City’s limits or petitioned to be included in the City’s limits, as the case may be; and,

WHEREAS, a temporary moratorium on the acceptance of rezone applications and annexation applications for all properties located inside the City’s limits or petitioned to be included in the City’s limits, as the case may be, is a proper exercise of the City’s police powers while the above-referenced Zoning Ordinance updates are finalized by the City staff and adopted by the Mayor and City Council.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and City Council of Loganville do hereby declare and adopt a moratorium on the submission and acceptance of rezone applications and annexation applications for all properties located inside the City’s limits or those that petition to be included in the City’s limits as follows:

1. The preamble of this Ordinance shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
2. No submissions of rezone applications or annexation applications for all properties inside the City’s limits or requested to be included in the City’s limits, shall be accepted by the City or City staff, effective immediately upon the adoption of this Ordinance until, through and including September 10, 2025; and,
3. This moratorium shall have no impact on any complete and pending rezone or annexation applications that have previously been submitted to City staff and are pending approval by the City at the time of the adoption of this Ordinance; and,
4. This moratorium shall in no way affect the submission of minor improvement applications, major variance applications, sign permit applications, land disturbance permit applications, building permit applications, certificate of occupancy applications, preliminary plat approval applications, final plat approval applications and all other similar application types to the City that are not applications for rezoning or annexation; and,
5. During the term of this moratorium, the City staff shall study the current mix of land use, growth patterns, and the impacts of the same on the City’s resources, and the City shall make all reasonable and diligent efforts to finalize and adopt updates to the City’s Zoning Ordinance to further the City’s interests in growth management, so as to promote the traditional police power goals of health, safety, morals, aesthetics, and the general welfare of the City; and,
6. Further, City staff shall within 30 days from the adoption of this Ordinance, publish a request for qualifications for third-party consulting services to assist the City with the comprehensive planning, implementation, and updating of the City’s Zoning Ordinance; and,
7. This moratorium shall become effective upon its adoption.

READ AND ADOPTED, this 10th day of March, 2025.

CITY OF LOGANVILLE, GEORGIA

By: _____ (SEAL)

Skip Baliles, Mayor

Attest: _____ (SEAL)

Kristi Ash, Deputy Clerk