



CITY COUNCIL MEETING AGENDA

Thursday, April 10, 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. General Fund to Pension (Additional Payment) - \$750,000.00
- B. Pecan Street Water Tank Annual Maintenance - \$16,861.49 (505-4400-521305)
- C. (Emergency) Twin Lakes Electrical Panel Repair - \$27,972.00 (505-4400-522205)
- D. Emergency Treatment Facility Electrical Panel Repair - \$26,670.00 (505-4300-522205)
- E. SR-20 GDOT Widening Project (PI 0016387) - \$136,815.00* (includes 5% contingency) 505-4330-521202
- F. Covington Street Detention Pond - \$18,304.91 (371-6500-541300 ARPA; 375-4320-541400 Capital Recovery)
- G. Holly Court Catch Basins - \$4,000.00 (375-4320-541400 Capital Recovery)
- H. IGA - Walton County (West Walton Park)
- I. Last Month's Minutes
- J. Last Month's Financial Report

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case #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.
- B. **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.
- C. **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.
- D. **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.
- E. **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

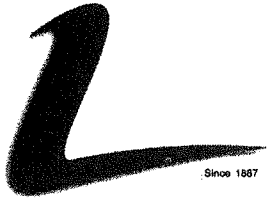
property owner is Marie Womble, David Garrett and Deeann Miller. The current zoning is R16. The requested zoning is RM-6 for the development of a 44-townhome community.

- 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**
 - A. Downtown Sidewalks
- 9. CITY MANAGER'S REPORT**
- 10. CITY ATTORNEY'S UPDATES / REPORTS**
- 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.



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 Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: April 10, 2025

Subject: Pecan Street Water Tank Maintenance

RECOMMENDATION:

Staff recommends the City Council approve the authorization for payment to Utility Services Company for the annual inspection and maintenance to Pecan Street water tank.

Total costs for the repair is \$16,861.49.

Line item 505-4400-521305

BACKGROUND:

The city uses Utility Services Company to conduct our required annual maintenance for our water tanks to stay in compliance with our drinking water permit.

Correspondence Only:
 UTILITY SERVICE CO., INC.
 P. O. Box 1350
 Perry, Georgia 31069
 (478) 987-0303



Mail Payments to:
 UTILITY SERVICE CO., INC.
 P. O. Box 207362
 DALLAS, TX 75320-7362
 (478) 987-0303

INVOICE

Bill To:
 CITY OF LOGANVILLE, GA
 4303 LAWRENCEVILLE ROAD
 P O BOX 39
 LOGANVILLE, GA 30052

Please Inquire about ACH at
 invoicing@usgwater.com

PLEASE INCLUDE THE INVOICE NUMBER ON PAYMENT

Customer Number: 6684

DUE UPON RECEIPT

or based on contract, if different

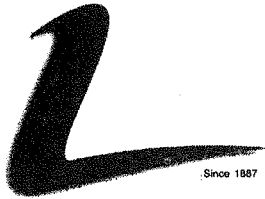
<u>PROJECT#</u>	<u>INV. #</u>	<u>INV DATE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TAX</u>	<u>TOTAL</u>
101827	621270	01-MAR-25	400,000 ELEVATED PECAN ST TANK- Annual	\$16,861.49	\$0.00	\$16,861.49

TOTAL DUE TO
UTILITY SERVICE CO., INC.

\$16,861.49

Thank You For Your Business
 Questions regarding invoicing please email invoicing@usgwater.com
 Have you discussed your Advanced Metering Infrastructure (AMI) needs with your USG Water System Consultant?

A 1.5% PER MONTH FINANCE CHARGE MAY BE CHARGED FOR ALL PAST DUE INVOICES.



where people matter

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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 Baliles, and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: April 10, 2025

Subject: (Emergency) Twin Lakes Electrical Panel Repair

RECOMMENDATION:

The Utilities Department recommends that City Council approves the repairs of the main electrical panel for the Twin Lakes Booster Station. The work will be performed by Goforth Williamson, Inc. Due to failure of this Variable Frequency Drive (VFD), this will be an emergency repair. Due to the level of urgency, we need immediate approval to proceed with the repair.

Total costs for the repair is \$27,972.00.
Line item 505-4400-522205

BACKGROUND:

The original (VFD) failed for unknown reasons, and we had issues finding someone to repair due to its age and being proprietary. GWI can install a new VFD that will no longer be proprietary and any electrician in the future can repair or program the unit if issues arise. The Programming Logic Controller (PLC) will also be retrofitted and programmed to work with the new VFD. We currently only have one side (two pumps) of the booster station operational. In the event The City of Monroe cannot provide us water, Twin Lakes Booster station will struggle to keep up with demand, resulting in Gwinnett County valves to open and assist with providing us water.

Goforth Williamson, Inc
 373 Odell Road
 Griffin, GA 30224
 US
 (770) 467-0303



Quote Number	
10543926	
Quote Date	Page
03/28/2025	1 of 3

Quote Expires On: 04/27/2025

BILL TO:

City of Loganville
 PO Box 39
 Loganville, GA 30052
 US

770-466-1306

SHIP TO:

City of Loganville
 PO Box 39
 Loganville, GA 30052
 US

Requested By: Mr. Brandon Phillips

Customer ID: 713199

Project Ref: Tank Fill VFD and PLC Retrofit

PO Number		Carrier Name		Sales Rep	
				JGBOS GWI	
Quantity		UOM	Item ID Item Description	Unit Price	Extended Price
Ordered	Remaining				
1.00	1.00	EA	GW1 CONTROLS RETROFIT CONTROLS RETROFIT	27,972.0000	27,972.00

PLEASE NOTE:

1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com



Goforth Williamson, Inc
 373 Odell Road
 Griffin, GA 30224
 US
 (770) 467-0303



Quote Number	
10543926	
Quote Date	Page
03/28/2025	2 of 3

Quote Expires On: 04/27/2025

Quantity Ordered	Quantity Remaining	UOM	Item ID Item Description	Unit Price	Extended Price

Order Line Notes:

Parts included:

- (2) Danfoss FC-202 VFD, 60 hp, 480V
- (2) Danfoss LCP remote mounting kit for door mounted keypad
- (2) Danfoss 6-year on site Drive Pro-Tection warranty
- (1) Click Plus PLC CPU
- (1) Click Plus Discrete/Analog combo module
- (1) Click Plus Discrete combo module
- (1) Click AC power supply
- (1) C-More CM5 Touchscreen HMI, 7" color LCD
- Modified schematic drawings to be provided to show PLC and VFD wiring connections
- GWI tank filling program is the property of GWI and is not to be reproduced or modified without GWI's permission
- Installation hardware, programming cables, control conductors, CAT-6 patch cables, and other consumables included

Work included:

- PLC programming to provide an automated tank filling program with user adjustable set points, alarms, and displays
- Travel to customer site
- Isolate power to panel, lock out
- Remove existing Siemens VFD's
- Install new Danfoss VFD's
- Make all power and control terminations to new VFD's
- Remove existing Siemens PLC
- Install new PLC hardware and HMI
- Full startup and commission on new PLC and VFD's
- Work with customer to establish proper setpoints for pump start and stop and any alarm levels
- Setup VFD's for seamless automatic operation from PLC controller
- Test system for proper operation and fail safes
- Clean up panel wiring
- Show customer how to navigate the HMI menus and adjust settings if required for condition changes in the future
- Haul off any old equipment the customer does not want to keep
- Check out with customer

*Pumps must be able to be taken out of service and main power feed ahead of control panel must be electrically disconnected during work to be performed.

Upon the above Scope of Work, should any additional work or additional parts not listed above be required, a revised Scope of Work and quote will be submitted. No additional work will be performed, or additional parts supplied prior to approval.

PLEASE NOTE:

1. Freight: FOB Origin, ground freight prepaid and charged to curbside of first location.
2. Price "does not" reflect Sales Tax, Documentation, Drawings, or Special Paperwork.
3. We can now accept Visa, Mastercard, American Express and Discover. Please contact us if you would like to pay via credit card.
4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com



QUO

Section 2, Item C.

Goforth Williamson, Inc
373 Odell Road
Griffin, GA 30224
US
(770) 467-0303



Quote Number	
10543926	
Quote Date	Page
03/28/2025	3 of 3

Quote Expires On: 04/27/2025

Quantity		UOM	Item ID Item Description	Unit Price	Extended Price
Ordered	Remaining				

Total Lines: 1

SUB-TOTAL: 27,972.00
TAX: 0.00
AMOUNT DUE: 27,972.00
U.S. Dollars

PER YOUR REQUEST, WE ARE PLEASED TO QUOTE THE FOLLOWING

Goforth Williamson
373 Odell Road
Griffin, GA 30224
PurchaseOrders@goforthwilliamson.com

Quote Valid for 30 Days

Payment Terms: Net 30

F.O.B.: Origin

Quoted By: MICHAELTOWSON

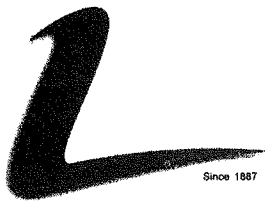
Email: MichaelT@goforthwilliamson.com

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4. Please reference Quote on Purchase order and send your Purchase orders to PurchaseOrders@GoforthWilliamson.com



Document ID10543926



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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 Baliles, and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: April 10, 2025

Subject: Treatment Facility Electrical Panel Repair (**Emergency**)

RECOMMENDATION:

The Utilities Department recommends that City Council approves the repairs of the main electrical panel for the centrifuge through Global Control Systems.

Due to failure of this Variable Frequency Drive (VFD), this will be an emergency repair. Due to the level of urgency, we already have this scheduled for repair. A purchase order was already created, and the electrician has been notified to proceed with ordering the parts.

Total costs for the repair is \$26,670.00.

Line item 505-4300-522205

BACKGROUND:

The centrifuge is how we separate solids from the liquids, and the bio-solids are then applied to land by our spreader trucks. The main centrifuge electrical panel at the treatment plant had a VFD failure due to age of the unit. The VFD is original to the panel and was installed in 1999 when the treatment plant was constructed. We are currently operating on a back-up unit that is less efficient, and are requiring employees to report to work earlier in the mornings to operate the centrifuge for longer periods.


March 25, 2025

Mr. David Pollard
 City of Loganville, GA
 Via email: dpollard@loganville-ga.gov

Reference: GCS Proposal Number 025GA037_Rev.2
 Centrifuge VFD Replacement

Dear David,

We are pleased to provide a proposal to replace the existing, faulty Rockwell-discontinued VFD for the centrifuge system. GCS recommends replacing the VFD with an Allen-Bradley PowerFlex 750 series VFD.



PowerFlex 700 AC Drive 77 A 60 Hp 20B

Catalog #: 20BD077A3ANNANCO

Lifecycle status: Discontinued

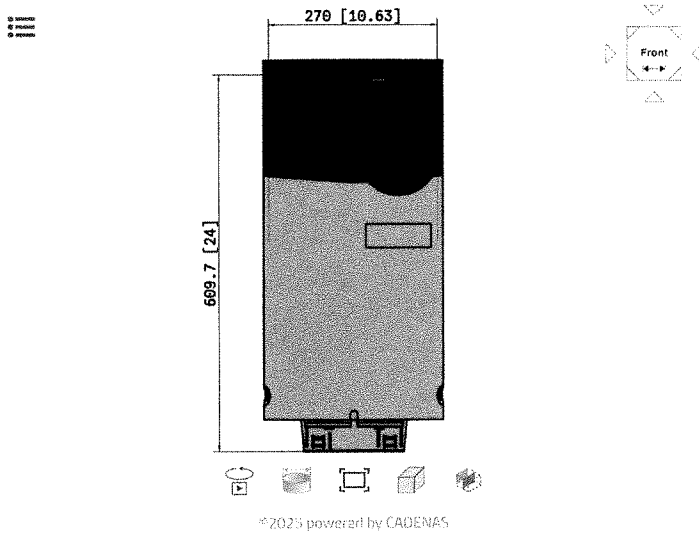
⚠ Rockwell Automation announces that as of June 01, 2023, the PowerFlex 700 AC Drive 77 A 60 Hp 20B will be discontinued and no longer available for sale. Customers are encouraged to remove references to the affected product(s).

Discontinued Date:	June 01, 2023
Replacement Category:	Engineering Replacement

Technical Specifications	General	
Drawings	Custom Drive/Firmware	No Custom Firmware
Documents	Internal Communication Module	No Communication Module
Certifications	Product Family	PowerFlex 700 AC Drive
Alternative Products		
Technotes		

Material Schedule

Proposed Material			
Qty.	Man.	Item	Description
1	AB	60 HP Normal Duty VFD	PowerFlex Architecture Class Drive, 480 VAC, 60 HP ND, 77 Amps, Frame 5, Filtered Variable Frequency Drive Internally mounted HMI



Note:

- This scope **does not include** any installation of the VFD.
- **The customer is responsible for providing an electrician to install the drive and make the necessary terminations. GCS will provide technical assistance to make terminations on the new VFD.**
- **This scope does include modifying the PLC program to interface with the new VFD. The customer may need an OEM vendor to fine-tune the drive for the centrifuge system, if necessary, and assist in coordinating with the original OEM.**
- This scope does not replace any other components in the panel section, including circuit breakers, fuses, disconnects, handles, breakers, filters, or other components inside or outside the bucket enclosure.
- The new VFD dimensions are listed above, and the customer accepts the revised dimension requirements.

- GCS is not responsible for electrical short circuits or upstream/downstream wiring issues related to fusing and/or any other electrical hazards. GCS recommends that the customer identify the source of the blown fuses to protect the new VFD.
- This scope does not include any sales tax.

Pricing Schedule	
Item	Description
Material Scope:	\$19,650.00
Engineering: VFD Configuration	\$ 2,750.00
Field Start Up	\$1,800.00
Total	\$24,200.00
Optional Installation cost:	\$ 2,470.00



Warranty:

A warranty will be provided for one year from the completion of work for GCS-furnished items.

Delivery:

Delivery will be made within 1 week after the order is processed for 1 VFD quantity. As of March 18, 2025, two are available in stock. Availability is confirmed after PO.

Any Applicable freight is not included in the scope.

Terms for Payment

100% - Delivery of hardware Equipment. **Net 30 Days**

Terms and Conditions

Prices quoted herein are for the equipment and services listed and do not include any external electrical wiring or termination, equipment installation, plumbing, or mechanical interconnection.

Prices are in U.S. funds; all applicable taxes are extra. The above prices will be held for **thirty** days, provided the equipment manufacturer's price remains unchanged. Any price change for equipment will be communicated to the customer.

If we are not in agreement within the specified timeframe, the terms and contract will be renegotiated later.

Payment Terms:

Pro-rated payment shall become due as each partial shipment is made. If a shipment is delayed for any reason beyond the control of GCS, prices shall be increased by 1.5% for each whole month or fraction thereof that the shipment is delayed beyond a reasonable timeframe. Furthermore, if the equipment is ready for shipment and the purchaser delays shipment, the date of notice of readiness for shipment shall be deemed the date of shipment for payment purposes.

This proposal is limited to only those technical portions of the Engineer's Specification specifically referred to herein, and to the Terms and Conditions of Sale as outlined. GCS is not bound by any Terms and Conditions of the Prime or other contracts not specifically included herein.

We appreciate the opportunity to present this proposal to you and look forward to collaborating with you on this project. If you have any questions, please do not hesitate to contact us.

Sincerely,

GLOBAL CONTROL SYSTEMS, INC.

Robert Patel



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 Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: April 10, 2025

Subject: SR-20 GDOT Widening Project (PI 0016387) ***Reserve Funds**

DISCUSSION:

GDOT is widening SR-20 Conyers road which results in the City having to relocate water, sewer and stormwater utilities. The area of relocation begins at 4890 GA-20 and ends at Highway 78. We are currently requesting quotes from engineers for these services. These services would include preparation of engineered drawings, and applying for utility aid. We were unable to receive these quotes before the council meeting due to the short notice given to us by GDOT.

On March 18th, 2025, GDOT submitted an invite to review the submittal package for their project. After meeting with GDOT on April 2, 2025, they are only giving the city 60 days to respond with engineered drawings, and a plan for completion of this project.

FISCAL IMPLICATION:

The costs for these services are \$130,300.00. We are also requesting a 5% contingency that comes to a total of \$136,815.00.

This will be paid from line item 505-4330-521202

April 7, 2025

Mr. Danny Roberts, City Manager
City of Loganville City Hall
4303 Lawrenceville Road
Loganville, GA 30052

Re: SR 20 Utility Relocations (GDOT PI #0016387)

Dear Mr. Roberts:

The City of Loganville has been requested to prepare final relocation plans (2nd Submission Plans) for utilities in conflict in preparation for the Georgia Department of Transportation (GDOT) widening and improvements of SR 20 (Lawrenceville Road) from east of Tuck Road to US 78/SR10/Atlanta Highway in the City of Loganville. The project's purpose is to prepare utility relocation plans for utilities in conflict with the proposed improvements and request Utility Aid from GDOT for the financial burden to the City to complete the work. Keck & Wood (KW) will complete design relocation plans in coordination with GDOT and the City to ensure that submittal deadlines are met to the best of our abilities. Due to the compressed timeline, further coordination with GDOT may be required to extend the deadline and said coordination would be considered additional services. Upon completion of the design relocation package, we will submit all required deliverables to GDOT.

The project is generally described as follows:

Utility relocation for water, gravity sanitary sewer, and sanitary sewer force main within the project constraints of the GDOT roadway project, PI #0016387 (approximately 7,000 linear feet of roadway construction and relocation efforts). Relocation efforts include full relocation design plans, quantity take-offs for each utility moved, and final submissions to GDOT. Efforts will also include coordination with GDOT and completing a Utility Aid request for submission to GDOT including a preliminary construction cost estimate for the designed relocation.

A summary of our services, time schedule, and fee amount is presented below for your consideration. Our assistance in completing the utility relocations will include:

Task 1: Relocation Plans (24-Series Plans)

KW will coordinate with the City and GDOT to acquire the appropriate plan documents and draft a preliminary relocation design to be reviewed with the City. This task also includes evaluation of plan changes from the original design in 2021 and completing conflict analysis for all cross sections and storm drain profiles along the alignment. A follow-up meeting will be held with the City to review and discuss the relocation design and make adjustments prior to continuing toward final plan revisions and the Utility Aid Request. This task is inclusive of one submission of the preliminary plans for review.

Task 2: Utility Aid Request

Due to the cost of the project, the City has requested KW to seek Utility Aid from GDOT. The efforts included in this work include a quantity take-off and construction cost estimate, coordination with the City for financial information and record data, completing and executing Utility Aid request forms and letters, submission to GDOT and facilitating submission, and coordination between the City and GDOT with responses and questions that may arise regarding the Utility Aid Request.

Task 3: Detailed Utility Relocation (44-Series Plans)

During this phase of the GDOT project, the department requires detailed utility relocation plans including profiles for all relocated utilities along the alignment. Efforts for this task include plan updates after City review of the completed plans (after meeting with the City during Task 1), development of plan coversheet, GDOT pay item sheets, general and utility specific project notes, utility details including supplemental specifications, and detailed utility relocation plans for each utility (water, gravity sanitary sewer, and sanitary sewer force main). Each utility will also include a final quantity take-off and cost estimate, profiles for each utility along the alignment being relocated, and general coordination with the City to ensure design is acceptable and record information is correct. As part of the relocation efforts, GPAS (formerly GUPS) permitting is also required for all utility construction within the GDOT right-of-way. This is included in our estimate and is expected as part of Task 3. Final documentation for GDOT includes: final plans, cost estimate (the CIA spreadsheet and forms required by GDOT), and file conversion and submission to GDOT on the ProjectWise system. This task is inclusive of a single submission to GDOT. Subsequent submissions will be considered additional services.

Task 4: Additional Services

Any work authorized by the City beyond the scope of Tasks 1-3 will be considered additional services and will be charged at our current standard hourly rate (see attached for our 2025 rates). KW will only proceed additional services at the clear authorization and directive of the City.

Exclusions

The scope of work is encompassed in Task 1-3 above and excludes (though not limited to) the following:

- GDOT extensions past the let date of May 2026
- GDOT revisions of the plans requiring an additional "2nd Submission" plan design
- Additional Utility Aid Request submissions (revising submissions made in Task 2)
- Additional revisions or submissions requested by the City or GDOT for each Task

As compensation for our services, we propose that our fee be based on a lump sum basis for task (or tasks) performed during the month. Once a month during the existence of this contract, Keck & Wood will submit to the City an invoice for payment based on the task(s) performed during the billing period. Our proposed fee for the described work shown in the Detailed Fee Breakdown below will amount to a total, lump sum fee of \$130,300. These services will be provided in accordance with the attached Terms and Conditions.

Detailed Fee Breakdown:

A. Task 1: Relocation Plans (24-Series Plans)	\$28,100
B. Task 2: Utility Aid Request	\$16,200
C. Task 3: Detailed Utility Relocation (44-Series)	\$86,000
D. Task 4: Additional Services	KW Standard Hourly Rates

Mr. Danny Robberts, City of Loganville
April 7, 2025
Page 3 of 3

Section 2, Item E.

We hope this information is acceptable to you. Please let us know if you would like any clarifications of the above information. We are available to begin the work upon your authorization as time is of the essence. We greatly appreciate the opportunity to be of assistance to you on this project and look forward to your favorable reply. If there are any questions, please let us know.

Sincerely,

KECK & WOOD, INC.



Matthew Kaufman, PE
Project Manager

Attachments

2025 Hourly Rates Sheet

Keck & Wood provides services based on the hourly rate charges for each skill position as follows:

Hourly Rate	Management	Project Management	Engineering	Engineering	Landscape Architecture	Surveying	Surveying	Business Admin.
\$305	Practice Leader SVP Senior Manager							
\$285	Market Leader VP	Project Director						
\$270	Client Services Leader	Senior Project Manager 3	Chief Engineer		Chief Landscape Architect			
\$255	Submarket Leader AVP	Senior Project Manager 2	Senior Engineer 3		Senior Landscape Architect 3			
\$240	Client Service Manager 2	Senior Project Manager 1	Senior Engineer 2		Senior Landscape Architect 2	3-Man Survey Crew		
\$225	Client Service Manager 1	Project Manager 3	Senior Engineer 1		Senior Landscape Architect 1	Survey Manager 3		
\$210		Project Manager 2	Engineer 3		Landscape Architect 3	Survey Manager 2		
\$195		Project Manager 1	Engineer 2	Traffic Signal Technician 3	Landscape Architect 2	Survey Manager 1		
\$180			Staff Professional 4 Engineer 1	Traffic Signal Technician 2	Landscape Professional 4 Landscape Architect 1			
\$165			Staff Professional 3	Traffic Signal Technician 1	Landscape Professional 3	2-Man Survey Crew		
\$150			Staff Professional 2		Landscape Professional 2	2-Man Mapping Crew		
\$140			Staff Professional 1		Landscape Professional 1			
\$120			CAD Technician 3	Field Technician 3		1-Man Survey Crew	Survey Technician 3	Admin. Manager
\$105			CAD Technician 2	Field Technician 2			Survey Technician 2	Admin. Staff
\$90			CAD Technician 1	Field Technician 1		1-Man Mapping Crew	Survey Technician 1	Admin. Staff
\$85			Intern		Intern	Intern		

Section 2, Item E.

TERMS AND CONDITIONS OF SERVICE

EFFECTIVE DATE: This Agreement, by and between Keck & Wood, Inc., hereinafter referred to as the Consultant, and the Client identified on the attached proposal, is binding and effective upon acceptance by a currently authorized corporate officer of the Consultant.

SCOPE OF SERVICES: Whereas the Consultant has proposed to perform, and the Client desires to have the Consultant perform, the scope of services described on the attached proposal

AGREEMENT: Now, therefore, in consideration of the premises and the covenants and undertakings hereinafter set forth, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PERFORMANCE:** Unless more specifically established on the face side(s) hereof or attachments hereto, the Consultant a) agrees to perform his services in conformity with generally accepted professional practices for the intended project or purpose, and makes no warranty either expressed or implied; b) agrees to correct any defective survey or engineering service performed by the Consultant when brought to its attention in writing; and c) will endeavor to complete its services on a time schedule consistent with needs of the Client.

2. **OWNERSHIP OF DOCUMENTS:** All documents, including original drawings, plats, estimates, field notes, specifications and other data are and shall remain the property of the Consultant. Copies of finished documents furnished to the Client are instruments of service for the specific project or initial purpose indicated, and are not intended to be reused for extensions of the project or for additional purposes without written authorization by the Consultant. Reuse of any of the instruments of service of the Consultant by the Client on any extension of the project or for additional purposes shall be at the Client's risk and the Client agrees to defend, indemnify and hold harmless the Consultant from all claims, damages and expenses including attorney's fees arising out of any unauthorized reuse of the Consultant's instruments of service by the Client or by others acting through the Client.

3. **ESTIMATES OF CONSTRUCTION COST:** Since the Consultant has no control over construction costs or of the methods by which construction contractors determine prices, or over market conditions, any opinion of the Consultant regarding construction cost are to be made on the basis of his best judgment, but Consultant cannot and does not guarantee that actual construction costs will not vary from estimates provided by the Consultant.

4. **FORCE MAJEURE:** Consultant shall not be liable for failures to perform any obligation under this Agreement where such failure arises from causes beyond Consultant's exclusive control, including (but not limited to) such causes as war; civil commotion; force majeure; acts of a public enemy; sabotage; vandalism; accident; statute; ordinances; embargoes; government regulations; priorities or allocations; interruption or delay in transportation; inadequacy, shortage or failure of supply of materials, equipment, fuel or electrical power; labor controversies (whether at Consultant's office or elsewhere); shut-downs for repairs; natural phenomena; whether such cause exists on the effective day hereof, or arises thereafter, or from compliance with any order or request of the United States Government or any officer, department, agency, instrumentality or committee thereof.

5. **CONSTRUCTION RELATED SERVICES:** The Consultant has not been retained or compensated to provide design and construction review services relating to any construction contractor's safety precautions or to means, methods, techniques, sequences, or procedures required for a contractor to perform his work which are not directly a part of the completed project; omitted services include but are not limited to shoring, scaffolding, underpinning, temporary retainment of excavations, and any erection methods and temporary bracing.

6. **CONSULTANT'S INSURANCE:** The Consultant shall acquire and maintain statutory workmen's compensation insurance coverage, employer's liability, comprehensive general liability insurance coverage of not less than \$2,000,000 limit, and professional liability insurance coverage of not less than \$2,000,000 limit.

7. **CONTRACTOR'S INSURANCE:** Should the scope of services by the Consultant include planning, design or observation of construction work, the Client shall require the contractor(s) and any subcontractor(s), prior to commencement of such work, to submit evidence that he (they) have obtained for the period of the construction contract, and the guarantee period, comprehensive general liability insurance coverage including completed operations coverage. This coverage shall provide for bodily injury and property damage arising directly or indirectly out of, or in connection with, the performance of construction work, and have a limit of not less than \$500,000 for all damages arising out of bodily injury, sickness or death of one person and an aggregate of \$1,000,000 for damages arising out of bodily injury, sickness and death of two or more persons. The property damage portion shall provide for a limit of not less than \$300,000 for all damages arising out of injury to or destruction of property of others arising directly or indirectly out of or in connection with the performance of construction work in any one occurrence including explosion, collapse and underground exposures. Included in such coverage shall be contractual coverage sufficiently broad to insure the provision of the subsequent paragraph entitled "Contractor's Indemnity". The comprehensive general liability insurance shall include as additional named insureds: the Client; the Consultant; and each of their officers, agents and employees.

8. **CONTRACTOR'S INDEMNITY:** Should the scope of services by the Consultant include planning, design or observation of construction work, the Client shall require that all contractors and subcontractors performing work in connection with services rendered by the Consultant, indemnify and hold harmless, the Client and the Consultant, and each of their officers, agents, and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from construction operations, provided that any such claims, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and is caused in whole or in part, directly or indirectly, by any negligent or willful act or omission of the contractor(s), any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them are liable. The indemnification required shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the contractor(s) or any subcontractor under workmen's compensation acts, disability benefit acts or other employee benefit acts.

9. **ACCESS:** The Client shall be responsible for providing all right of access to the private property as required by the Consultant to perform authorized services.

Section 2, Item E.

10. **BASIS OF PAYMENT:** The Client agrees to compensate the consultant as provided on the attached proposal. In the event a preliminary estimate of compensation is made, the Consultant will endeavor to accomplish services within that estimate, but the Consultant does not guarantee such estimate unless a specific written statement to that effect is given. Should the Consultant become aware that charges will or have exceeded any preliminary estimate, he will promptly notify the Client who may elect to reduce the scope of services or authorize a continuation of services at increased cost.

11. **PAYMENT AND CREDIT:** Progress or partial payments shall be made by the Client in proportion to services rendered by the Consultant unless specific extension of credit to the Client is provided on the attached proposal. Statements will be issued from time to time by the Consultant, but no more often than at 4-week intervals, and shall be fully payable within 30 days thereafter. Balances which are unpaid for more than 30 days are subject to a finance or service charge plus collection expenses. Unless stated differently on the face(s) hereof service charges shall be 1.5 percent per month, which amounts to 18 percent per year. If in the exclusive judgment of Consultant, the financial condition of the Client at any time does not appear to justify the commencement or continuance of services on the terms specified herein, Consultant may, in addition to all other remedies it may have at law or in equity, make written demand for full or partial payment in advance, suspend its performance until such payment is made and cancel this Agreement if such payment is not received by the Consultant within 30 days after delivery in person or mailing of said demand by Consultant.

12. **AUDIT: ACCESS TO RECORDS:** For Agreements employing cost as a basis of compensation, the Consultant shall maintain books, records, documents and other evidence directly pertinent to the Agreement in accordance with appropriate accounting standards. From time to time, but not more often than once each calendar year, the Client may have his accounting representative verify costs by examination of pertinent documents at the home office of the Consultant. During such audit, the Consultant shall provide suitable facilities for the Client's representative, and that representative shall organize and conduct his audit in a manner which minimizes special effort by the Consultant.

13. **DELEGATION OF DUTIES:** Neither the Client nor the Consultant shall delegate his duties hereunder without the written consent of the other.

14. **TERMINATION:** Should this Agreement be terminated prematurely by written mutual agreement or as provided elsewhere herein, the Consultant shall be paid for services performed to the termination date plus 15 percent of the total compensation earned to the time of termination to account for Consultant's rescheduling adjustments and related costs.

15. **WARRANTY:** CONSULTANT SERVICES WILL BE PERFORMED, ITS FINDINGS OBTAINED AND ITS REPORTS PREPARED IN ACCORDANCE WITH ITS PROPOSAL, CLIENT'S ACCEPTANCE THEREOF, THESE TERMS AND CONDITIONS, AND WITH GENERALLY ACCEPTED PRINCIPLES AND PRACTICES. IN PERFORMING ITS PROFESSIONAL SERVICES, CONSULTANT WILL USE THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY MEMBERS OF ITS PROFESSION. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR REPRESENTATIONS, EITHER EXPRESS OR IMPLIED. STATEMENTS MADE IN CONSULTANT REPORTS ARE OPINIONS BASED UPON ENGINEERING JUDGEMENT AND ARE NOT TO BE CONSTRUED AS REPRESENTATIONS OF FACT.

16. **HAZARDOUS MATERIALS:** Nothing contained within this agreement shall be construed or interpreted as requiring Consultant to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA, CERCLA, or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Client assumes full responsibility for compliance with the provisions of RCRA, CERCLA, and any other Federal or State statute or regulation governing the handling, treatment, storage and disposal of pollutants. If Consultant encounters or learns of an undisclosed Pollutant at the Site, then Consultant shall notify (1) Client and (2) appropriate governmental officials if Consultant reasonably concludes that doing so is required by applicable Laws or Regulations. It is acknowledged by both parties that Consultant's scope of services does not include any services related to unknown or undisclosed Pollutants. If Consultant or any other party encounters, uncovers, or reveals an undisclosed Pollutant, then Client shall promptly determine whether to retain a qualified expert to evaluate such condition or take any necessary corrective action.

17. **RECORDS RETENTION:** Consultant shall maintain on file in legible form, for a period of five years following completion or termination of its services, all Documents, records (including cost records), and design calculations related to Consultant's services or pertinent to Consultant's performance under this Agreement. Upon Client's request, Consultant shall provide a copy of any such item to Client at cost.

18. **MISCELLANEOUS:** This Agreement is to be construed in accordance with and enforced under the laws of the principal place of business of the Consultant. This Agreement constitutes the entire agreement between the parties hereto, and all prior negotiations, representations and inducements of every kind are superceded hereby. No waiver, alteration or modification of this Agreement shall be effective unless in writing and signed by an authorized corporate officer of the Consultant. In the event any provision of this Agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding on the parties. One or more waivers by either party of any provision, term, condition or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.

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: April 10, 2025

Subject: Covington Street & Holly Court Stormwater Projects

RECOMMENDATION:

Staff recommends that City Council approve the change orders for the Covington Street and Holly Court Stormwater projects. The projects were originally approved on December 12, 2024.

Covington Street Detention Pond (Civil Construction & Utilities):

The change order requires utilizing two 24" RCP culverts in lieu of the planned 42" culvert to clear an existing sewer force main for Highway 20 pump station. During construction it was discovered that the force main was actually located wrong which created a conflict with the proposed 42" discharge pipe for the detention pond. To avoid relocating the 10-inch force main, the better option is to use two 24" RCP culverts which is also a cheaper alternative.

The total costs for the change order are \$18,304.91.

Line items: 371-6500-541300 ARPA

375-4320-541400 Capital Recovery

Holly Court Catch Basins (The Dickerson Group):

During replacing a drainage pipe for this project, two catch basins had to be removed we initially thought could be salvaged. The contractor had issues removing the drainage pipe connecting these basins and had no choice but to remove the catch basins. The contractor had two new catch basins at their facility they used to save in costs. They are seeking reimbursement for materials only, and this reduced the costs in half with less impact on the city budget.

The total costs for the change order in \$4,000.00.

Line item: 375-4320-541400 Capital Recovery

CONTRACT CHANGE ORDER NO. 02

Contract No. C24-049A	Order No. 02	Date 4/4/2025
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
OCS Height Adjustment		\$1,500.00
OCS Hole Modification by Cutting and Collar Wall		\$1,700.00
24" Pipe Adjustment of 84 LF		\$16,800.00
Flowable Fill in between 24" RCP Void		\$900.00
42" Pipe Return Fee		\$2,500.00
42" Precast Headwall (Deduct)	(2,119.09)	
42" Brick Headwall		\$5,100.00
42" RCP Credit for 42 LF (Deduct)	(\$13,250.00)	
Additional Pavement Replacement Due to Wider Excavation (398 SF)		\$5,174.00
TOTAL from all change orders	(\$15,369.09)	\$33,674.00

Justification: Change discharge pipe size to double 24-inch RCP pipes in lieu of original 42" RCP pipe to install under 10-inch Highway 20 Force Main located within the western lane of Bobby Boss Drive. Force main as-built drawings indicated the force main was located outside the pavement, and was avoided in the original design. Actual location required either relocating the sewer force main (approximately \$33,000) or lowering and reducing the storm sewer pipe size (\$18,304.91). The revised pipe sizing is the most economical solution, and will accommodate storm flows given the upstream pond capacity.

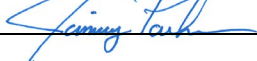
Previous Contract Amount:	Five Hundred Forty-Nine Thousand, Six Hundred Thirty-One Dollars and 02/100	\$ 549,631.02
Amount of Change Order:	Eighteen Thousand, Three Hundred Four Dollars and 91+/100	\$ 18,304.91
Current Contract Amount:	Five Hundred Sixty-Seven Thousand, Nine Hundred Thirty-Five Dollars and 93/100	\$ 567,935.93

Previous Contract Time Days 90 Date _____

Change in Contract Time Days 0

Current Contract Time Days 90 Date _____

REQUESTED: _____ (Owner) (Date) _____

RECOMMENDED:  (Owner's Architect/Engineer) (Date) 04/04/2025

ACCEPTED: _____ (Contractor) (Date) _____

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

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: April 10, 2025

Subject: Covington Street & Holly Court Stormwater Projects

RECOMMENDATION:

Staff recommends that City Council approve the change orders for the Covington Street and Holly Court Stormwater projects. The projects were originally approved on December 12, 2024.

Covington Street Detention Pond (Civil Construction & Utilities):

The change order requires utilizing two 24" RCP culverts in lieu of the planned 42" culvert to clear an existing sewer force main for Highway 20 pump station. During construction it was discovered that the force main was actually located wrong which created a conflict with the proposed 42" discharge pipe for the detention pond. To avoid relocating the 10-inch force main, the better option is to use two 24" RCP culverts which is also a cheaper alternative.

The total costs for the change order are \$18,304.91.

Line items: 371-6500-541300 ARPA

375-4320-541400 Capital Recovery

Holly Court Catch Basins (The Dickerson Group):

During replacing a drainage pipe for this project, two catch basins had to be removed we initially thought could be salvaged. The contractor had issues removing the drainage pipe connecting these basins and had no choice but to remove the catch basins. The contractor had two new catch basins at their facility they used to save in costs. They are seeking reimbursement for materials only, and this reduced the costs in half with less impact on the city budget.

The total costs for the change order in \$4,000.00.

Line item: 375-4320-541400 Capital Recovery

CONTRACT CHANGE ORDER NO. 02

Contract No. C24-044	Order No. 02	Date 4/4/2025
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
Replacing Holly Court Single Wing Catch Basin Structures with Two Manholes		\$4,000.00
TOTAL		\$4,000.00

Justification: Existing storm structures made of concrete block were deteriorated and could not be retained following excavation of soil during storm pipe installation. Recommend installation of two re-purposed precast concrete storm structures to replace existing boxes. Contractor completed work at risk.

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

Amount of Change Order: Four Thousand Dollars and 00/100 \$ 4,000.00

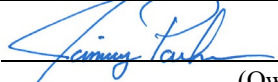
Current Contract Amount: Four Hundred Sixty-Nine Thousand, Seven Hundred Eighty-Five Dollars and 00/100 \$ 469,785.00

Previous Contract Time Days 120 Date _____

Change in Contract Time Days 0

Current Contract Time Days 120 Date _____

REQUESTED: _____ (Owner) _____ (Date)

RECOMMENDED:  _____ (Owner's Architect/Engineer) _____ (Date) 4/4/2025

ACCEPTED: _____ (Contractor) _____ (Date)

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

STATE OF GEORGIA
WALTON COUNTY

INTERGOVERNMENTAL AGREEMENT FOR THE USE OF WEST WALTON PARK

THIS INTERGOVERNMENTAL AGREEMENT, made and entered into as of this ____ 7th day of April by and between WALTON COUNTY, GEORGIA, (the "County") and the CITY OF LOGANVILLE, GEORGIA, (the "City"), both political subdivisions of the state of Georgia, provides as follows:

WITNESSETH:

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of Georgia (the "Intergovernmental Contracts Clause") authorizes the County and the City to contract for a period not to exceed 50 years; and

WHEREAS, the City wishes to hold its Independence Celebration at the West Walton Park on June 28, 2025; and

WHEREAS, the County agrees to let the City hold its Independence Celebration ("the event") at the West Walton Park on June 28, 2025, subject to terms and conditions described herein.

NOW THEREFORE, in consideration of the mutual promises and undertakings made in this Agreement, the value and sufficiency of which is hereby acknowledged, the County and the City agree as follows:

ARTICLE 1.
USE OF PROPERTY

1.

The County gives permission to the City to use the West Walton Park for the event on June 28, 2025.

2.

The County gives permission to the City to use the West Walton Park parking lot for launching of fireworks by Pyrotecnico for the event. The County agrees that the City may close the entrance to West Walton Park on Twin Lakes Drive in order to facilitate the launching of fireworks at the event.

3.

The County gives the City permission to set up inflatable(s) on the lower football fields of West Walton Park ("the fields") for the event.

4.

The County gives permission for attendees of the event to set up blankets and chairs on the fields during the event.

5.

The County agrees that the City shall have control of the lights on the fields before, during, and after the event.

6.

The City agrees to clean up any debris from the fireworks and/or trash in the areas used during the event by 2:00 pm on Monday, June 31, 2025.

ARTICLE 2.
COUNTY LOGO

7.

The County logo will be included on all City-produced promotional material for the event.

8.

The City will provide a limited amount of parking passes to the County for the event.

ARTICLE 3.
INSURANCE

9.

The City previously provided to the County proof of insurance held by Pyrotecnico which provides coverage to the parties for Pyrotecnico's launching of fireworks during the event.

10.

The City maintains event insurance which may provide coverage for the event. Proof of this insurance is available upon request.

ARTICLE 4.
GOVERNING LAW

11.

This Intergovernmental Agreement is being made in Georgia and shall be construed and enforced in accordance with the laws of that State.

ARTICLES.
ENTIRE AGREEMENT

12.

This Intergovernmental Agreement constitutes the entire agreement among the parties as to the subject matter hereof and may not be modified, altered or amended except by mutual consent of the parties in writing.

ARTICLE 6.

NOTICES

13.

All notices hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, return receipt requested, postage prepaid addressed as follows:

(a) If to the County:

(b) If to the City:

City of Loganville
4303 Lawrenceville Road
Loganville, Georgia 30052
Attention: City Manager,
Danny Roberts
with a copy to:

Rosenthal Wright
110 Court Street
PO Box 926
Monroe, GA 30655
Attn: Paul Rosenthal

The parties may, by notice given hereunder, designate any further or different addresses to which subsequent notices shall be sent.

ARTICLE 7.

WAIVER OF BREACH

14.

The waiver of a breach of any provision of this Intergovernmental Agreement shall not operate or be construed as a waiver of any subsequent breach.

ARTICLE 8.

ASSIGNMENT

15.

This Intergovernmental Agreement shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties hereto. This Intergovernmental Agreement may not be assigned except by mutual consent of the parties in writing.

ARTICLE 9.

SEVERABILITY

16.

Should any provision of this Intergovernmental Agreement be unlawful, invalid or void, the remainder of this Intergovernmental Agreement shall remain effective and be enforced to the greatest extent permitted by law to accomplish the purposes hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers and their seals to be affixed, all as of the date first above written.

City of Loganville

By: _____
Mayor

ATTEST: _____
City Manager

[Intergovernmental Agreement Signature Page of the City]

WALTON COUNTY

By: _____
Chairperson

ATTEST: _____
Secretary

[Intergovernmental Agreement Signature Page of the County]



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

Planning and Development Committee Meeting March 3, 2025

The meeting was called to order at 6:30 p.m. with committee members Lisa Newberry, Branden Whitfield and Patti Wolfe present, as well as Mayor Skip Baliles. Chairwoman Newberry made the motion to adopt the agenda, which was seconded by Councilman Whitfield and passed 3-0.

The first matter discussed was the re-writing of the City's Zoning Ordinance. Newberry pointed out that there is a growing demand for townhome-type projects in the City, and recently the Council has ended up placing a lot of conditions on these projects. As a result, while the zoning ordinance has been tweaked over the years, the City seems to have gotten away from the streamlined process of rezoning and annexations.

City Attorney Paul Rosenthal noted that the last major update to the zoning ordinance as a whole was in 2014, with several modifications having taken place since. He pointed out that, in his opinion, things like the Planned Urban Village zoning classification are examples of how things appear to be piecemeal. He said that the City should consider writing codes to yield the right products.

Rosenthal said the process should involve retaining the right design professionals to write a new zoning ordinance calibrated for Loganville. The City Attorney added that it is a long process, with Monroe's taking two years, and costly. Rosenthal also stated that it is his opinion that the City could just address certain parts of the ordinances, but that would not be a long-term solution.

Discussion took place amongst the Committee members and Rosenthal about doing a moratorium, the possibility of doing just the residential portion of the ordinances now and doing the commercial part later, and the ideas behind New Urbanist Theory. City Manager Danny Roberts stated that depending on the costs, it would be earmarked from the City's reserves but this is a project that is warranted and is an opportunity to put something together by professionals with citizen input. Committee members agreed to discuss this further with the full Council.

Newberry presented a variety of scenarios and conditions related to campaign signs. Whitfield mentioned removing the requirement that signs cannot be within 15 feet of curb and Newberry mentioned not being able to put political signs out until 30 days out from the election. Rosenthal said the ordinance already prevents signs from being placed in the right-of-way, but the matter is an enforcement of state right-of-way and is complex because all roads have differing right-of-ways. Committee members opted to take no further action.

Newberry also brought up different ways for neighborhoods to use roadside signs to advertise they have homes for sale in an attempt to clean up the appearance of the City. Rosenthal said that the sign ordinance should be put into the zoning ordinance and would be addressed during the zoning ordinance re-write. It was decided no action was needed.

Newberry made the motion to adjourn at 7:33 p.m. and Whitfield seconded the motion. It passed 3-0.



CITY COUNCIL WORK SESSION MINUTES

Monday, March 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 Huntsinger to approve 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. 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.

Applicant Zac Kittle was present and addressed questions from the Council.

- 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.

Shane Lanham was present representing the applicant. The following people addressed the council regarding this case:

Sophia Williams, 4235 Pecan Street; Jim McKinney, 157 Line Street; Wanda Lackey, 4114 Pecan Street; Nathan Purvis, Monroe, GA; Haven Rice, property owner.

- 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.

Kirk Feltschool was present representing the applicant and asked for their cases #A24-023, #A24-025, #A24-027 and #R24-024 be tabled for one month in order to meet with staff and engineers regarding the project.

- 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.

See Case #A24-023

- 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.

See Case #A24-023

- 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.

See Case #A24-023

- 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.

Public Hearing for this case was held. The following people spoke in favor of this case: Marie Garrett, 4280 Pecan Street; Sophia Williams, 4235 Pecan Street; Jim McKinney, 157 Line Street;

Speaking in opposition to the case was Patrick Ellison, Lawrenceville GA. (owns property on Line Street)

Michael Brooks was present to represent the applicant.

The public hearing was closed.

- 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.

Public Hearing was opened regarding this amendment to the zoning ordinance. There was no one present to speak in favor or opposition to this case. Public Hearing was closed.

- I. Discussion / Approval - Zoning Ordinance Re-write

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

- A. McNair McLemore Middlebrooks & CO FY 2025 audit Engagement Letter - (100-1510-521203 / 505-4400-521203)

4. PUBLIC SAFETY COMMITTEE REPORT

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

- A. Covington Street Stormwater Project - Change Order \$12,591.02 (374-6500-541300 ARPA / 375-4320-541400 Capital Recovery Fund)

Consent Agenda for Thursday Night

- B. Granite Lane Stormwater Project - \$10,400.00 (375-4320-541400) Capital Recovery Fund

Consent Agenda for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

- A. IGA - City of Snellville

Consent Agenda for Thursday Night

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

- A. Library IGA - Amendment 1

Consent Agenda for Thursday Night

- B. Discussion / Approval - Moratorium regarding Rezoning and Annexation Applications
Motion made by Council Member Newberry to approve the moratorium as presented. Seconded by Council Member Long.
Voting Yea: Council Member DuVall, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe
Voting Nay: Council Member Huntsinger

Motion carried 5-1.

10. 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.

Sophia Williams, 4235 Pecan Street addressed the Council.

11. ITEMS FOR THURSDAY NIGHT

- A. Last Month's Minutes
- B. Last Month's Financial Report

12. ADJOURNMENT

Motion made by Council Member Whitfield 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 9:21pm.



CITY COUNCIL MEETING MINUTES

Thursday, March 13, 2025 at 6:30 PM

Council Chambers

1. CALL TO ORDER

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

A. Invocation and Pledge to the Flag

Pastor Ronnie Kendall with First Baptist Loganville gave the invocation. The pledge to the flag was led by Pastor Ronnie Kendall, Dan Curry and Boy Scouts.

Mayor Skip Baliles presented Pastor Kendall with a proclamation recognizing his leadership at FBCL for the past 36 years.

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 approve the agenda as presented. 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. CONSENT AGENDA

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

- 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 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.

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 request.
 Seconded by Council Member Long.

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

Motion carried 5-1.

- 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.

Motion made by Council Member Newberry made a motion to deny the rezoning request.
 Seconded by Council Member Long.

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

Motion carried 4-2.

- 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.

Motion made by Council Member Newberry to table this case until the April 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.

- 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.

Motion made by Council Member Newberry to table this case until the April 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.

- 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.

Motion made by Council Member Newberry to table this case until the April 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.

- 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.

Motion made by Council Member Newberry to table this case until the April 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.

- 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.

Motion made by Council Member Newberry to table this case until the April 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.

- 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.

Motion made by Council Member Newberry to approve the amendment as presented. 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.

4. CITY ATTORNEY'S UPDATES / REPORTS

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

Motion made by Council Member Newberry to reaffirm the moratorium as approve on Monday. Seconded by Council Member Long.

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

Voting Nay: Council Member Huntsinger

Motion carried 5-1.

City Attorney Paul Rosenthal read an announcement from the Azalea Regional Library System has been awarded an additional \$1 million dollars grant for the construction of the Library that includes \$900,000 in funding with a \$100,000 match from the Library System. He also announced that they plan on having a ground breaking ceremony within the next 60 days.

City Attorney Paul Rosenthal explained to the Council about the local legislation that was dropped by the local delegation Representatives Martinez, Williamson and Fleming to undo the City's opt out of HB581. This bill was introduced without prior knowledge or input to any of the Cities of Walton County. It will put in place a similar homestead exemption cap as HB581 that tracks CPI plus a quarter point. If passed by 2/3 of both houses and signed by the Governor, a referendum would be placed on the November ballot and if approved would go into effect January 1, 2026. This does not affect school board assessments or the County assessments. It only applies to the Cities of Walton County.

Motion made by Council Member Huntsinger as a result of this action to pause pursuing a raise of the City's Homestead Exemption as voting on at the February meeting. 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.

5. 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 7:06pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk



City of Loganville

Income Statement Account Summary

Section 2, Item J.

For Fiscal: 2024-2025 Period Ending: 03/31/2025

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Fund: 100 - General Fund							
Department: 0000 - Non-Departmental							
100-0000-311100	Real Property Taxes - Current	7,800,000.00	7,800,000.00	0.00	8,043,608.17	8,043,608.17	-243,608.17
100-0000-311131	Motor Vehicle Tax - Current	30,000.00	30,000.00	5,177.42	22,955.49	22,955.49	7,044.51
100-0000-311132	Mobile Home Tax - Current	7,000.00	7,000.00	824.37	1,011.74	1,011.74	5,988.26
100-0000-311133	Intangible Tax - Current	100,000.00	100,000.00	4,914.37	89,432.53	89,432.53	10,567.47
100-0000-311300	Personal Property - Current	465,000.00	465,000.00	-69.57	432,418.76	432,418.76	32,581.24
100-0000-311315	Motor Vehicle Tavl Taxes	650,000.00	650,000.00	67,727.44	505,960.00	505,960.00	144,040.00
100-0000-311600	Real Estate Transfer Tax	45,000.00	45,000.00	1,952.62	31,815.78	31,815.78	13,184.22
100-0000-311700	Electric Franchise Tax	750,000.00	750,000.00	0.00	810,135.97	810,135.97	-60,135.97
100-0000-311730	Gas Franchise Tax	135,000.00	135,000.00	0.00	114,363.81	114,363.81	20,636.19
100-0000-311750	Television Cable Franchise Tax	105,000.00	105,000.00	0.00	56,332.28	56,332.28	48,667.72
100-0000-311760	Telephone Franchise Tax	5,000.00	5,000.00	0.00	2,405.09	2,405.09	2,594.91
100-0000-313100	Local Option Sales Tax & Use Tax	1,800,000.00	1,800,000.00	148,382.95	1,293,248.15	1,293,248.15	506,751.85
100-0000-314100	Excise Tax By Drink	45,000.00	45,000.00	3,031.28	27,862.91	27,862.91	17,137.09
100-0000-314200	Alcoholic Beverage Excise Tax	455,000.00	455,000.00	28,227.98	308,142.32	308,142.32	146,857.68
100-0000-316100	Business & Occupation Taxes	620,000.00	620,000.00	101,921.47	520,314.68	520,314.68	99,685.32
100-0000-316200	Insurance Premium Taxes	1,300,000.00	1,300,000.00	0.00	1,347,826.20	1,347,826.20	-47,826.20
100-0000-316400	Energy Excise Tax Gw	1,900.00	1,900.00	239.85	1,584.79	1,584.79	315.21
100-0000-319110	Real Property Tax Penalties	30,000.00	30,000.00	4,988.59	43,936.98	43,936.98	-13,936.98
100-0000-319120	Personal Property Tax Penalties	5,000.00	5,000.00	61.27	4,103.52	4,103.52	896.48
100-0000-319500	Fifa	5,000.00	5,000.00	1,500.00	4,800.00	4,800.00	200.00
100-0000-321110	Beer & Wine License / Permit	36,000.00	36,000.00	0.00	32,912.50	32,912.50	3,087.50
100-0000-321140	Liquor License / Permit	55,000.00	55,000.00	0.00	40,850.00	40,850.00	14,150.00
100-0000-322200	Sign Permits	7,000.00	7,000.00	400.00	6,425.00	6,425.00	575.00
100-0000-322240	Development Permits	5,000.00	5,000.00	0.00	2,880.00	2,880.00	2,120.00
100-0000-323100	Building Permits	160,000.00	160,000.00	1,059.00	86,812.54	86,812.54	73,187.46
100-0000-323190	Fire Inspections	64,000.00	64,000.00	4,575.00	42,700.50	42,700.50	21,299.50
100-0000-335120	Intergovernmental Revenues	135,000.00	135,000.00	6,989.13	915,411.47	915,411.47	-780,411.47
100-0000-335121	Lmig Road Work	160,000.00	160,000.00	0.00	165,975.71	165,975.71	-5,975.71
100-0000-337102	Dea Reimbursement	39,600.00	39,600.00	6,673.12	26,724.92	26,724.92	12,875.08
100-0000-338000	Housing Auth - In Lieu Of Taxes	2,600.00	2,600.00	0.00	0.00	0.00	2,600.00
100-0000-341120	Probation Fee	160,000.00	160,000.00	15,477.30	132,498.82	132,498.82	27,501.18
100-0000-341300	Administrative Fee - Capital Recove	40,000.00	40,000.00	0.00	12,794.61	12,794.61	27,205.39
100-0000-341301	Engineering Plan Review Fees	15,000.00	15,000.00	0.00	4,739.85	4,739.85	10,260.15
100-0000-341302	Administrative Plan Review Fees	100,000.00	100,000.00	0.00	14,628.85	14,628.85	85,371.15
100-0000-341303	Annexation Application	1,000.00	1,000.00	1,500.00	2,700.00	2,700.00	-1,700.00
100-0000-341305	Rezoning Application	3,000.00	3,000.00	4,000.00	9,500.00	9,500.00	-6,500.00
100-0000-341306	Variance Application	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00
100-0000-341390	Epd - Npdes Fees	500.00	500.00	0.00	510.80	510.80	-10.80
100-0000-341391	Sign Reimbursements	50.00	50.00	0.00	0.00	0.00	50.00
100-0000-341392	Land Disturbance Permit	2,000.00	2,000.00	0.00	427.70	427.70	1,572.30
100-0000-341400	Printing & Duplicating Services	1,000.00	1,000.00	21.69	569.18	569.18	430.82
100-0000-341700	Admin Charges	72,000.00	72,000.00	4,500.00	36,950.00	36,950.00	35,050.00
100-0000-342120	Accident Reports	7,500.00	7,500.00	10.00	5,207.97	5,207.97	2,292.03
100-0000-342220	Police Fd Other	0.00	0.00	0.00	5.00	5.00	-5.00
100-0000-342320	Fingerprinting Fees	100.00	100.00	75.00	473.00	473.00	-373.00
100-0000-346400	Background Check Fees	7,500.00	7,500.00	650.00	6,105.00	6,105.00	1,395.00
100-0000-349300	Bad Check Fees	100.00	100.00	0.00	240.00	240.00	-140.00
100-0000-349900	Other Charges for Service-Tech Servic...	960.00	960.00	0.00	320.00	320.00	640.00
100-0000-351170	Municipal Court Fines	375,000.00	375,000.00	24,089.00	232,474.00	232,474.00	142,526.00
100-0000-351171	Code Enforcement Fines	500.00	500.00	60.00	2,394.00	2,394.00	-1,894.00
100-0000-351175	Fire Fines And Fees	500.00	500.00	100.00	6,475.00	6,475.00	-5,975.00

Income Statement

For Fiscal: 2024-2025 Period

Section 2, Item J.

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		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	16,299.75	165,540.72	165,540.72	-115,540.72
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	-823.82	-15,829.65	-15,829.65	18,829.65
100-0000-389150	Rental Receipts	80,000.00	80,000.00	5,650.00	54,025.00	54,025.00	25,975.00
100-0000-389175	Event Receipts	75,000.00	75,000.00	3,050.00	59,555.98	59,555.98	15,444.02
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	0.00	21,408.48	21,408.48	28,591.52
100-0000-392000	Sale Of Surplus Property	0.00	0.00	7,401.00	48,273.00	48,273.00	-48,273.00
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	470,636.21	15,824,595.82	15,824,595.82	679,314.18

Department: 1100 - Legislative

100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	36,000.00	36,000.00	12,000.00
100-1100-512200	Fica & Medicare	3,800.00	3,800.00	306.00	2,754.00	2,754.00	1,046.00
100-1100-512400	Pmts To Retirement Sys	8,700.00	8,700.00	0.00	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	1,200.00	2,145.00	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	1,745.00	18,255.00
100-1100-523900	Other	1,000.00	1,000.00	0.00	1,238.50	1,258.50	-258.50
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	0.00	467.20	467.20	532.80
100-1100-531100	General Supplies & Mater	1,000.00	1,000.00	294.64	475.25	475.25	524.75
100-1100-531300	Food	850.00	850.00	0.00	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	5,800.64	51,224.39	52,949.39	39,150.61

Department: 1300 - Executive

100-1300-511100	Salaries & Wages - Executive	335,000.00	335,000.00	25,687.34	244,854.87	244,854.87	90,145.13
100-1300-512100	Group Insurance	92,000.00	92,000.00	9,179.39	82,964.90	82,964.90	9,035.10
100-1300-512200	Fica & Medicare	25,000.00	25,000.00	1,923.36	18,506.63	18,506.63	6,493.37
100-1300-512400	Pmts To Retirement Sys	68,475.00	68,475.00	0.00	36,982.11	36,982.11	31,492.89
100-1300-512700	Workers Compensation	800.00	800.00	160.15	1,785.01	1,785.01	-985.01
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	0.00	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	6,650.00	6,650.00	2,450.00
100-1300-523600	Dues & Fees	8,000.00	8,000.00	0.00	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	0.00	897.01	897.01	102.99
100-1300-531101	Office Supplies	1,000.00	1,000.00	0.00	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	0.00	1,102.01	1,177.19	-677.19
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	37,650.24	423,532.34	423,607.52	206,267.48

Department: 1510 - Financial Administration

100-1510-511100	Salaries & Wages - Gen Adm/Ch	460,000.00	460,000.00	39,965.19	335,218.83	335,218.83	124,781.17
100-1510-511300	Overtime Pay	2,500.00	2,500.00	7.96	493.86	493.86	2,006.14
100-1510-512100	Group Insurance	150,000.00	150,000.00	19,882.50	153,077.75	153,077.75	-3,077.75
100-1510-512200	Fica & Medicare	35,500.00	35,500.00	2,868.83	25,182.18	25,182.18	10,317.82
100-1510-512400	Pmts To Retirement Sys	94,000.00	94,000.00	0.00	50,781.46	50,781.46	43,218.54
100-1510-512700	Workers Compensation	4,500.00	4,500.00	687.86	6,849.34	6,849.34	-2,349.34
100-1510-512810	Uniforms	500.00	500.00	0.00	0.00	0.00	500.00

Income Statement

For Fiscal: 2024-2025 Period

Section 2, Item J.

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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	217.00	1,220.00	1,220.00	280.00
100-1510-521200	City Attorney & Retainer	180,000.00	180,000.00	37,201.55	207,110.15	207,110.15	-27,110.15
100-1510-521203	Audit Fees	35,500.00	35,500.00	6,500.00	35,500.00	35,500.00	0.00
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	430.39	7,072.04	7,072.04	427.96
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	52.00	10,243.59	10,693.59	1,306.41
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	0.00	1,739.19	1,739.19	1,760.81
100-1510-531100	General Supplies & Materials	4,000.00	4,000.00	191.98	2,656.72	2,656.72	1,343.28
100-1510-531101	Office Supplies	7,500.00	7,500.00	238.79	5,652.24	5,889.53	1,610.47
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	28,674.97	85,557.34	85,557.34	28,842.66
100-1510-582200	Interest - Loan	18,555.00	18,555.00	4,560.35	14,148.62	14,148.62	4,406.38
Department: 1510 - Financial Administration Total:		1,236,805.00	1,236,805.00	141,479.37	1,034,098.60	1,034,785.89	202,019.11
Department: 1535 - It - Data Processing/Mis							
100-1535-511100	Regular Pay	198,264.00	198,264.00	18,416.23	146,299.00	146,299.00	51,965.00
100-1535-511300	Overtime Pay	1,000.00	1,000.00	368.92	887.43	887.43	112.57
100-1535-512100	Group Insurance	34,000.00	34,000.00	3,126.25	34,121.50	34,121.50	-121.50
100-1535-512200	Fica & Medicare	15,168.00	15,168.00	1,402.41	11,290.70	11,290.70	3,877.30
100-1535-512400	Pmts To Retirement Sys	40,556.00	40,556.00	0.00	21,887.26	21,887.26	18,668.74
100-1535-512810	Uniforms	1,000.00	1,000.00	59.26	653.00	653.00	347.00
100-1535-521208	Professional Service	13,000.00	13,000.00	1,265.00	14,015.00	14,015.00	-1,015.00
100-1535-521301	Computer Services	150,069.00	150,069.00	14,724.38	147,229.33	147,229.33	2,839.67
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	1,953.70	18,827.78	18,827.78	41.22
100-1535-522206	Computer Repair & Maint	14,500.00	14,500.00	0.00	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	5,214.39	40,538.93	40,640.63	14,320.37
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	33.55	48.51	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	9,267.50	27,432.01	35,732.94	13,566.06
100-1535-542100	Machinery & Equipment	61,000.00	61,000.00	0.00	33,203.00	33,203.00	27,797.00
Department: 1535 - It - Data Processing/Mis Total:		689,936.00	689,936.00	55,831.59	535,044.29	543,446.92	146,489.08
Department: 1565 - General Gov Building & PI							
100-1565-511100	Regular Pay	200,765.00	200,765.00	12,433.21	137,095.88	137,095.88	63,669.12
100-1565-512100	Group Insurance	72,312.00	72,312.00	-1,001.50	45,993.75	45,993.75	26,318.25
100-1565-512200	Fica & Medicare	15,359.00	15,359.00	897.78	10,273.93	10,273.93	5,085.07
100-1565-512400	Pmts To Retirement Sys	41,020.00	41,020.00	0.00	22,163.34	22,163.34	18,856.66
100-1565-512700	Workers Compensation	25,000.00	25,000.00	9,716.85	32,781.10	32,781.10	-7,781.10
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	750.92	24,717.57	24,717.57	15,282.43
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	1,481.65	90,609.29	91,577.29	43,422.71
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	25.02	25.02	25.02	-25.02
100-1565-531100	General Supplies & Mater	12,000.00	12,000.00	1,859.03	6,684.29	6,964.33	5,035.67
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	8,269.48	36,994.98	36,994.98	23,005.02
100-1565-531220	Natural Gas	35,000.00	35,000.00	7,017.67	23,818.16	23,818.16	11,181.84
100-1565-531230	Electricity	180,000.00	180,000.00	17,032.66	117,112.66	117,112.66	62,887.34
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
100-1565-542100	Machinery	0.00	0.00	0.00	0.00	35,250.00	-35,250.00
Department: 1565 - General Gov Building & PI Total:		948,111.00	948,111.00	58,482.77	588,213.64	624,711.68	323,399.32
Department: 2000 - Judicial							
100-2000-511100	Salaries & Wages - Municipal Court	225,000.00	225,000.00	16,183.99	159,866.43	159,866.43	65,133.57
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	4,368.25	46,561.75	46,561.75	6,679.25
100-2000-512200	Fica & Medicare	18,780.00	18,780.00	1,175.41	12,065.32	12,065.32	6,714.68
100-2000-512400	Pmts To Retirement Sys	46,025.00	46,025.00	0.00	24,838.74	24,838.74	21,186.26
100-2000-521202	Judge	35,000.00	35,000.00	5,833.32	26,249.94	26,249.94	8,750.06
100-2000-521204	Solicitor	30,000.00	30,000.00	2,500.00	20,000.00	20,000.00	10,000.00
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	525.50	1,725.50	1,725.50	1,774.50
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	0.00	388.84	391.07	108.93
100-2000-531100	General Supplies & Mater	3,000.00	3,000.00	184.80	1,675.39	1,675.39	1,324.61
100-2000-571010	Prisoner Expense	45,000.00	45,000.00	2,483.72	20,257.15	20,257.15	24,742.85
100-2000-571030	Peace Officer'S A&B Fund	50,000.00	50,000.00	2,834.80	20,817.57	20,817.57	29,182.43
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,232.16	10,129.17	10,129.17	14,870.83
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	224.00	2,018.58	2,018.58	4,981.42
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	5,500.00	44,000.00	44,000.00	22,000.00
100-2000-571090	Consolidated Remittance	95,000.00	95,000.00	5,404.69	45,014.06	45,014.06	49,985.94
Department: 2000 - Judicial Total:		729,346.00	729,346.00	48,450.64	442,405.44	442,407.67	286,938.33
Department: 3200 - Police							
100-3200-511100	Salaries & Wages - Police	2,361,527.00	2,361,527.00	173,970.09	1,646,850.58	1,646,850.58	714,676.42
100-3200-511300	Overtime Pay	145,000.00	145,000.00	7,166.25	101,350.56	101,350.56	43,649.44
100-3200-511301	Overtime Pay Dea	55,000.00	55,000.00	2,233.75	20,334.26	20,334.26	34,665.74
100-3200-512100	Group Insurance	750,000.00	750,000.00	67,264.50	606,302.75	606,302.75	143,697.25
100-3200-512200	Fica & Medicare	196,339.00	196,339.00	13,204.80	132,354.40	132,354.40	63,984.60
100-3200-512400	Pmts To Retirement Sys	484,100.00	484,100.00	0.00	260,699.44	260,699.44	223,400.56
100-3200-512700	Workers Compensation	100,000.00	100,000.00	13,803.81	127,974.67	127,974.67	-27,974.67
100-3200-512810	Uniforms	28,000.00	28,000.00	1,941.30	19,888.63	19,888.63	8,111.37
100-3200-521209	Professional Service	8,320.00	8,320.00	438.62	6,414.97	6,677.57	1,642.43
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	0.00	6,107.22	7,012.22	1,487.78
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	0.00	1,282.80	1,867.80	132.20
100-3200-523500	Travel	2,000.00	2,000.00	0.00	776.75	1,552.29	447.71
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	0.00	4,804.88	5,599.88	400.12
100-3200-523900	Other	3,000.00	3,000.00	28.10	54.70	215.73	2,784.27
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	1,406.79	11,941.29	11,979.77	6,020.23
100-3200-531101	Office Supplies	13,000.00	13,000.00	2,671.41	8,570.19	8,570.19	4,429.81
100-3200-531104	Ammunition	17,500.00	17,500.00	4,144.85	14,435.03	14,435.03	3,064.97
100-3200-531600	Small Equipment <\$20000	7,500.00	7,500.00	0.00	3,812.81	3,812.81	3,687.19
100-3200-531730	Neighborhood Watch	500.00	500.00	119.70	119.70	119.70	380.30

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
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	288,393.97	3,044,352.38	3,047,875.03	1,200,910.97
Department: 3500 - Fire							
100-3500-511100	Salaries & Wages - Fire Dept	2,203,763.00	2,203,763.00	166,517.59	1,566,310.68	1,566,310.68	637,452.32
100-3500-511300	Overtime Pay	93,845.00	93,845.00	3,233.65	56,364.38	56,364.38	37,480.62
100-3500-512100	Group Insurance	508,485.00	508,485.00	49,307.75	451,278.75	451,278.75	57,206.25
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	12,267.86	121,664.62	121,664.62	54,102.38
100-3500-512400	Pmts To Retirement Sys	451,100.00	451,100.00	0.00	243,283.16	243,283.16	207,816.84
100-3500-512700	Workers Compensation	54,767.00	54,767.00	10,640.35	73,919.48	73,919.48	-19,152.48
100-3500-512810	Uniforms	20,100.00	20,100.00	1,337.84	16,285.87	17,258.31	2,841.69
100-3500-512108	Professional -Med Service	12,480.00	12,480.00	14,168.00	14,168.00	14,168.00	-1,688.00
100-3500-521302	Drug Testing	750.00	750.00	50.00	815.00	815.00	-65.00
100-3500-522203	Mach & Equip Rep & Maint	31,650.00	31,650.00	3,181.77	18,312.27	18,447.27	13,202.73
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	626.52	4,088.52	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	1,336.39	1,466.37	1,466.37	2,033.63
100-3500-531100	General Supplies & Mater	10,000.00	10,000.00	187.18	8,648.04	8,648.04	1,351.96
100-3500-531101	Office Supplies	2,000.00	2,000.00	41.64	979.22	979.22	1,020.78
100-3500-531600	Small Equipment <\$20000	29,684.00	29,684.00	9,591.50	20,715.60	20,715.60	8,968.40
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	785.38	8,119.93	8,119.93	8,880.07
100-3500-581200	Principal - Lease	153,629.00	153,629.00	0.00	153,628.82	153,628.82	0.18
100-3500-582200	Interest - Leases	3,872.00	3,872.00	0.00	3,871.45	3,871.45	0.55
Department: 3500 - Fire Total:		3,791,741.00	3,791,741.00	273,273.42	2,771,351.17	2,772,625.38	1,019,115.62
Department: 4100 - Public Works							
100-4100-511100	Salaries & Wages - Public Works	355,000.00	355,000.00	24,305.10	228,434.01	228,434.01	126,565.99
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	13,820.00	136,080.50	136,080.50	16,928.50
100-4100-512200	Fica & Medicare	26,000.00	26,000.00	1,680.59	16,627.39	16,627.39	9,372.61
100-4100-512400	Pmts To Retirement Sys	68,475.00	68,475.00	0.00	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	207.42	61,667.08	61,667.08	-1,667.08
100-4100-512810	Uniforms	8,000.00	8,000.00	297.24	4,341.73	4,341.73	3,658.27
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	22.99	1,638.99	1,638.99	6,361.01
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	10,000.00	186.75	5,277.89	5,323.05	4,676.95
100-4100-522320	Rental-Equipment/Vehicle	3,000.00	3,000.00	0.00	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	2,082.95	10,201.26	10,372.14	-372.14
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	1,728.99	3,271.01
100-4100-531700	Other Supplies	7,500.00	7,500.00	228.57	228.57	228.57	7,271.43
Department: 4100 - Public Works Total:		726,084.00	726,084.00	42,831.61	521,022.86	522,967.89	203,116.11
Department: 4200 - Highways And Streets							
100-4200-511100	Regular Pay	135,000.00	135,000.00	10,378.15	95,512.02	95,512.02	39,487.98
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	4,980.00	46,180.50	46,180.50	-14,180.50
100-4200-512200	Fica & Medicare	11,000.00	11,000.00	749.63	7,242.50	7,242.50	3,757.50
100-4200-512400	Pmts To Retirement Sys	27,575.00	27,575.00	0.00	14,903.26	14,903.26	12,671.74
100-4200-512810	Uniforms	2,500.00	2,500.00	99.76	2,386.86	2,386.86	113.14
100-4200-521202	Engineering Fees	50,000.00	50,000.00	5,751.50	10,850.25	10,850.25	39,149.75
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

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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	1,207.02	12,034.06	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
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	400.00	700.00	700.00	1,300.00
100-4200-531100	General Supplies & Mater	8,000.00	8,000.00	2,271.15	25,192.67	25,242.97	-17,242.97
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	8,127.76	18,848.91	18,848.91	-3,848.91
100-4200-531531	Traffic Signal - Utility	3,000.00	3,000.00	170.51	1,194.08	1,194.08	1,805.92
100-4200-531532	Street Light - Utility	200,000.00	200,000.00	19,639.11	142,546.75	142,546.75	57,453.25
100-4200-531600	Small Equipment <\$20000	5,000.00	5,000.00	0.00	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	53,774.59	436,951.25	437,916.90	928,358.10
Department: 4900 - Fleet Maintenance & Shop							
100-4900-511100	Regular Pay-Fleet Maint & Shop	240,000.00	240,000.00	18,383.30	170,351.52	170,351.52	69,648.48
100-4900-511300	Overtime Pay	2,000.00	2,000.00	119.29	158.08	158.08	1,841.92
100-4900-512100	Group Insurance	92,400.00	92,400.00	9,790.75	84,209.50	84,209.50	8,190.50
100-4900-512200	Fica & Medicare	18,700.00	18,700.00	1,283.25	12,435.87	12,435.87	6,264.13
100-4900-512400	Payments To Retirement	49,100.00	49,100.00	0.00	26,494.66	26,494.66	22,605.34
100-4900-512700	Workers Compensation	7,000.00	7,000.00	620.13	4,806.88	4,806.88	2,193.12
100-4900-512810	Uniforms	4,500.00	4,500.00	99.16	2,115.80	2,140.59	2,359.41
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	11,159.75	113,089.67	117,082.93	32,917.07
100-4900-522203	Mach & Equip Rep & Maint	7,500.00	7,500.00	385.83	1,320.32	1,320.32	6,179.68
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	140.00	110.00
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	194.50	468.21	468.21	531.79
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	59.20	3,679.84	3,695.64	1,304.36
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	278.04	278.04	721.96
100-4900-531105	Hand Tools	5,000.00	5,000.00	658.00	2,100.97	2,100.97	2,899.03
100-4900-531250	Oil Expense	7,500.00	7,500.00	1,661.66	6,982.93	6,982.93	517.07
100-4900-531270	Gasoline Expense	220,000.00	220,000.00	22,627.38	145,765.86	145,842.50	74,157.50
100-4900-531600	Small Equipment <\$20000	15,000.00	15,000.00	0.00	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	67,042.20	782,189.00	794,149.49	184,350.51
Department: 6500 - Libraries							
100-6500-522204	Building Repairs & Maint	6,000.00	6,000.00	450.00	450.00	450.00	5,550.00
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	33,309.50	99,928.50	99,928.50	33,309.50
Department: 6500 - Libraries Total:		139,238.00	139,238.00	33,759.50	100,378.50	100,378.50	38,859.50
Department: 7400 - Planning & Zoning							
100-7400-511100	Salaries & Wages - P & Dev	270,000.00	270,000.00	20,974.49	197,506.64	197,506.64	72,493.36
100-7400-511300	Overtime Pay	1,000.00	1,000.00	127.36	298.79	298.79	701.21
100-7400-512100	Group Insurance	50,555.00	50,555.00	3,313.25	38,105.00	38,105.00	12,450.00
100-7400-512200	Fica & Medicare	20,810.00	20,810.00	1,592.11	15,287.04	15,287.04	5,522.96
100-7400-512400	Pmts To Retirement Sys	55,725.00	55,725.00	0.00	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	1,503.50	15,448.50	15,448.50	4,551.50

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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	150.00	435.00	435.00	65.00
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	915.74	84.26
100-7400-523600	Dues & Fees	400.00	400.00	11.95	96.60	108.55	291.45
100-7400-523700	Education & Training	4,500.00	4,500.00	159.00	1,659.00	2,363.00	2,137.00
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	0.00	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	0.00	176.66	300.96	2,199.04
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	0.00	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	73.00	73.00	73.00	427.00
Department: 7400 - Planning & Zoning Total:		439,890.00	439,890.00	27,904.66	301,522.81	303,278.80	136,611.20
Department: 7545 - Economic Development -							
100-7545-511100	Regular Pay	180,000.00	180,000.00	10,045.09	114,262.13	114,262.13	65,737.87
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	1,975.25	25,048.75	25,048.75	17,951.25
100-7545-512200	Fica & Medicare	18,000.00	18,000.00	747.73	10,943.34	10,943.34	7,056.66
100-7545-512400	Payments To Retirement	25,973.00	25,973.00	0.00	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	1,200.00	3,800.00
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	0.00	1,726.00	1,824.00	176.00
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	0.00	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	48.57	8,224.93	8,556.35	4,443.65
100-7545-572010	Events - Etc.	120,000.00	120,000.00	6,244.92	61,071.19	107,144.29	12,855.71
Department: 7545 - Economic Development - Total:		487,223.00	487,223.00	19,061.56	277,821.84	326,949.36	160,273.64
Fund: 100 - General Fund Surplus (Deficit):		0.00	0.00	-683,100.55	4,514,487.31	4,396,545.40	-4,396,545.40
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	20,638.99	79,190.46	79,190.46	30,809.54
Department: 0000 - Non-Departmental Total:		110,000.00	110,000.00	20,638.99	81,655.38	81,655.38	28,344.62
Department: 3200 - Police							
210-3200-523900	Other	0.00	0.00	0.00	1,500.00	5,658.00	-5,658.00
210-3200-523901	Other -- Federal Forfeiture	0.00	0.00	5,642.00	8,042.00	8,042.00	-8,042.00
210-3200-531100	General Supplies & Mater	0.00	0.00	3,107.84	26,919.14	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	0.00	4,344.78	4,344.78	-4,344.78
Department: 3200 - Police Total:		110,000.00	110,000.00	8,749.84	74,823.92	78,981.92	31,018.08
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):		0.00	0.00	11,889.15	6,831.46	2,673.46	-2,673.46
Fund: 275 - Hotel/Motel Fund							
Department: 0000 - Non-Departmental							
275-0000-314100	Hotel / Motel Tax	85,000.00	85,000.00	477.86	36,905.97	36,905.97	48,094.03
Department: 0000 - Non-Departmental Total:		85,000.00	85,000.00	477.86	36,905.97	36,905.97	48,094.03
Department: 7540 - Tourism							
275-7540-523301	Advertising Expense	25,000.00	25,000.00	0.00	13,504.22	20,554.22	4,445.78
275-7540-572010	Chamber - Hotel/Motel	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00

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275-7540-611050	Transfer Out - General	50,000.00	50,000.00	0.00	21,408.48	21,408.48	28,591.52
	Department: 7540 - Tourism Total:	85,000.00	85,000.00	0.00	34,912.70	41,962.70	43,037.30
	Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	477.86	1,993.27	-5,056.73	5,056.73
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	3,359.61	7,818.03	7,818.03	-7,818.03
	Department: 0000 - Non-Departmental Total:	3,040,034.00	3,040,034.00	3,359.61	7,818.03	7,818.03	3,032,215.97
	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	1,290.00	8,689.39	8,689.39	1,330,091.61
	Department: 6200 - Parks Total:	1,338,781.00	1,338,781.00	1,290.00	-85,019.53	-85,019.53	1,423,800.53
	Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	2,069.61	92,837.56	92,837.56	-92,837.56
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	24,760.34	204,913.09	204,913.09	-204,913.09
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	24,760.34	1,568,968.29	1,568,968.29	4,230,848.71
	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	0.00	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	20,531.42	50,059.67	281,214.95	-281,214.95
	Department: 3200 - Police Total:	2,354,725.70	2,324,168.13	20,531.42	110,516.46	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	0.00	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	0.00	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	1,492.50	14,925.00	14,925.00	211,267.86
	Department: 6200 - Parks Total:	226,192.86	226,192.86	1,492.50	14,925.00	14,925.00	211,267.86
	Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	-53,000.00	2,736.42	1,283,401.46	1,016,822.64	-1,069,822.64
Fund: 323 - Walton county SPLOST 2025							
	Department: 0000 - Non-Departmental						
323-0000-337102	SPLOST 2025 Public Safety	623,397.12	623,397.12	8,560.90	17,247.94	17,247.94	606,149.18
323-0000-337103	SPLOST 2025 Transportation	5,015,513.69	5,015,513.69	68,876.32	138,767.54	138,767.54	4,876,746.15
323-0000-337104	SPLOST 2025 Public Utilities	5,440,557.22	5,440,557.22	74,713.28	150,527.49	150,527.49	5,290,029.73
323-0000-337105	SPLOST 2025 Parks & Recreation	255,026.12	255,026.12	3,502.19	7,055.98	7,055.98	247,970.14

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323-0000-361000	Interest Revenues	0.00	0.00	520.89	550.66	550.66	-550.66
Department: 0000 - Non-Departmental Total:		11,334,494.15	11,334,494.15	156,173.58	314,149.61	314,149.61	11,020,344.54
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	156,173.58	314,149.61	314,149.61	-314,149.61
Fund: 324 - GW SPLOST 2023							
Department: 0000 - Non-Departmental							
324-0000-337101	Splost 23 Transportation	2,559,746.00	2,559,746.00	36,069.61	218,368.32	218,368.32	2,341,377.68
324-0000-337102	Splost 23 - Public Safety-Facilities & E...	600,000.00	600,000.00	8,226.41	81,072.33	81,072.33	518,927.67
324-0000-337103	Splost 23 Recreational	750,000.00	750,000.00	10,757.61	106,017.67	106,017.67	643,982.33
324-0000-337104	Splost 23 Water & Sewer Capital Impr...	574,642.00	574,642.00	8,226.41	81,072.33	81,072.33	493,569.67
324-0000-361000	Interest Income	0.00	0.00	3,446.92	26,702.47	26,702.47	-26,702.47
324-0000-389000	Bank Charges and Misc	0.00	0.00	-95.30	-858.30	-858.30	858.30
Department: 0000 - Non-Departmental Total:		4,484,388.00	4,484,388.00	66,631.66	512,374.82	512,374.82	3,972,013.18
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	66,631.66	512,374.82	294,174.82	-294,174.82
Fund: 371 - ARPA							
Department: 0000 - Non-Departmental							
371-0000-361000	Interest Revenue	60,000.00	60,000.00	3,290.08	53,963.40	53,963.40	6,036.60
371-0000-389000	ARPA Bank Fees	0.00	0.00	0.00	-45.00	-45.00	45.00

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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	3,290.08	53,918.40	53,918.40	3,791,121.37
Department: 4200 - Highways And Streets							
371-4200-531110	Street Repair	0.00	857,669.08	1,247.50	827,513.41	827,513.41	30,155.67
371-4200-531600	Small Equipment <\$20000	0.00	48,577.50	0.00	48,577.50	48,577.50	0.00
371-4200-541400	Street Infrastructure	0.00	3,356.35	590.09	54,245.56	54,245.56	-50,889.21
Department: 4200 - Highways And Streets Total:		0.00	909,602.93	1,837.59	930,336.47	930,336.47	-20,733.54
Department: 4300 - Water Quality Control							
371-4300-522205	Infrastructure Repair & Maintenance	0.00	22,417.61	0.00	22,417.61	22,417.61	0.00
371-4300-541400	Infrastructure	373,880.20	223,511.19	0.00	220,096.00	97,096.00	126,415.19
371-4300-542200	Vehicles	0.00	0.00	0.00	123,518.78	123,518.78	-123,518.78
Department: 4300 - Water Quality Control Total:		373,880.20	245,928.80	0.00	366,032.39	243,032.39	2,896.41
Department: 4320 - Stormwater							
371-4320-522205	Infrastructure Repair & Maintenance	56,692.50	81,392.50	1,434.63	19,555.34	0.00	81,392.50
371-4320-541400	Infrastructure	332,452.62	332,452.62	2,596.25	33,773.55	33,773.55	298,679.07
Department: 4320 - Stormwater Total:		389,145.12	413,845.12	4,030.88	53,328.89	33,773.55	380,071.57
Department: 4330 - Sewer Collections							
371-4330-522205	Infrastructure Repair & Maintenance	19,442.00	19,442.00	0.00	14,100.00	14,100.00	5,342.00
371-4330-541300	Buildings	0.00	23,880.21	0.00	23,880.21	23,880.21	0.00
371-4330-541400	Infrastructure	1,562,572.45	601,050.31	861.25	17,607.57	0.00	601,050.31
Department: 4330 - Sewer Collections Total:		1,582,014.45	644,372.52	861.25	55,587.78	37,980.21	606,392.31
Department: 4400 - Water							
371-4400-522205	Infrastructure Repair & Maintenance	0.00	54,264.16	0.00	60,949.91	63,121.66	-8,857.50
371-4400-541410	Water Infrastructure	0.00	21,374.84	0.00	0.00	0.00	21,374.84
371-4400-542100	Machinery	0.00	127,951.40	0.00	127,951.40	127,951.40	0.00
Department: 4400 - Water Total:		0.00	203,590.40	0.00	188,901.31	191,073.06	12,517.34
Department: 6500 - Libraries							
371-6500-541300	Building-Library	1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
Department: 6500 - Libraries Total:		1,500,000.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
Fund: 371 - ARPA Surplus (Deficit):		0.00	-72,300.00	-3,439.64	-1,540,268.44	-1,382,277.28	1,309,977.28
Fund: 375 - Capital Recovery-Impact Fees							
Department: 0000 - Non-Departmental							
375-0000-341320	Capital Recovery Impact Fee	400,000.00	400,000.00	23,426.88	123,967.26	123,967.26	276,032.74
375-0000-361000	Interest Revenues	0.00	0.00	0.00	34,457.28	34,457.28	-34,457.28
Department: 0000 - Non-Departmental Total:		400,000.00	400,000.00	23,426.88	158,424.54	158,424.54	241,575.46
Department: 4400 - Water							
375-4400-541400	Infrastructure	400,000.00	400,000.00	0.00	0.00	0.00	400,000.00
Department: 4400 - Water Total:		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	23,426.88	158,424.54	158,424.54	-158,424.54
Fund: 505 - Water & Sewer Fund							
Department: 0000 - Non-Departmental							
505-0000-341320	Capital Recovery Fee	0.00	0.00	-23,426.88	0.00	0.00	0.00
505-0000-341321	Capital Recovery - Plan Review	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-0000-344190	Other Charges	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-0000-344211	Water Sales / Collection	4,100,000.00	4,100,000.00	332,001.65	3,048,793.51	3,048,793.51	1,051,206.49
505-0000-344212	Water Tap Fees	300,000.00	300,000.00	150.00	110,300.00	110,300.00	189,700.00
505-0000-344213	Backflow	19,000.00	19,000.00	0.00	12,332.50	12,332.50	6,667.50
505-0000-344214	Sprinkler Meter Fees	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-0000-344215	Hydrant Meter Fees	8,000.00	8,000.00	4,536.09	20,145.06	20,145.06	-12,145.06
505-0000-344255	Sewer Sales / Collection	3,500,000.00	3,500,000.00	295,480.49	2,596,688.67	2,596,688.67	903,311.33
505-0000-344256	Sewer Tap Fees	500,000.00	500,000.00	0.00	201,815.00	201,815.00	298,185.00
505-0000-344257	Dumping Tickets	450,000.00	450,000.00	0.00	238,700.00	238,700.00	211,300.00
505-0000-344258	Grease Trap Fees	12,000.00	12,000.00	1,350.00	9,600.00	9,600.00	2,400.00
505-0000-344260	Storm Water Utility	625,000.00	625,000.00	53,636.34	454,664.14	454,664.14	170,335.86
505-0000-349300	Bad Check Fees	2,000.00	2,000.00	-2,206.22	-6,445.54	-6,445.54	8,445.54
505-0000-349900	Water & Sewer Late Fees	200,000.00	200,000.00	18,657.85	147,749.54	147,749.54	52,250.46

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505-0000-349910	Administrative Fees	100,000.00	100,000.00	8,783.40	53,185.64	53,185.64	46,814.36
505-0000-361000	Interest Revenues	90,000.00	90,000.00	13,795.09	140,910.33	140,910.33	-50,910.33
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	-12,636.16	-239,354.60	-239,354.60	259,354.60
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	-6,589.76	-23,571.02	-23,571.02	27,071.02
505-0000-392000	Sale Of Surplus Property	0.00	0.00	0.00	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	683,531.89	6,867,513.03	6,867,513.03	3,071,486.97
Department: 4300 - Water Quality Control							
505-4300-511100	Salaries & Wages - Wqc	695,000.00	695,000.00	45,251.78	398,138.38	398,138.38	296,861.62
505-4300-511300	Overtime Pay	15,000.00	15,000.00	308.29	7,910.62	7,910.62	7,089.38
505-4300-512100	Group Insurance	254,000.00	254,000.00	18,566.00	169,811.25	169,811.25	84,188.75
505-4300-512200	Fica & Medicare	53,945.00	53,945.00	3,234.29	33,298.55	33,298.55	20,646.45
505-4300-512400	Pmts To Retirement Sys	141,150.00	141,150.00	0.00	77,626.70	77,626.70	63,523.30
505-4300-512810	Uniforms	40,000.00	40,000.00	2,347.41	23,246.58	23,572.56	16,427.44
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	0.00	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	3,019.75	71,533.01	107,869.35	16,975.65
505-4300-521302	Drug Testing	500.00	500.00	0.00	565.00	565.00	-65.00
505-4300-521307	Technical Service	20,000.00	20,000.00	0.00	0.00	660.00	19,340.00
505-4300-521320	Outside Lab Service	12,000.00	12,000.00	291.78	5,047.07	5,706.07	6,293.93
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	437.80	4,084.07	4,084.07	6,415.93
505-4300-522202	Auto & Truck Rep & Maint	50,000.00	50,000.00	1,809.56	23,471.36	23,920.13	26,079.87
505-4300-522203	Mach & Equip Rep & Maint	40,000.00	40,000.00	7,731.40	11,829.97	28,447.48	11,552.52
505-4300-522204	Building Repairs & Maint	15,000.00	15,000.00	5,505.32	11,450.49	11,450.49	3,549.51
505-4300-522205	Infrastructure Rep & Main	200,000.00	200,000.00	11,109.21	64,628.80	147,406.00	52,594.00
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	1,071.01	10,931.45	10,931.45	-931.45
505-4300-523500	Travel	500.00	500.00	0.00	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	5,083.40	4,916.60
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	0.00	709.55	709.55	1,290.45
505-4300-531100	General Supplies & Mater	10,000.00	10,000.00	1,104.80	6,334.45	7,681.19	2,318.81
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	3,002.71	21,473.58	21,473.58	2,526.42
505-4300-531105	Hand Tools	1,469.00	1,469.00	0.00	315.06	315.06	1,153.94
505-4300-531109	Chemicals	240,000.00	240,000.00	23,005.10	153,578.89	148,131.69	91,868.31
505-4300-531220	Natural Gas	1,200.00	1,200.00	110.29	890.03	890.03	309.97
505-4300-531230	Electricity	420,000.00	420,000.00	46,727.03	320,799.80	320,799.80	99,200.20
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	6,622.40	43,387.11	43,387.11	16,612.89
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	192.50	8,923.75	8,923.75	-8,923.75
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	181,448.43	1,985,778.77	2,129,303.11	2,580,215.89

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Department: 4320 - Stormwater							
505-4320-511100	Regular Pay	258,156.00	258,156.00	20,188.96	175,149.65	175,149.65	83,006.35
505-4320-511300	Overtime Pay	8,000.00	8,000.00	1,027.58	5,184.94	5,184.94	2,815.06
505-4320-512100	Group Insurance	65,200.00	65,200.00	6,303.00	57,777.00	57,777.00	7,423.00
505-4320-512200	Fica & Medicare	19,749.00	19,749.00	1,559.68	14,529.65	14,529.65	5,219.35
505-4320-512400	Pmts To Retirement Sys	51,700.00	51,700.00	0.00	28,498.98	28,498.98	23,201.02
505-4320-521202	Engineering Fees	50,000.00	50,000.00	4,575.02	22,894.99	22,894.99	27,105.01
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	2,000.00	16,000.00	16,000.00	9,000.00
505-4320-521320	Outside Lab Service	20,000.00	20,000.00	0.00	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	0.00	24,154.99	40,302.74	34,697.26
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	275.00	3,005.20	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	4,339.52	7,217.46	8,549.76	-549.76
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	40,268.76	366,616.87	387,454.42	294,905.58
Department: 4330 - Sewer Collections							
505-4330-511100	Regular Pay	288,614.00	288,614.00	13,577.31	99,725.52	99,725.52	188,888.48
505-4330-511300	Overtime Pay	30,000.00	30,000.00	507.64	6,384.46	6,384.46	23,615.54
505-4330-512100	Group Insurance	122,000.00	122,000.00	6,705.75	43,416.50	43,416.50	78,583.50
505-4330-512200	Fica & Medicare	22,079.00	22,079.00	1,076.52	8,526.94	8,526.94	13,552.06
505-4330-512400	Retirement	57,800.00	57,800.00	0.00	31,861.40	31,861.40	25,938.60
505-4330-521202	Engineering Fees	10,000.00	10,000.00	4,791.25	6,848.75	6,848.75	3,151.25
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	227.40	14,112.42	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	7,074.08	13,460.55	13,460.55	1,539.45
505-4330-522205	Infrastructure Rep & Maint	133,569.00	133,569.00	246.35	60,775.71	72,050.71	61,518.29
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	1,070.00	1,070.00	1,070.00	2,430.00
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	0.00	53.84	53.84	946.16
505-4330-531100	General Supplies & Materials	10,000.00	10,000.00	116.50	1,725.82	2,833.32	7,166.68
505-4330-531101	Office Supplies	1,000.00	1,000.00	27.09	84.60	84.60	915.40
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	35,419.89	301,194.85	313,577.35	475,050.65
Department: 4400 - Water							
505-4400-511100	Salaries & Wages - Water	535,900.00	535,900.00	37,379.89	338,228.45	338,228.45	197,671.55
505-4400-511300	Overtime Pay	30,000.00	30,000.00	724.09	25,694.90	25,694.90	4,305.10
505-4400-512100	Group Insurance	224,000.00	224,000.00	0.00	145,476.00	145,476.00	78,524.00

Income Statement

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-4400-512200	Fica & Medicare	40,997.00	40,997.00	2,719.40	28,790.47	28,790.47	12,206.53
505-4400-512400	Pmts To Retirement Sys	107,300.00	107,300.00	0.00	59,160.36	59,160.36	48,139.64
505-4400-512700	Workers Compensation	54,600.00	54,600.00	5,305.43	52,105.44	52,105.44	2,494.56
505-4400-521201	Legal Expenses	0.00	0.00	14,409.50	14,409.50	14,409.50	-14,409.50
505-4400-521202	Engineering Fees	30,000.00	30,000.00	0.00	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 -Utility 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	0.00	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	2,348.52	8,483.80	8,483.80	-483.80
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	1,629.00	11,518.56	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	25,137.11	239,747.70	247,669.83	-54,169.83
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	3,412.12	27,974.70	27,974.70	6,025.30
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	966.48	8,133.99	8,133.99	1,866.01
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	819.00	819.00	819.00	3,681.00
505-4400-523700	Education & Training	7,000.00	7,000.00	425.00	1,872.00	1,872.00	5,128.00
505-4400-523800	Licenses	1,000.00	1,000.00	60.00	172.00	657.00	343.00
505-4400-523900	Other	1,000.00	1,000.00	144.42	830.06	830.06	169.94
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	1,960.93	6,570.20	7,200.01	10,799.99
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	1,114.94	1,114.94	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	2,457.76	16,359.68	16,359.68	3,640.32
505-4400-531510	Purchased Water	1,900,000.00	1,900,000.00	144,351.80	1,342,909.87	1,342,909.87	557,090.13
505-4400-531591	Water Meters	100,000.00	100,000.00	7,883.50	51,575.02	68,213.44	31,786.56
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	253,248.89	2,458,764.19	2,484,439.55	1,274,058.45
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	0.00	173,145.92	1,755,158.35	1,552,738.60	-1,552,738.60
Fund: 540 - Solid Waste Fund							
Department: 0000 - Non-Departmental							
540-0000-311790	Sanitation Franchise Tax	92,000.00	92,000.00	18,175.28	69,591.42	69,591.42	22,408.58
540-0000-344110	Sanitation Sales / Collection	2,800,000.00	2,800,000.00	276,913.53	2,210,309.80	2,210,309.80	589,690.20
540-0000-361000	Interest Revenues	40,000.00	40,000.00	2,407.08	31,710.35	31,710.35	8,289.65
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	297,495.89	2,311,575.63	2,311,575.63	620,424.37
Department: 4510 - Solid Waste Admin							
540-4510-522110	Disposal	1,892,000.00	1,892,000.00	0.00	1,392,631.18	1,392,631.18	499,368.82
540-4510-522111	Roll Off Dumpsters	600,000.00	600,000.00	0.00	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	0.00	1,733,259.74	1,733,259.74	1,198,740.26
Fund: 540 - Solid Waste Fund Surplus (Deficit):		0.00	0.00	297,495.89	578,315.89	578,315.89	-578,315.89
Report Surplus (Deficit):		0.00	-125,300.00	47,506.78	7,677,705.83	7,019,348.51	

Income Statement

For Fiscal: 2024-2025 Period

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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	470,636.21	15,824,595.82	15,824,595.82	679,314.18
1100 - Legislative	92,100.00	92,100.00	5,800.64	51,224.39	52,949.39	39,150.61
1300 - Executive	629,875.00	629,875.00	37,650.24	423,532.34	423,607.52	206,267.48
1510 - Financial Administration	1,236,805.00	1,236,805.00	141,479.37	1,034,098.60	1,034,785.89	202,019.11
1535 - It - Data Processing/Mis	689,936.00	689,936.00	55,831.59	535,044.29	543,446.92	146,489.08
1565 - General Gov Building & Pl	948,111.00	948,111.00	58,482.77	588,213.64	624,711.68	323,399.32
2000 - Judicial	729,346.00	729,346.00	48,450.64	442,405.44	442,407.67	286,938.33
3200 - Police	4,248,786.00	4,248,786.00	288,393.97	3,044,352.38	3,047,875.03	1,200,910.97
3500 - Fire	3,791,741.00	3,791,741.00	273,273.42	2,771,351.17	2,772,625.38	1,019,115.62
4100 - Public Works	726,084.00	726,084.00	42,831.61	521,022.86	522,967.89	203,116.11
4200 - Highways And Streets	1,366,275.00	1,366,275.00	53,774.59	436,951.25	437,916.90	928,358.10
4900 - Fleet Maintenance & Shop	978,500.00	978,500.00	67,042.20	782,189.00	794,149.49	184,350.51
6500 - Libraries	139,238.00	139,238.00	33,759.50	100,378.50	100,378.50	38,859.50
7400 - Planning & Zoning	439,890.00	439,890.00	27,904.66	301,522.81	303,278.80	136,611.20
7545 - Economic Development -	487,223.00	487,223.00	19,061.56	277,821.84	326,949.36	160,273.64
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	-683,100.55	4,514,487.31	4,396,545.40	-4,396,545.40
Fund: 210 - Confiscated Asset Fund						
0000 - Non-Departmental	110,000.00	110,000.00	20,638.99	81,655.38	81,655.38	28,344.62
3200 - Police	110,000.00	110,000.00	8,749.84	74,823.92	78,981.92	31,018.08
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	11,889.15	6,831.46	2,673.46	-2,673.46
Fund: 275 - Hotel/Motel Fund						
0000 - Non-Departmental	85,000.00	85,000.00	477.86	36,905.97	36,905.97	48,094.03
7540 - Tourism	85,000.00	85,000.00	0.00	34,912.70	41,962.70	43,037.30
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	477.86	1,993.27	-5,056.73	5,056.73
Fund: 320 - Gw Splost 2017						
0000 - Non-Departmental	3,040,034.00	3,040,034.00	3,359.61	7,818.03	7,818.03	3,032,215.97
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	1,290.00	-85,019.53	-85,019.53	1,423,800.53
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	2,069.61	92,837.56	92,837.56	-92,837.56
Fund: 321 - Wc Splost 2019						
0000 - Non-Departmental	5,799,817.00	5,799,817.00	24,760.34	1,568,968.29	1,568,968.29	4,230,848.71
3200 - Police	2,354,725.70	2,324,168.13	20,531.42	110,516.46	362,733.38	1,961,434.75
3500 - Fire	0.00	83,557.57	0.00	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	1,492.50	14,925.00	14,925.00	211,267.86
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	-53,000.00	2,736.42	1,283,401.46	1,016,822.64	-1,069,822.64
Fund: 323 - Walton county SPLOST 2025						
0000 - Non-Departmental	11,334,494.15	11,334,494.15	156,173.58	314,149.61	314,149.61	11,020,344.54
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	156,173.58	314,149.61	314,149.61	-314,149.61
Fund: 324 - GW SPLOST 2023						
0000 - Non-Departmental	4,484,388.00	4,484,388.00	66,631.66	512,374.82	512,374.82	3,972,013.18
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

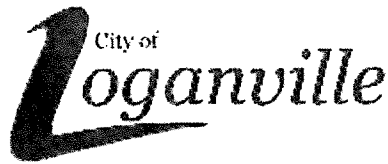
Section 2, Item J.

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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	66,631.66	512,374.82	294,174.82	-294,174.82
Fund: 371 - ARPA						
0000 - Non-Departmental	3,845,039.77	3,845,039.77	3,290.08	53,918.40	53,918.40	3,791,121.37
4200 - Highways And Streets	0.00	909,602.93	1,837.59	930,336.47	930,336.47	-20,733.54
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	4,030.88	53,328.89	33,773.55	380,071.57
4330 - Sewer Collections	1,582,014.45	644,372.52	861.25	55,587.78	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	-3,439.64	-1,540,268.44	-1,382,277.28	1,309,977.28
Fund: 375 - Capital Recovery-Impact Fees						
0000 - Non-Departmental	400,000.00	400,000.00	23,426.88	158,424.54	158,424.54	241,575.46
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	23,426.88	158,424.54	158,424.54	-158,424.54
Fund: 505 - Water & Sewer Fund						
0000 - Non-Departmental	9,939,000.00	9,939,000.00	683,531.89	6,867,513.03	6,867,513.03	3,071,486.97
4300 - Water Quality Control	4,709,519.00	4,709,519.00	181,448.43	1,985,778.77	2,129,303.11	2,580,215.89
4320 - Stormwater	682,355.00	682,355.00	40,268.76	366,616.87	387,454.42	294,900.58
4330 - Sewer Collections	788,628.00	788,628.00	35,419.89	301,194.85	313,577.35	475,050.65
4400 - Water	3,758,498.00	3,758,498.00	253,248.89	2,458,764.19	2,484,439.55	1,274,058.45
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	0.00	173,145.92	1,755,158.35	1,552,738.60	-1,552,738.60
Fund: 540 - Solid Waste Fund						
0000 - Non-Departmental	2,932,000.00	2,932,000.00	297,495.89	2,311,575.63	2,311,575.63	620,424.37
4510 - Solid Waste Admin	2,932,000.00	2,932,000.00	0.00	1,733,259.74	1,733,259.74	1,198,740.26
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	297,495.89	578,315.89	578,315.89	-578,315.89
Total Surplus (Deficit):	0.00	-125,300.00	47,506.78	7,677,705.83	7,019,348.51	

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	-683,100.55	4,514,487.31	4,396,545.40	-4,396,545.40
210 - Confiscated Asset Fund	0.00	0.00	11,889.15	6,831.46	2,673.46	-2,673.46
275 - Hotel/Motel Fund	0.00	0.00	477.86	1,993.27	-5,056.73	5,056.73
320 - Gw Splost 2017	0.00	0.00	2,069.61	92,837.56	92,837.56	-92,837.56
321 - Wc Splost 2019	0.00	-53,000.00	2,736.42	1,283,401.46	1,016,822.64	-1,069,822.64
323 - Walton county SPLOST ...	0.00	0.00	156,173.58	314,149.61	314,149.61	-314,149.61
324 - GW SPLOST 2023	0.00	0.00	66,631.66	512,374.82	294,174.82	-294,174.82
371 - ARPA	0.00	-72,300.00	-3,439.64	-1,540,268.44	-1,382,277.28	1,309,977.28
375 - Capital Recovery-Impac...	0.00	0.00	23,426.88	158,424.54	158,424.54	-158,424.54
505 - Water & Sewer Fund	0.00	0.00	173,145.92	1,755,158.35	1,552,738.60	-1,552,738.60
540 - Solid Waste Fund	0.00	0.00	297,495.89	578,315.89	578,315.89	-578,315.89
Total Surplus (Deficit):	0.00	-125,300.00	47,506.78	7,677,705.83	7,019,348.51	



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

Section 3, Item A.

Date: 7/9/24

Application # A 24-023

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 2743</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: <u>()</u>
(*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: <u>Mark Streifert</u> PHONE: <u>(770) 318-5329</u>	
EMAIL: <u>mark@buildrescom.com</u> FAX: <u></u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>Ccc40009Acc</u> PRESENT ZONING: <u>A2</u> (Separate rezoning request required)	
ADDRESS: <u>4332 Tom Brooks Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>9.34</u>	
PROPOSED DEVELOPMENT: <u>PLV</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: 3/8/2024

Accepted by Planning & Development: Shah B. Black

DATE: 7/9/24

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.

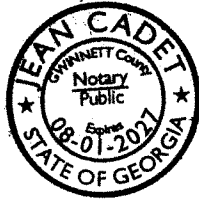
Mark Streifort
Applicant's Signature

9-6-24
Date

MARK STREIFORT - MANAGER / MEMBER
Print Name and Title

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

(Seal)



Jean Cadet
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.

Tony Brooks
Owner's Signature

9-6-24
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.

(Seal)

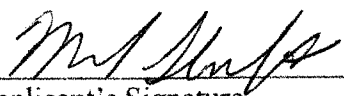


Jean Cadet
Signature of Notary Public

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	7-3-24 _____ 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.

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 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



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				

(Note: Not to be used on legal documents)

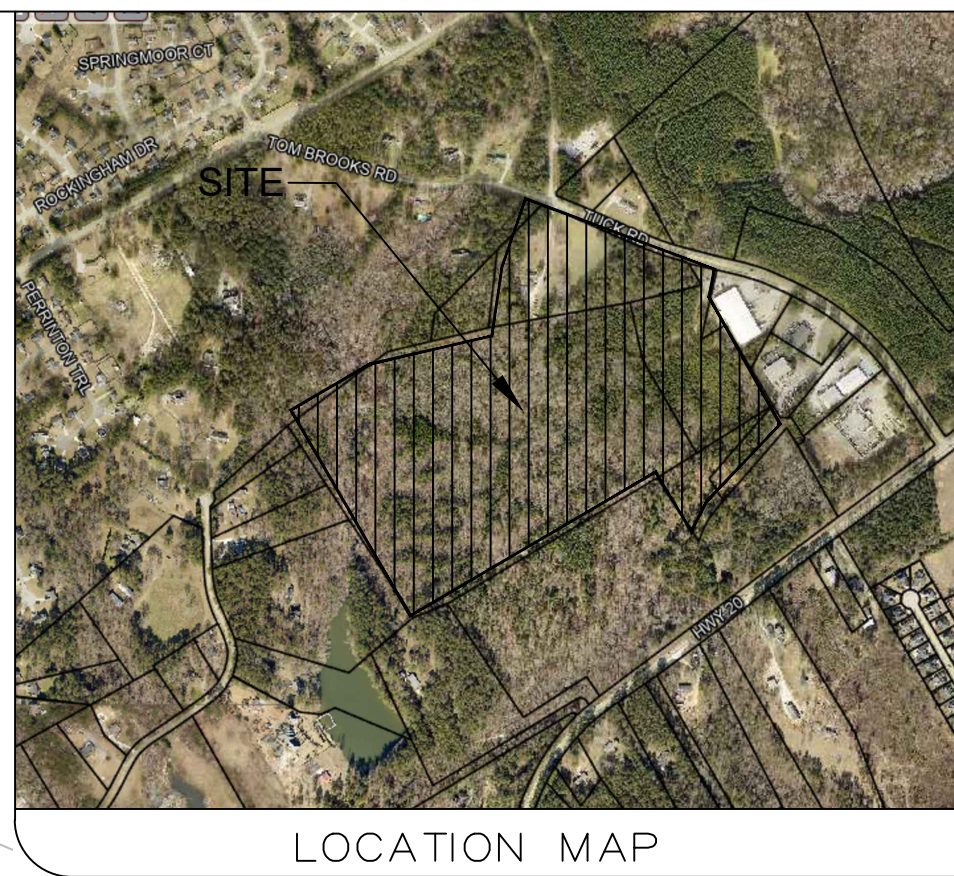
Date created: 6/28/2024
Last Data Uploaded: 6/27/2024 8:58:20 PM
Developed by 

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

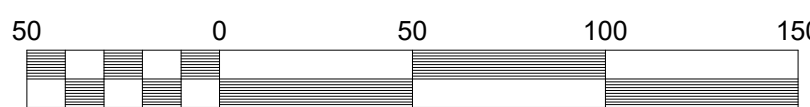
CITY OF LOGANVILLE, GA

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or conveyed in any way without the written
permission of Civil Solutions, Inc..

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

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.
www.Georgia811.com
800-282-7411



Scale 1" = 100'

REVISIONS	DATE

DATE
01/18/25

SHEET
1 of 1

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.”

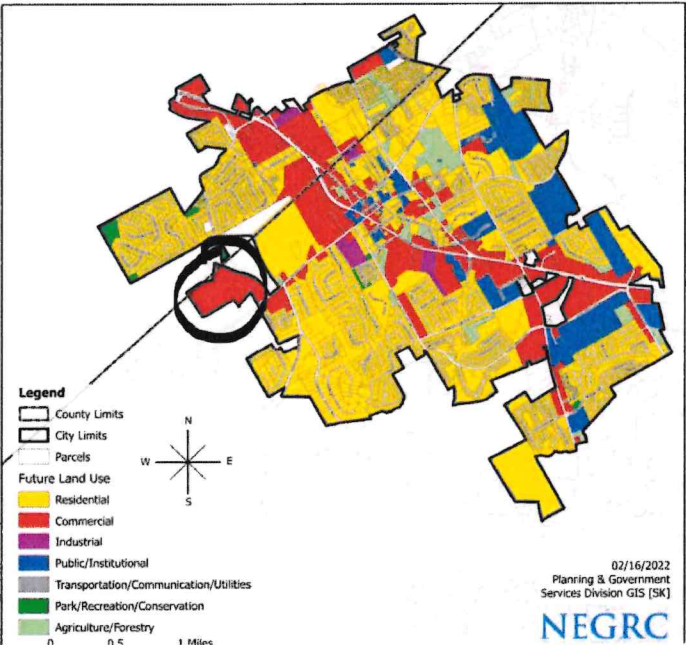
II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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: $100 \times 400 \text{ gal/day} = 40,000 \text{ gal/day}$

$60 \times 400 = 24,000 \text{ gal/day}$

$25 \text{ employees @ } 25 \text{ gal/day} = 625 \text{ gal/day}$

$30 \text{ seats @ } 50 \text{ gal/seat/day} = 1,500 \text{ gal/day}$

$40,000 + 24,000 + 625 + 1,500 = 66,125 \text{ gal/day} / 1440 = 45.92 \text{ gal/min}$

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

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.

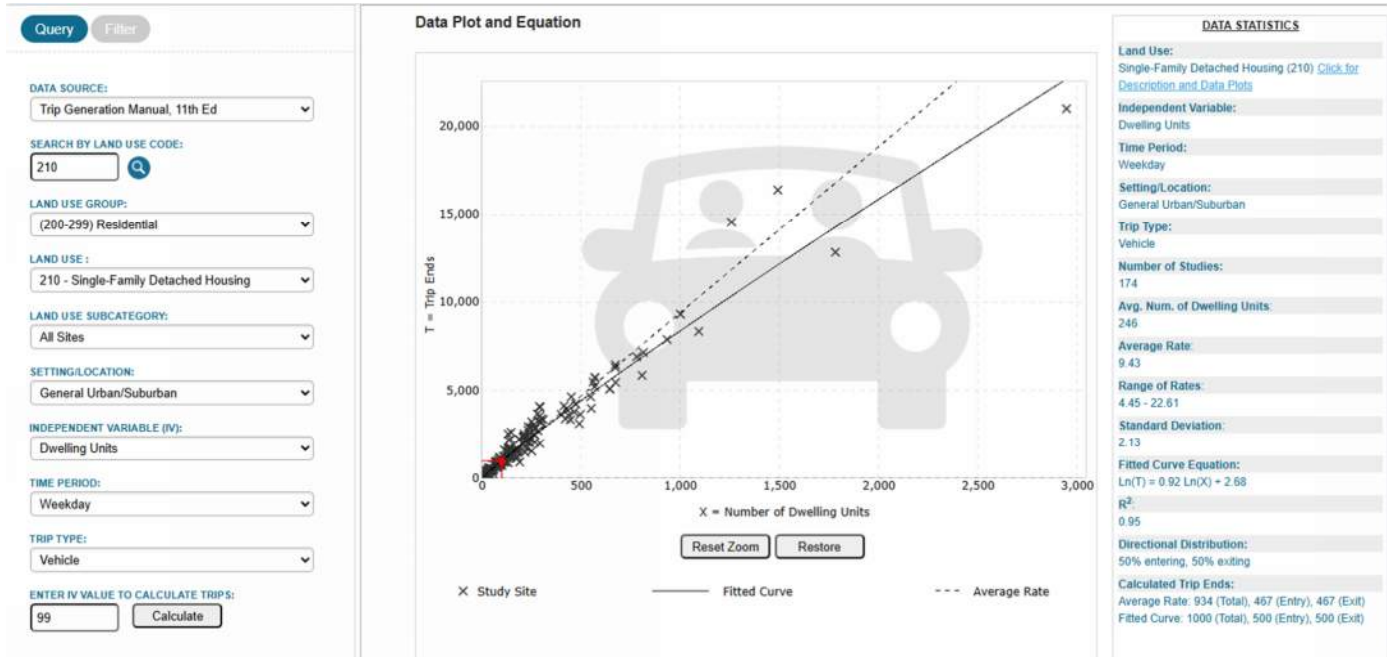
Please consider this memorandum as a formal request to consider the reclassification of Tuck Road from a local road to a major collector in future updates to the Walton County Comprehensive Plan and subsequently by the City of Loganville.



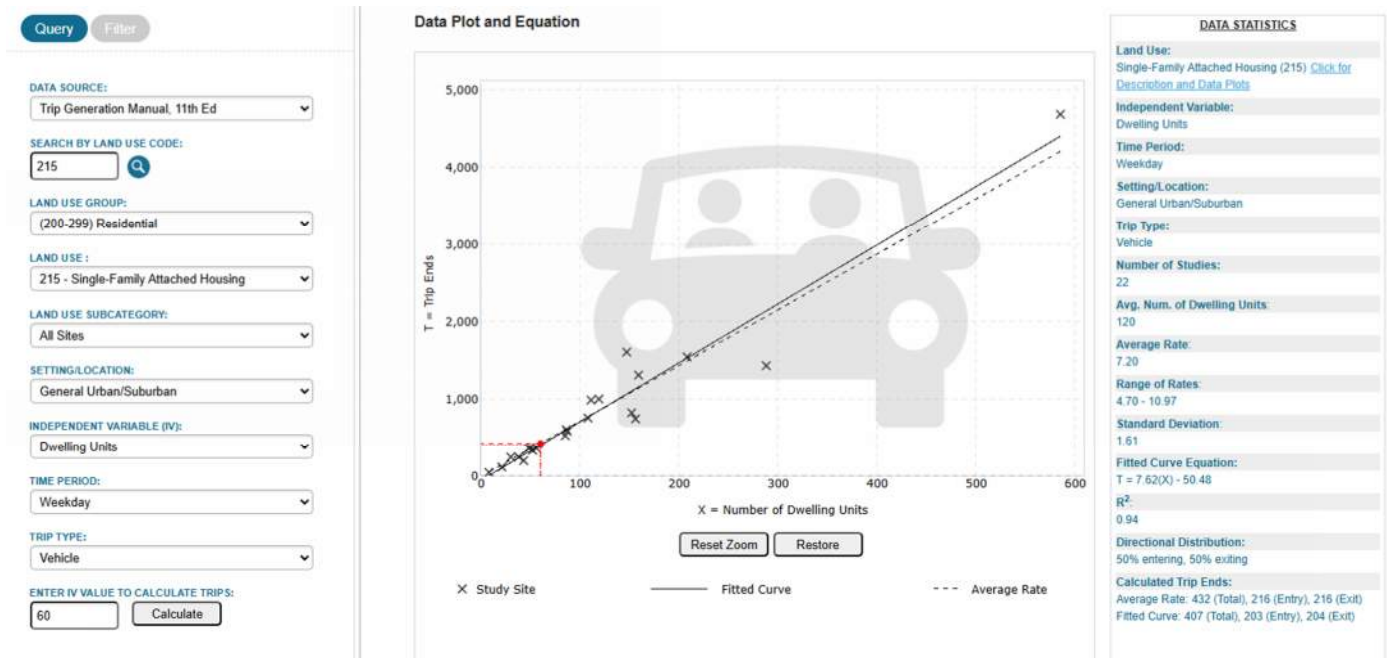
ITE Trip Generation Web-based App Output

Weekday Average Daily Traffic:

Single-Family Detached Housing

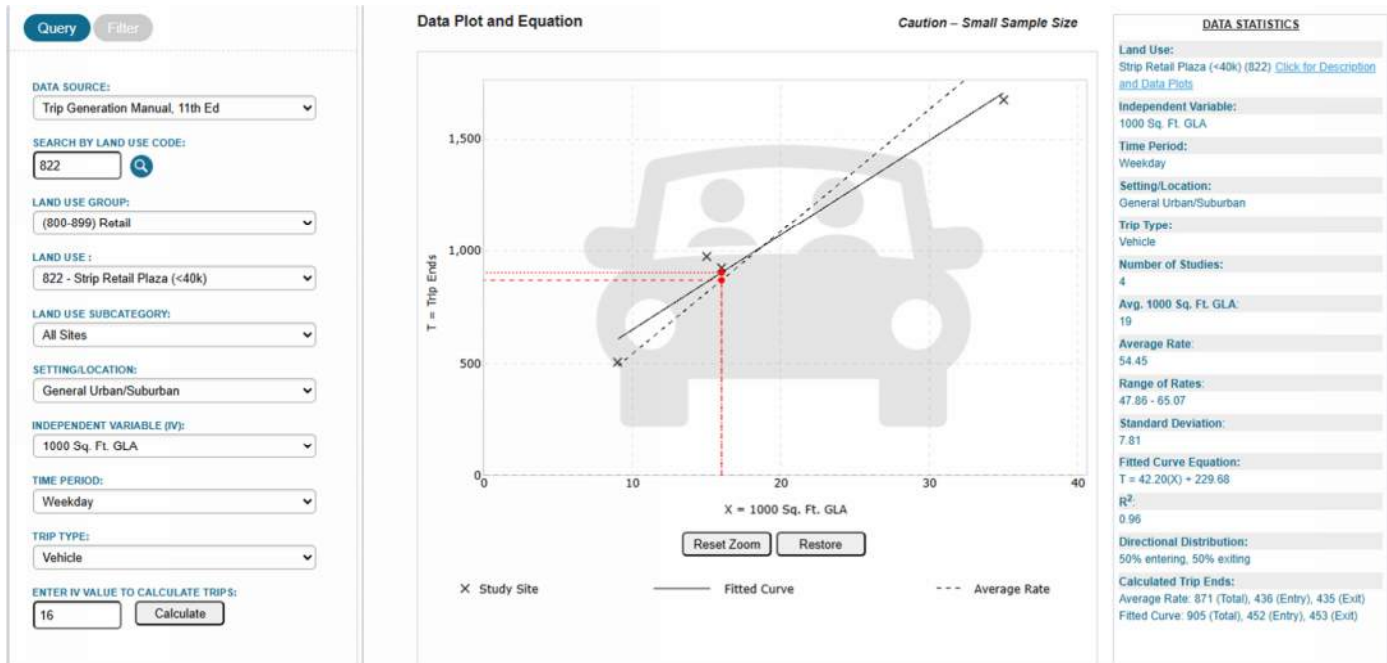


Single-Family Attached Housing



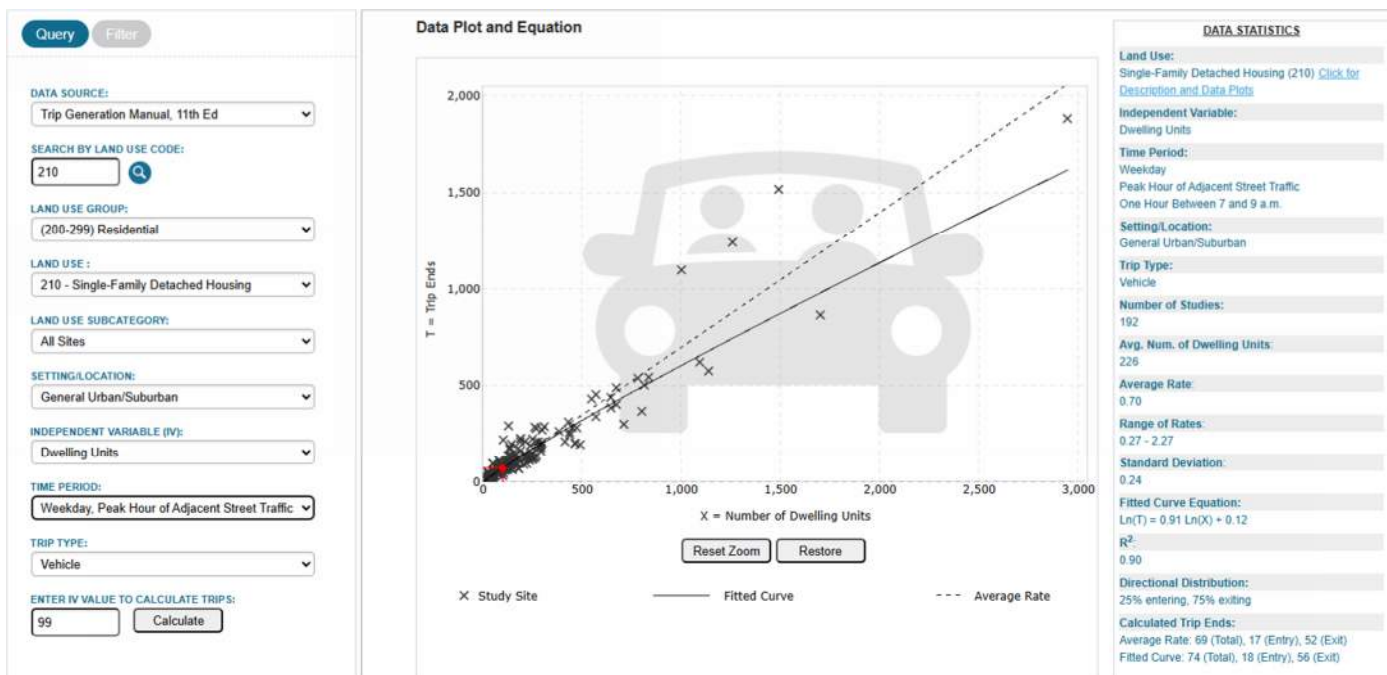


Retail Strip Plaza



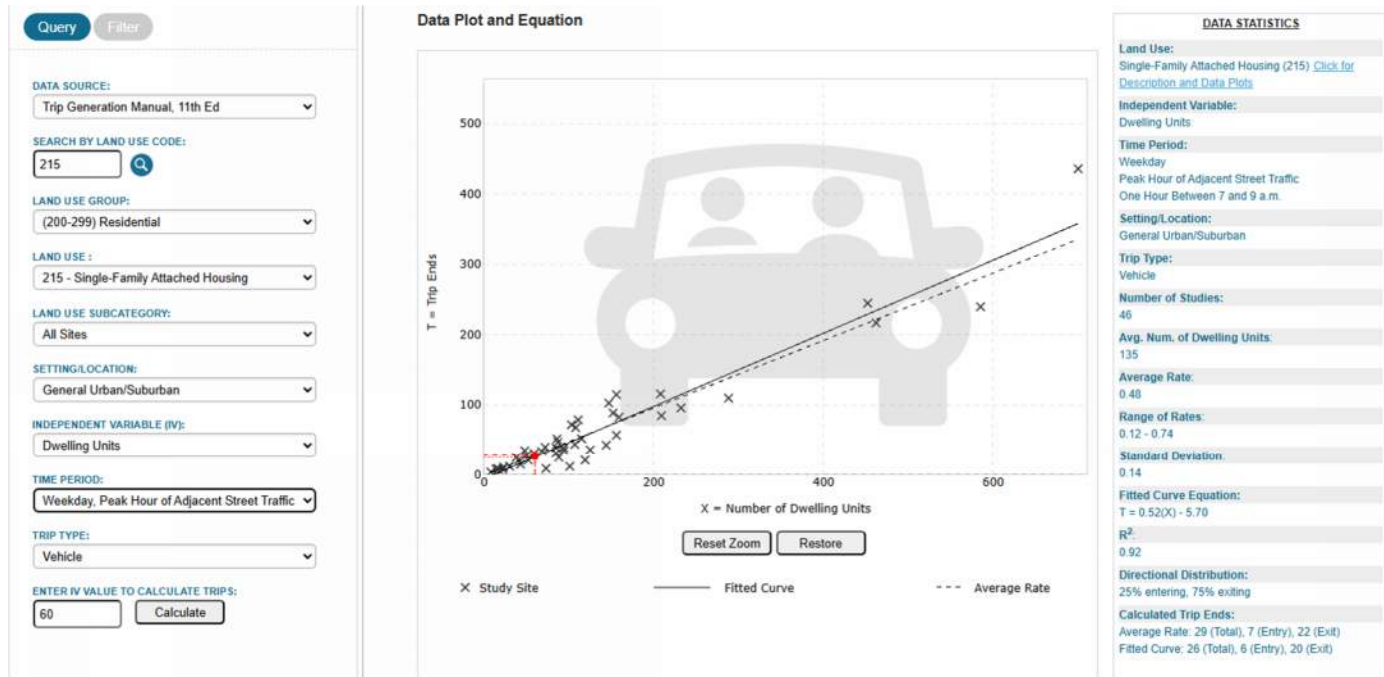
Weekday Peak Hour AM:

Single-Family Detached Housing

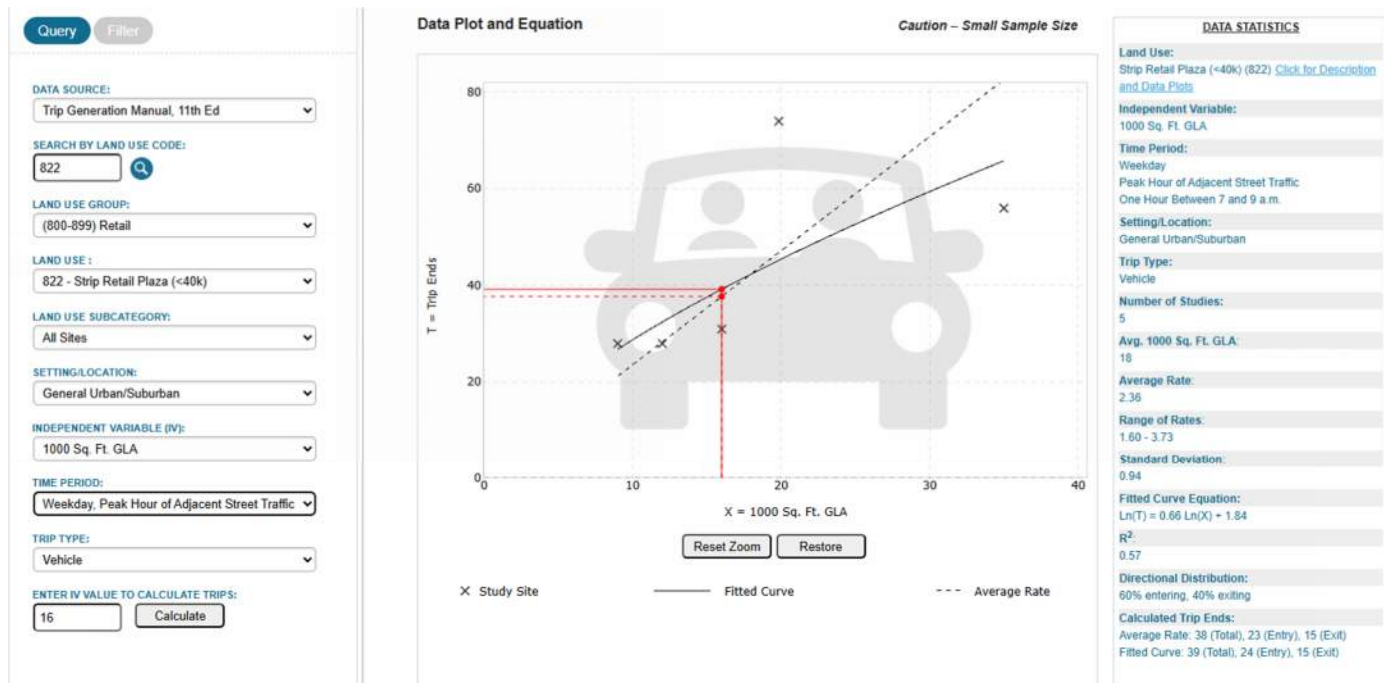




Single-Family Attached Housing



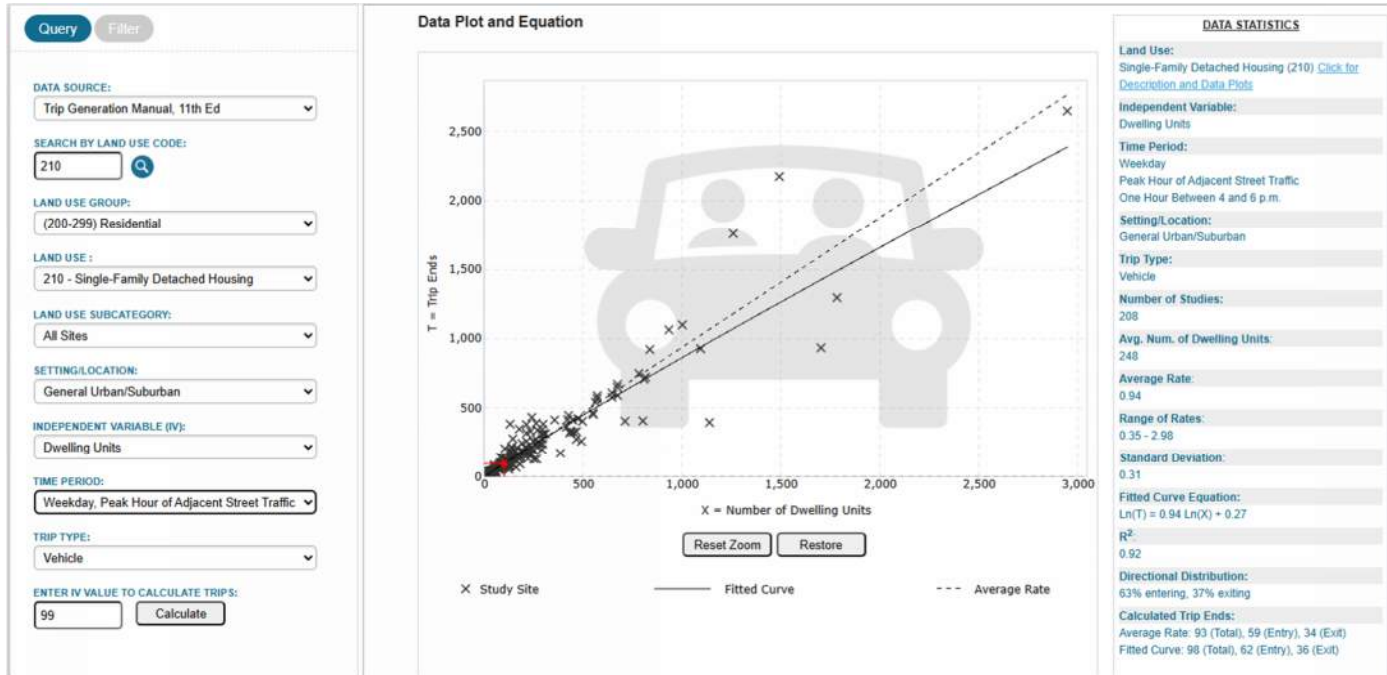
Retail Strip Plaza



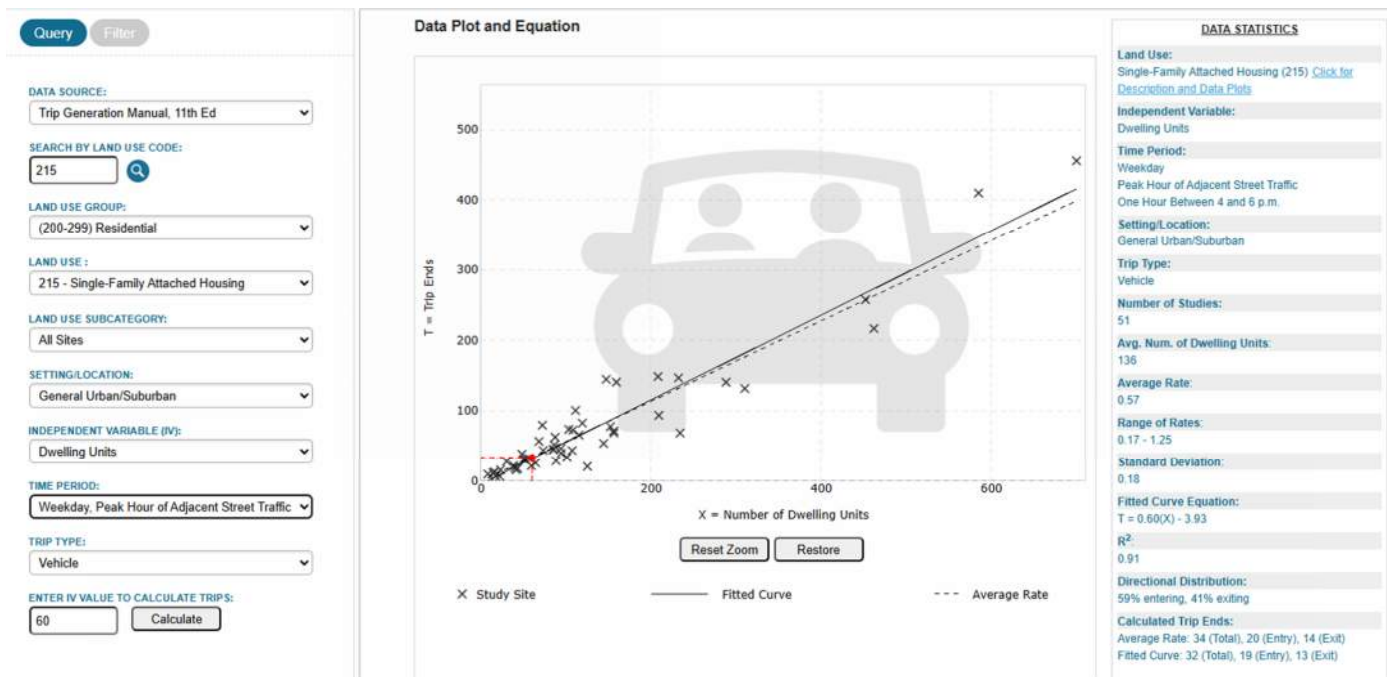


Weekday Peak Hour PM:

Single-Family Detached Housing

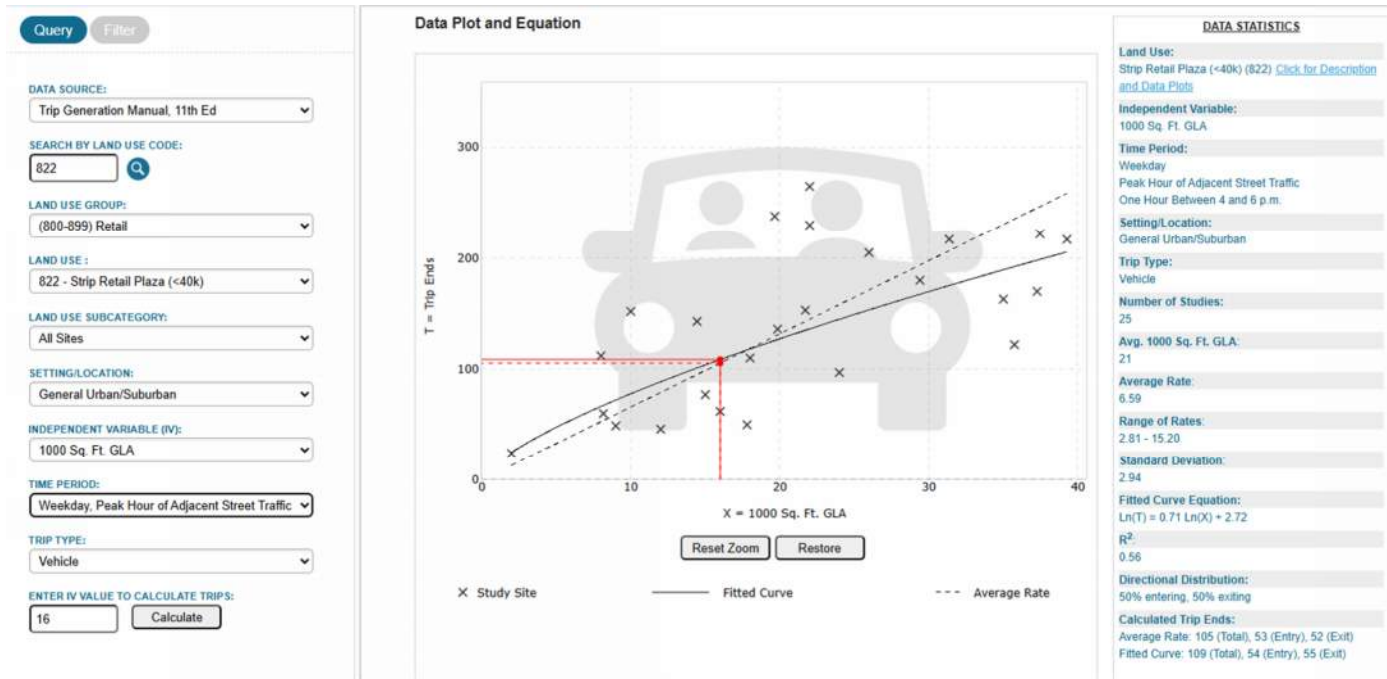


Single-Family Attached Housing





Retail Strip Plaza



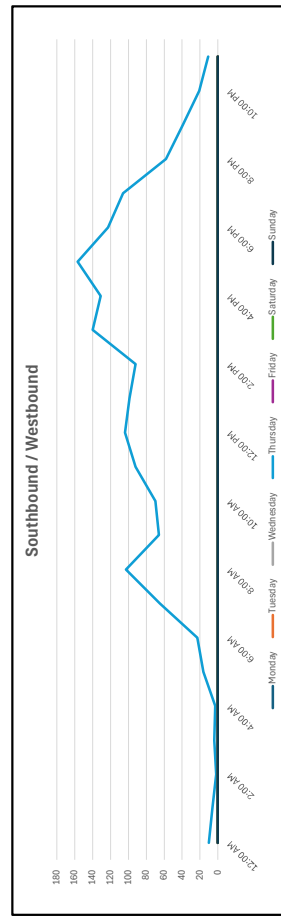
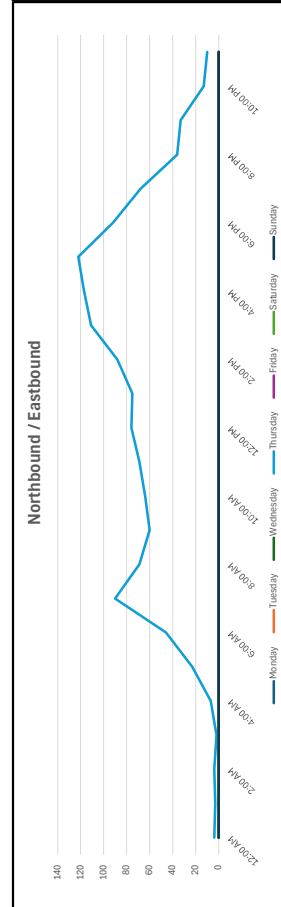


Traffic Counts (January 30, 2025)

Vehicle Volume Report - Hourly

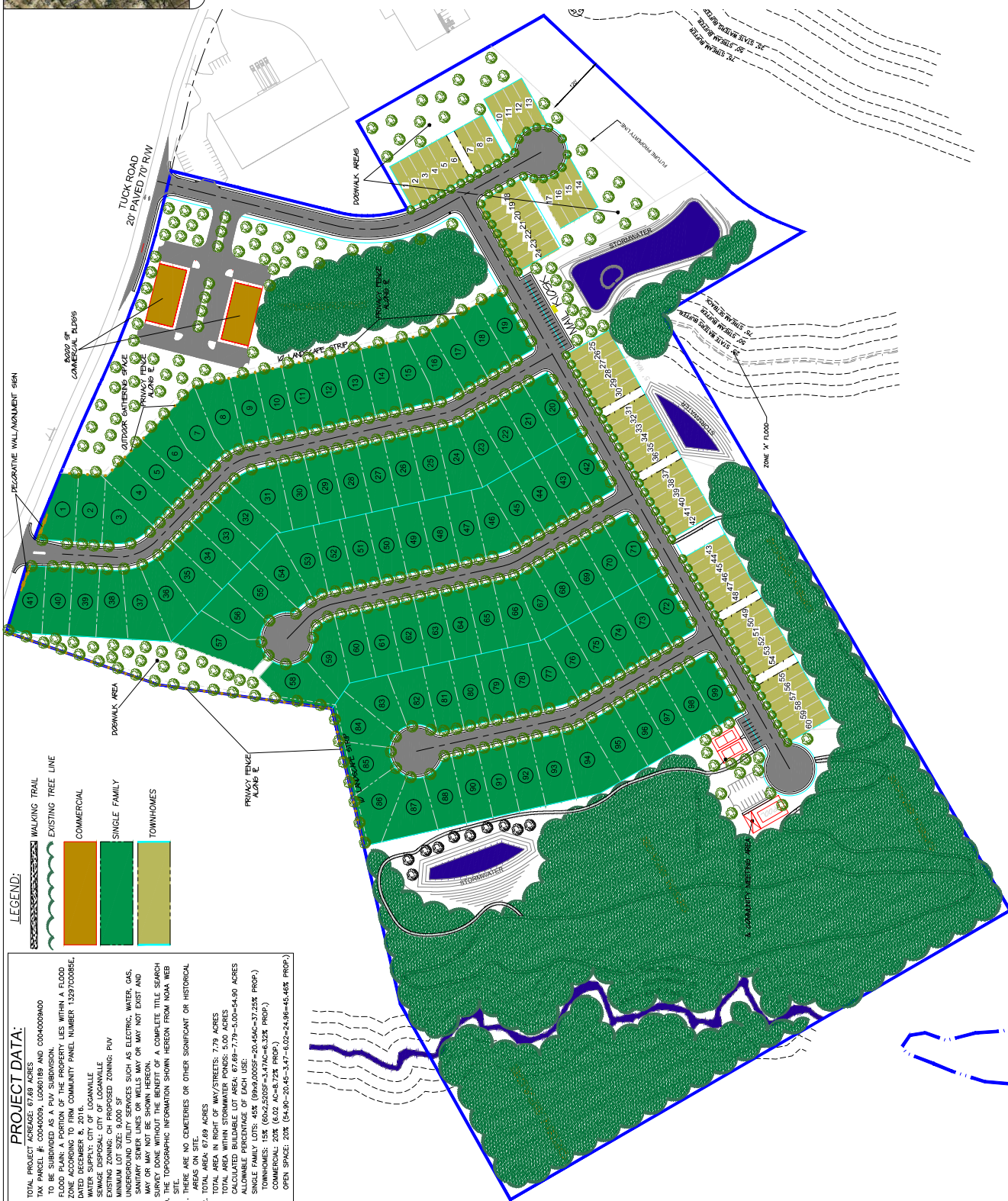
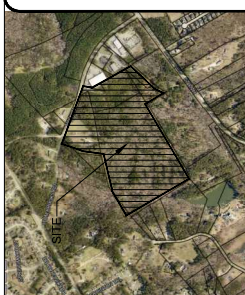
Site Description: TUCKER RD WEST OF SR-20
 Site Number: 1
 Start Date: 1/30/2025
 End Date: 1/30/2025

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	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



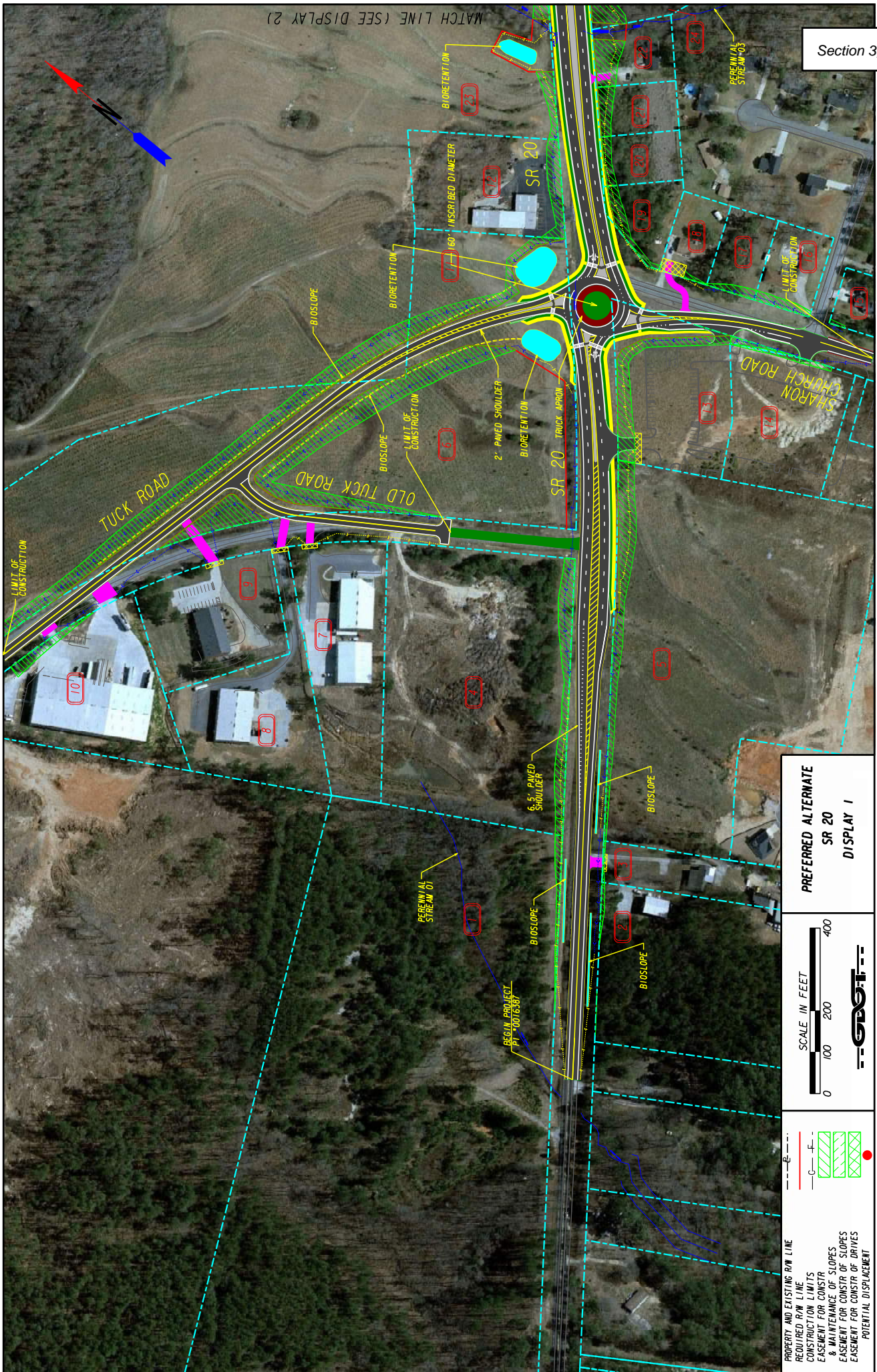


Concept Plan





GDOT Concept Plan



PREFERRED ALTERNATE
SR 20
DISPLAY 1



1" = 60'

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



Andrea P. Gray LLC

Attorney at Law

April 3, 2025

City of Loganville, Georgia
Mayor and Council
4304 Lawrenceville Road
Loganville GA 30052

Re: Brooks Landing – a Planned Urban Village development

Dear Mayor and Council:

I represent the Applicant in the Brooks Landing development rezoning and annexation requests. We look forward to presenting before you next week. Thank you for tabling our matter last month. The extra time has allowed us to incorporate revisions into the site plan and offer zoning conditions to reflect our discussions with city staff and an adjoining property owner. We greatly appreciate the staff's time and efforts to resolve concerns regarding Tuck Road. In preparation for Monday, we offer the synopsis below of the project for quick reference and three conditions which we believe address concerns.

Overview of proposed Brooks Landing development:

- Approx. 67.69 acres (part in Walton County, Gwinnett County, and City of Loganville)
- Planned Urban Village zoning requested
- 99 single family homes
- 60 townhomes
- 16,000 sf of commercial space
- 24+ acres of open space
- Amenities: pickleball court, swimming pool, community meeting area by pool, walking trails, dog walk areas
- Located on Tuck Road across from the Tuck Farm PUV development

Tuck Road Improvements

Condition offered: Applicant will improve Tuck Road from the end of the GDOT improvements to the end of its property boundary. The improvements will match GDOT's specifications and include City-required turn lanes as shown on the updated site plan.

- Background: The staff report expressed concerns about the designation of Tuck Road and its ability to handle traffic from the development. Upon receipt of the report, applicant engaged a traffic engineer, Travis Pruitt and Associates, Inc., to evaluate traffic counts on Tuck Road, estimate impacts from the development and assess the planned improvements by GDOT. Applicant and his engineer met with city staff from the planning department and roads department to discuss the scope of improvements to Tuck Road. GDOT has plans not only to construct a roundabout at Hwy 20 and Tuck Road, but also to improve a substantial portion of Tuck Road which improvements end just before Applicant's property. A copy of GDOT's plan is attached hereto as Exhibit "A". City staff agreed that if Applicant continues the improvements to Tuck Road to match GDOT's specifications to its property boundary, Tuck Road will meet the standards required to accommodate the development. Applicant updated its site plan to better show the Tuck Road improvements it will implement. The updated plan is attached hereto as Exhibit "B" and a visual representation of the GDOT/Applicant improvements is attached hereto as Exhibit "C".

Timing of Tuck Road Improvements

Condition offered: No more than 25% of the development may be constructed prior to Applicant's completion of improvements to Tuck Road from the end of GDOT's work to its property line.

- Background: City staff expressed concerns about the timing of the GDOT improvements versus the timing of the development. Based on the schedules as we understand them today, GDOT will let the work in February 2026 and construction is anticipated to be complete in April 2028. The first 25% of Brooks Landing is anticipated to be complete in June 2028. A copy of the estimated schedule for development overlaid with GDOT's schedule is attached hereto as Exhibit "D" and shows that timing should align well. However, GDOT controls its own schedule and these dates could change. To help mitigate the uncertainty of GDOT's schedule, Applicant offers the above condition which allows the first 25% of the development to move forward but conditions the remaining 75% on completion of its improvements to Tuck Road. This lessens the impact of traffic on the existing infrastructure and ensures that the needed improvements are in place before larger volumes of traffic are created.
- Traffic study information: Applicant's engineers utilized data from GDOT's study of Tuck Road at Hwy 20 to assess the impacts of Brooks Landing at 25% constructed and 100% constructed. The analysis looked at how many vehicles are waiting to make a movement

at the intersection (the “queue length”). Currently, there are 1.4 vehicles in the morning and 5.7 vehicles in the afternoon. At 25% buildout of the single family, townhomes, and commercial components, the morning queue length will increase by less than 1 vehicle (from 1.4 vehicles to 1.7 vehicles) and the afternoon queue length will be increased by less than 2 vehicles (from 5.7 vehicles to 7 vehicles). These estimates assume no improvements to Tuck Road and no roundabout which improvements will greatly improve traffic flow. A copy of the queue length analysis is attached as Exhibit “E” . The traffic memo was previously provided and incorporated as part of the file.

Walking Trail

Condition offered: Walking trails shall be limited to use by the property owners in the development and shall be a minimum of 100 feet from the property boundary.

- Background: At the Planning Commission meeting, adjoining property owner Antoinio Bejarano, stated a concern that the walking trail was close to his property and he is worried about trespassers. In response, to his concern, Applicant agrees that the trail will be no closer than 100 feet to the property boundary.

In sum, Applicant is proposing that three conditions be added to the PUV zoning to address concerns discussed with city staff and an adjoining property owner as follows:

Condition 1: Applicant will improve Tuck Road from the end of the GDOT improvements to the end of its property boundary. The improvements will match GDOT’s specifications and include City-required turn lanes as shown on the updated site plan.

Condition 2: No more than 25% of the development may be constructed prior to Applicant’s completion of improvements to Tuck Road from the end of GDOT’s work to its property line.

Condition 3: Walking trails shall be limited to use by the property owners in the development and shall be a minimum of 100 feet from the property boundary.

We look forward to seeing you on Monday. Please feel free to reach out to me with any questions.

Sincerely,



Andrea P. Gray

Applicant’s representative

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.)
13. TUCK ROAD IMPROVEMENTS TO INCLUDE WIDENING THE ROAD TO 24 FEET WITH A 2 FOOT PAVED SHOULDER TO MATCH GDOT'S IMPROVEMENTS ALONG WITH A RIGHT AND LEFT TURN LANE INTO THE SITE.

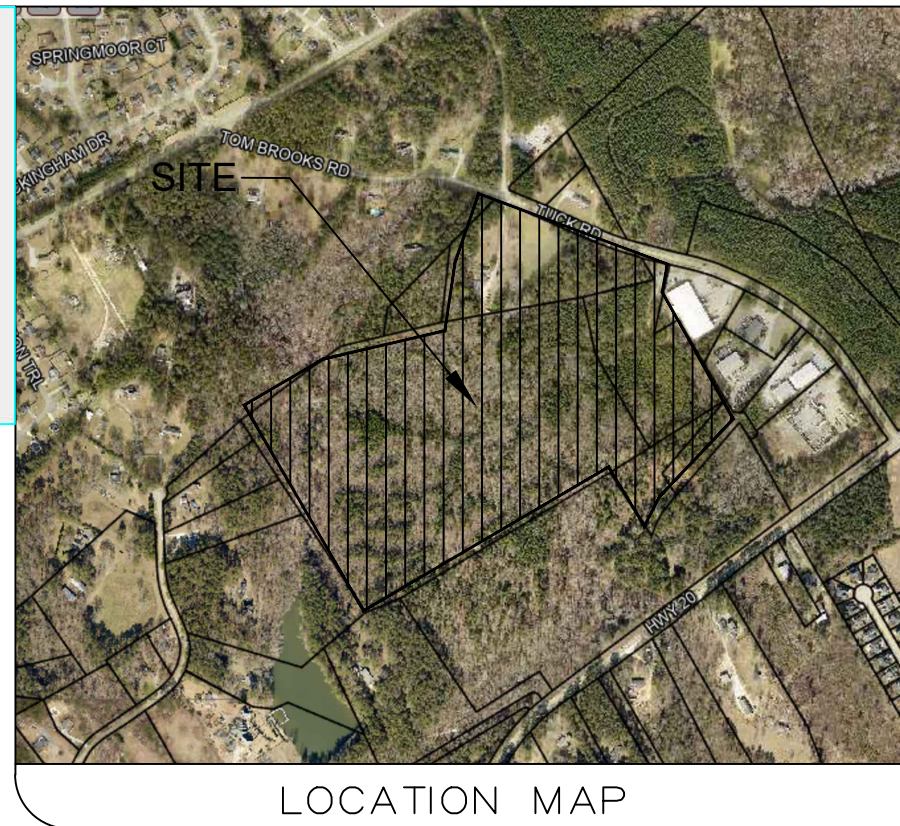
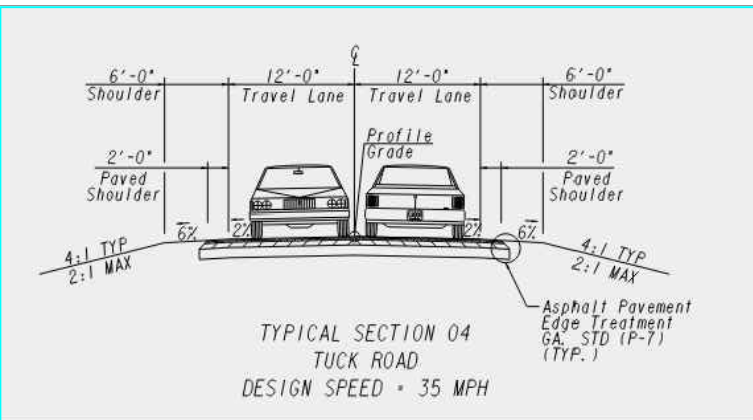
LEGEND:

- EXISTING TREE LINE
- COMMERCIAL
- SINGLE FAMILY
- TOWNHOMES

4-WAY STOP

DECORATIVE WALL/MONUMENT SIGN

TUCK ROAD IMPROVEMENTS



DOGWALK AREA

PRIVACY FENCE
ALONG IR

OUTDOOR GATHERING SPACE

PRIVACY FENCE
ALONG IR

8000 SF
COMMERCIAL BLDG'S

EXISTING TUCK ROAD
20' PAVED 70' R/W

LEFT TURN LANE
RIGHT TURN/DECEL LANE

DOGWALK AREAS

FUTURE PROPERTY LINE

ZONE 'A' FLOOD

20' STATE WATERS BUFFER
50' STATE WATERS BUFFER
75' STATE WATERS BUFFER

75' STREAM BUFFER
50' STREAM BUFFER
25' STATE WATERS BUFFER



Scale 1" = 100'

REVISIONS	DATE

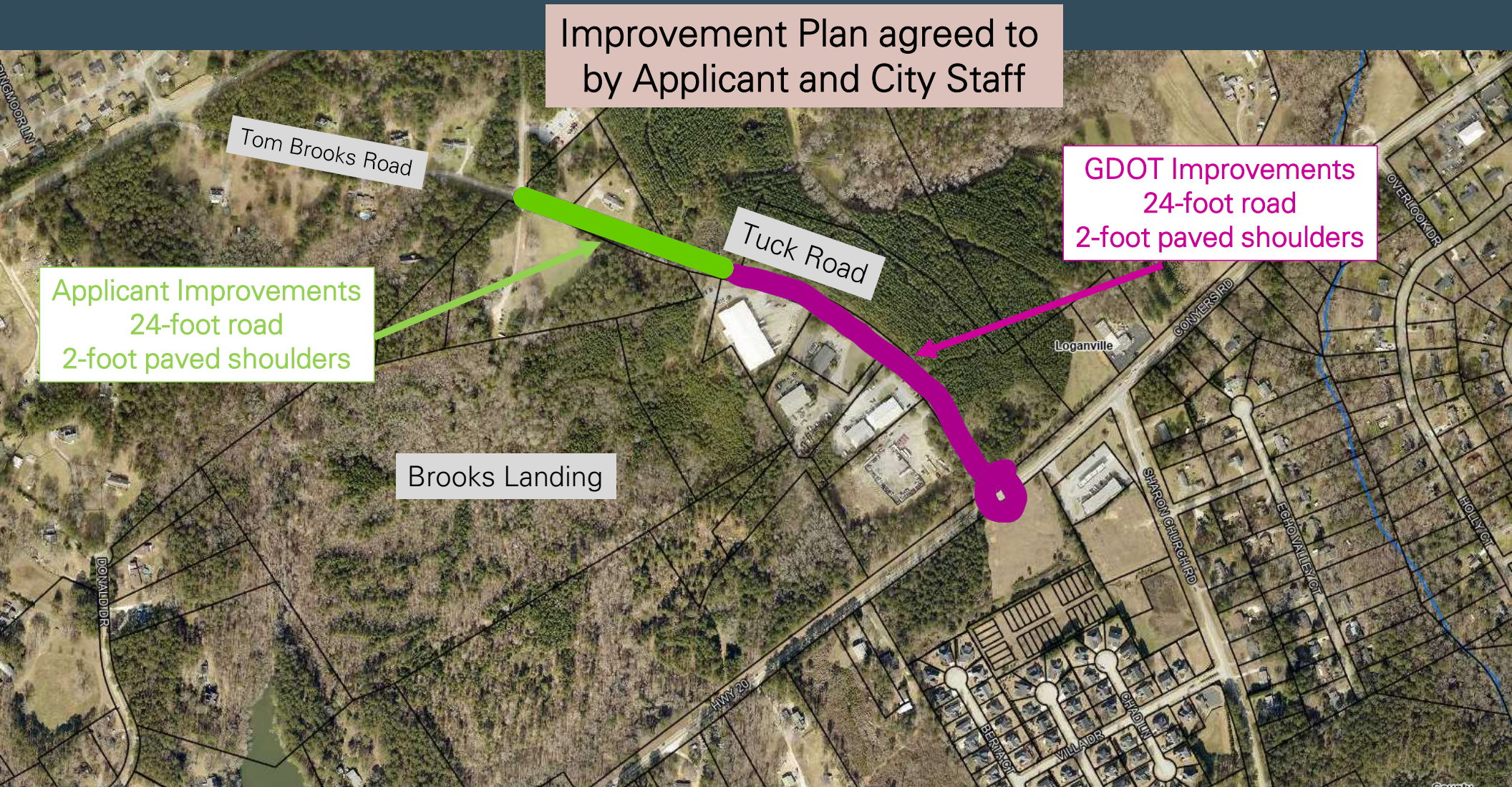
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS

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

CONCEPT PLAN FOR:
BROOKS LANDING
CITY OF LOGANVILLE, GA

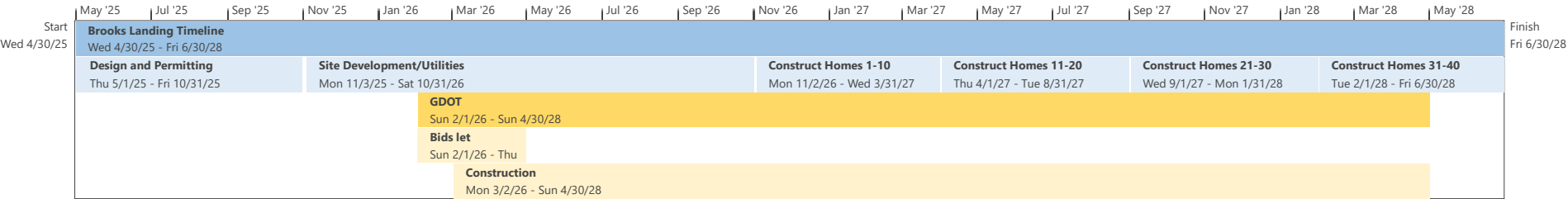
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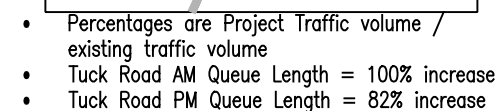
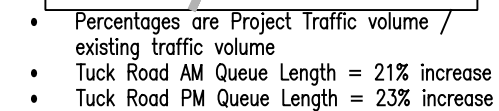
DATE
04/02/25
SHEET
1 of 1



Brooks Landing Development

Development Schedule Overlaid with
GDOT Schedule



Sheet No. **FIGURE 1**

XX(XX) =AM Trips(PM Trips)
XX(XX) = Reallocated Traffic

[illegible]

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.)
13. TUCK ROAD IMPROVEMENTS TO INCLUDE WIDENING THE ROAD TO 24 FEET WITH A 2 FOOT PAVED SHOULDER TO MATCH GDOT'S IMPROVEMENTS ALONG WITH A RIGHT AND LEFT TURN LANE INTO THE SITE.

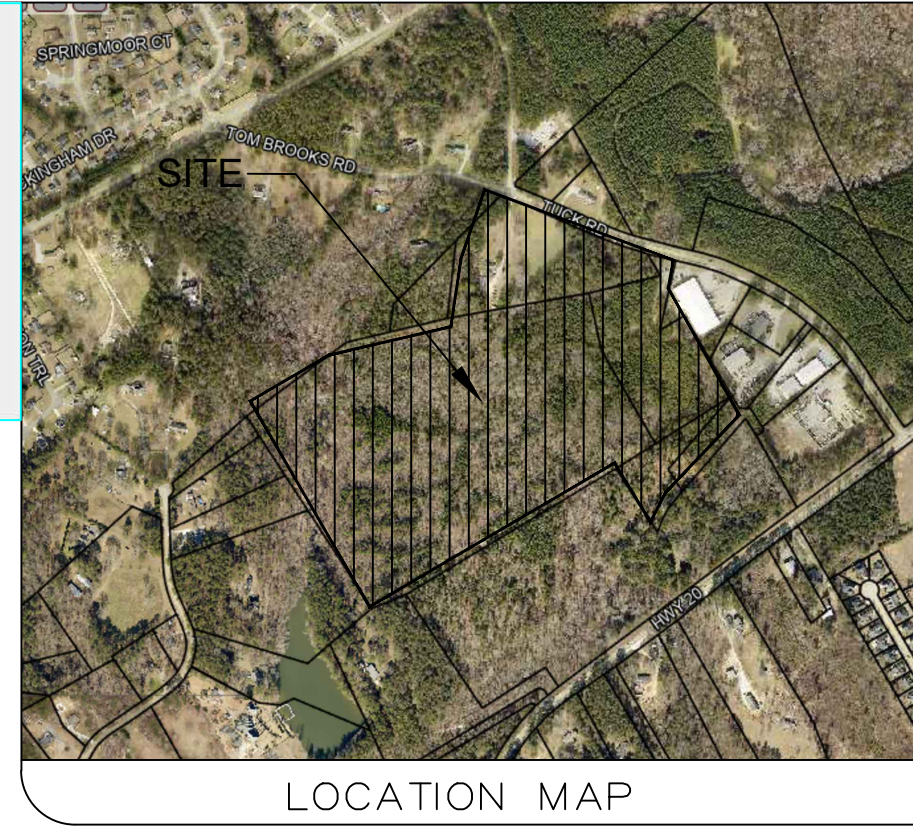
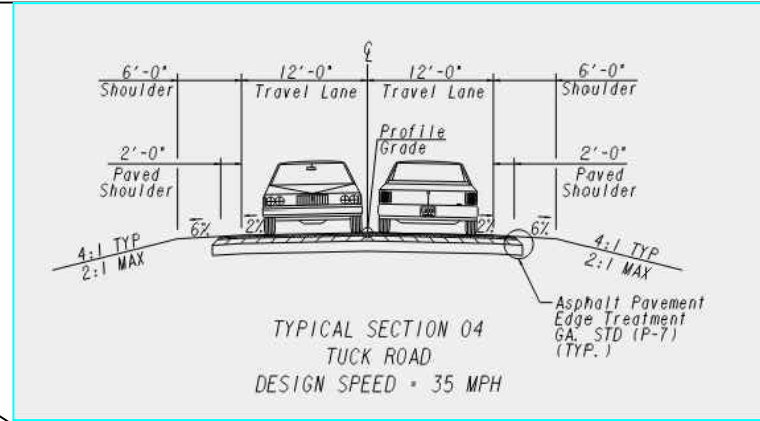
LEGEND:

- EXISTING TREE LINE
- COMMERCIAL
- SINGLE FAMILY
- TOWNHOMES

4-WAY STOP

DECORATIVE WALL/MONUMENT SIGN

TUCK ROAD IMPROVEMENTS



DOGWALK AREA

PRIVACY FENCE ALONG IR

OUTDOOR GATHERING SPACE

PRIVACY FENCE ALONG IR

8000 SF COMMERCIAL BLDG'S

EXISTING TUCK ROAD
20' PAVED 70' R/W

LEFT TURN LANE
RIGHT TURN/DECEL LANE

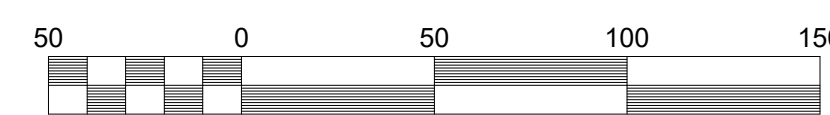
DOGWALK AREAS

FUTURE PROPERTY LINE

ZONE 'A' FLOOD

20' STATE WATERS BUFFER
50' STATE WATERS BUFFER
75' STATE WATERS BUFFER

75' STREAM BUFFER
50' STREAM BUFFER
25' STATE WATERS BUFFER



REVISIONS	DATE

CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS

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

CONCEPT PLAN FOR:
BROOKS LANDING
CITY OF LOGANVILLE, GA

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

DATE
04/02/25
SHEET
1 of 1

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

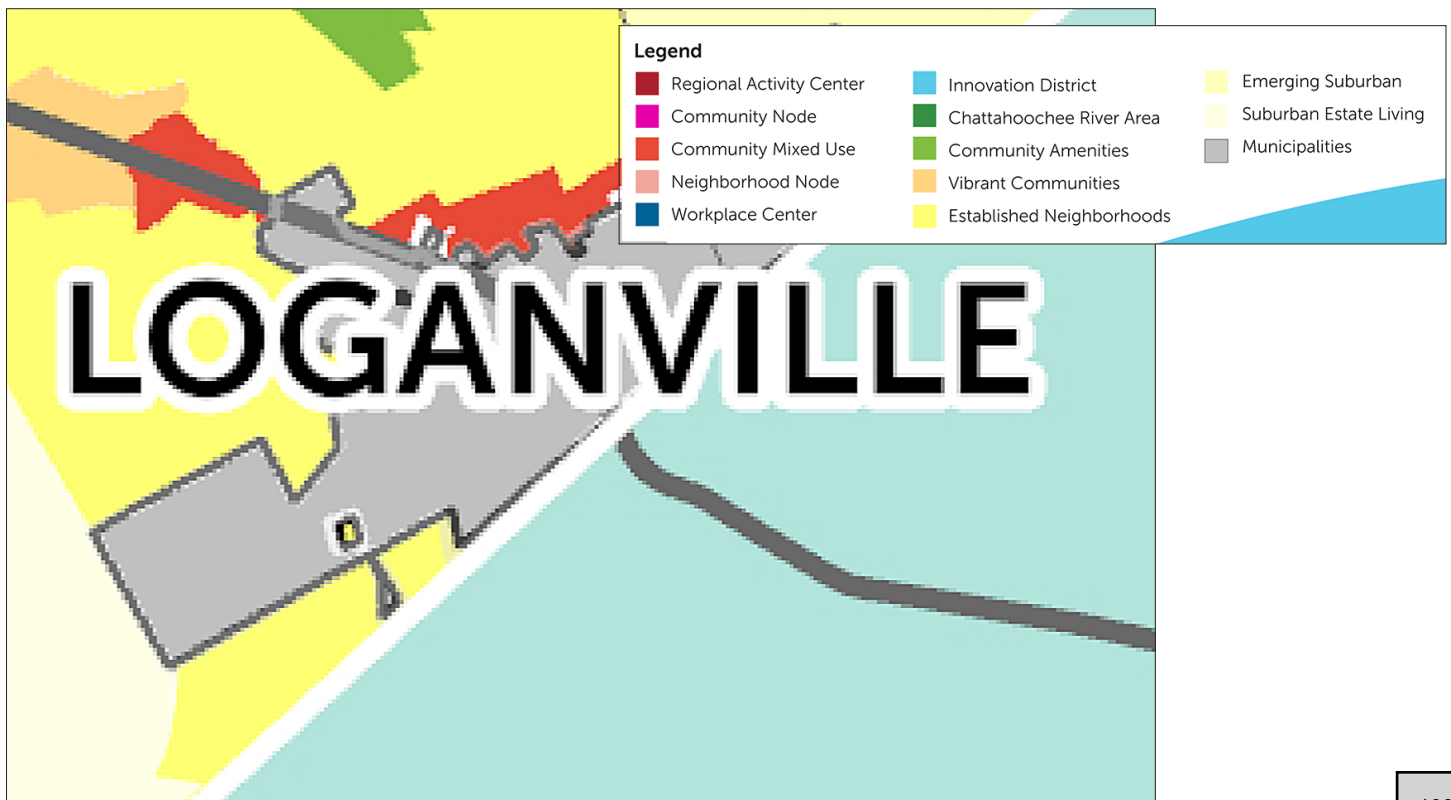
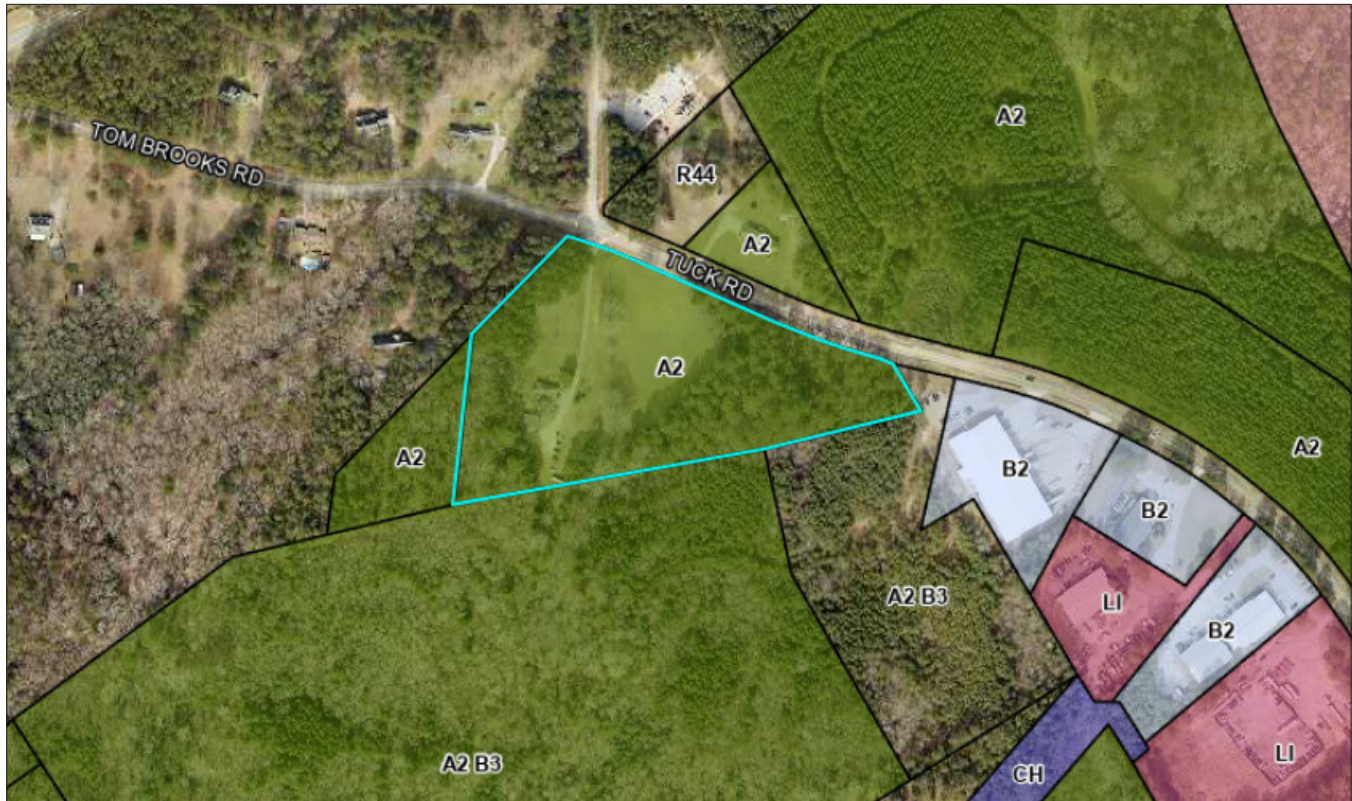
FUTURE LAND USE MAP: Neighborhood Residential (Walton County)

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

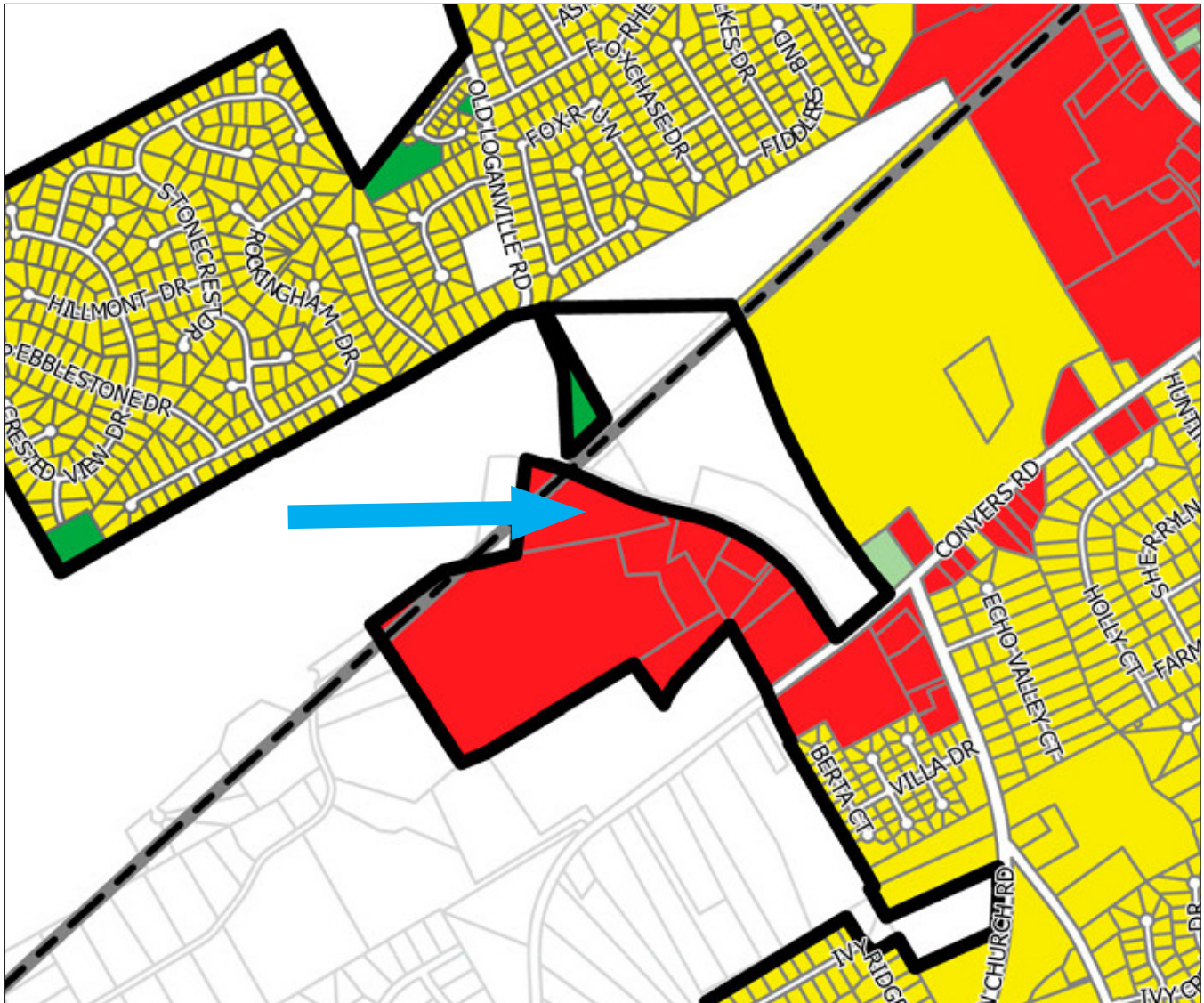
PLANNING COMMISSION HEARING: January 23, 2025

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 B.

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: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> <u>Contract Purchaser</u> <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
CONTACT PERSON: <u>Mark Streifert</u>	PHONE: <u>(770) 318-5329</u>
EMAIL: <u>mark@buildres.com.com</u>	FAX: _____
PROPERTY INFORMATION	
MAP & PARCEL # <u>R4216 001</u> PRESENT ZONING: <u>Residential Va Cst</u> (Separate rezoning request required)	
ADDRESS: <u>4332 Tom Brooks Road</u> COUNTY: <u>Gwinnett</u> ACREAGE: <u>0.83</u>	
PROPOSED DEVELOPMENT: <u>PLU</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 3/5/24

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 ☒ 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 # **R****Applicant's Certification**

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

[Signature]
Applicant's Signature

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
Print Name and Title
THOMAS NATHAN BROOKS

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



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:

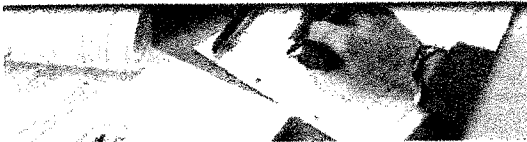
NAME OF INDIVIDUAL MAKING CONTRIBUTION

 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.



Property Detail

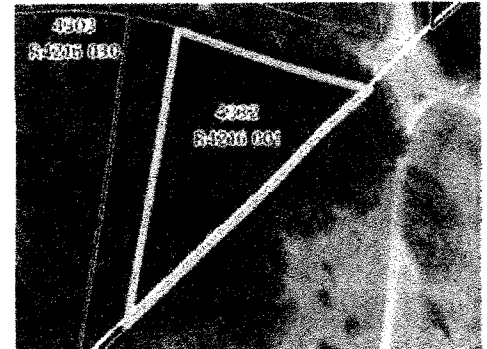
[Go Back](#)

[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	2014	2013	2012	2011	2010
Report	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
Dist Appr	\$40,000	\$40,000	\$22,500	\$22,500	\$22,500
Land Area	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Area	\$0	\$0	\$0	\$0	\$0
Total Area	\$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 Type

Area

MT Frontage

MT Depth

Undeveloped

0.83

0

0

Notes

1

Description

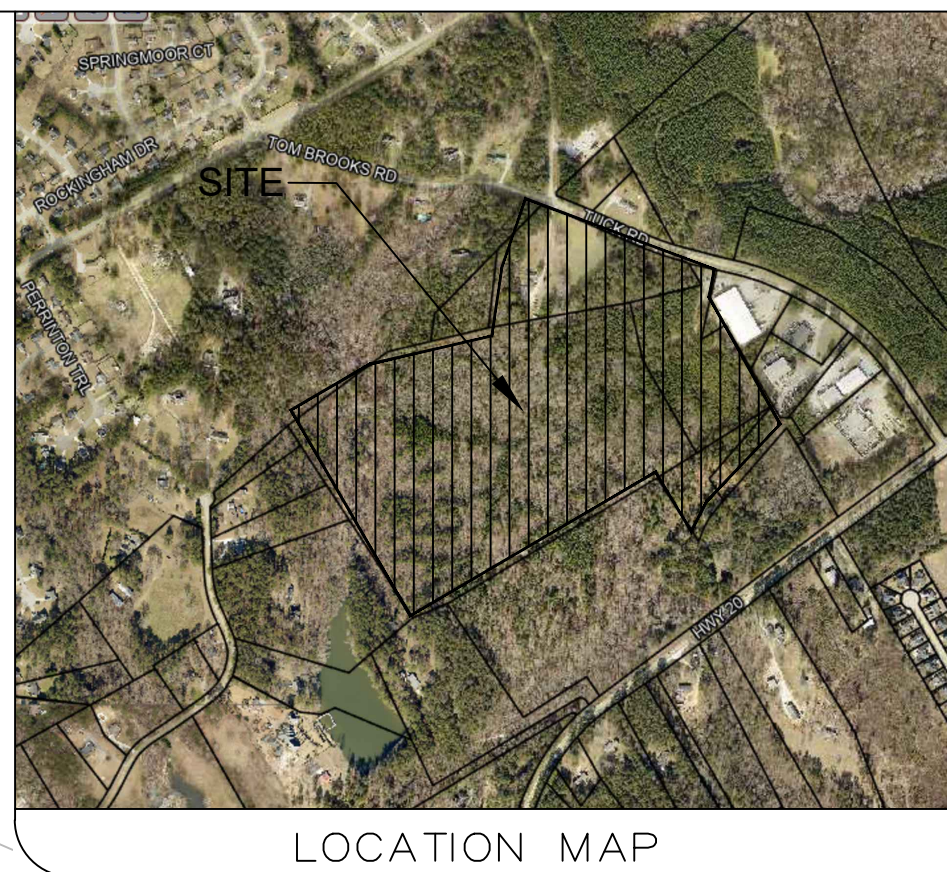
HARRISON RD

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
MARK STREIFERT

CONCEPT PLAN A1 FOR:

BROOKS LANDING

CITY OF LOGANVILLE, GA

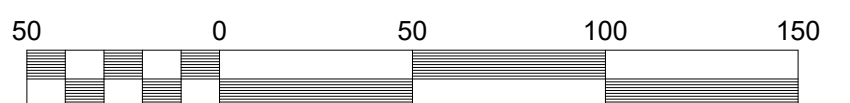
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permission of Civil Solutions, Inc..

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

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

www.Georgia811.com
800-282-7411



REVISIONS	DATE

DATE
01/18/25

SHEET
1 of 1

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.

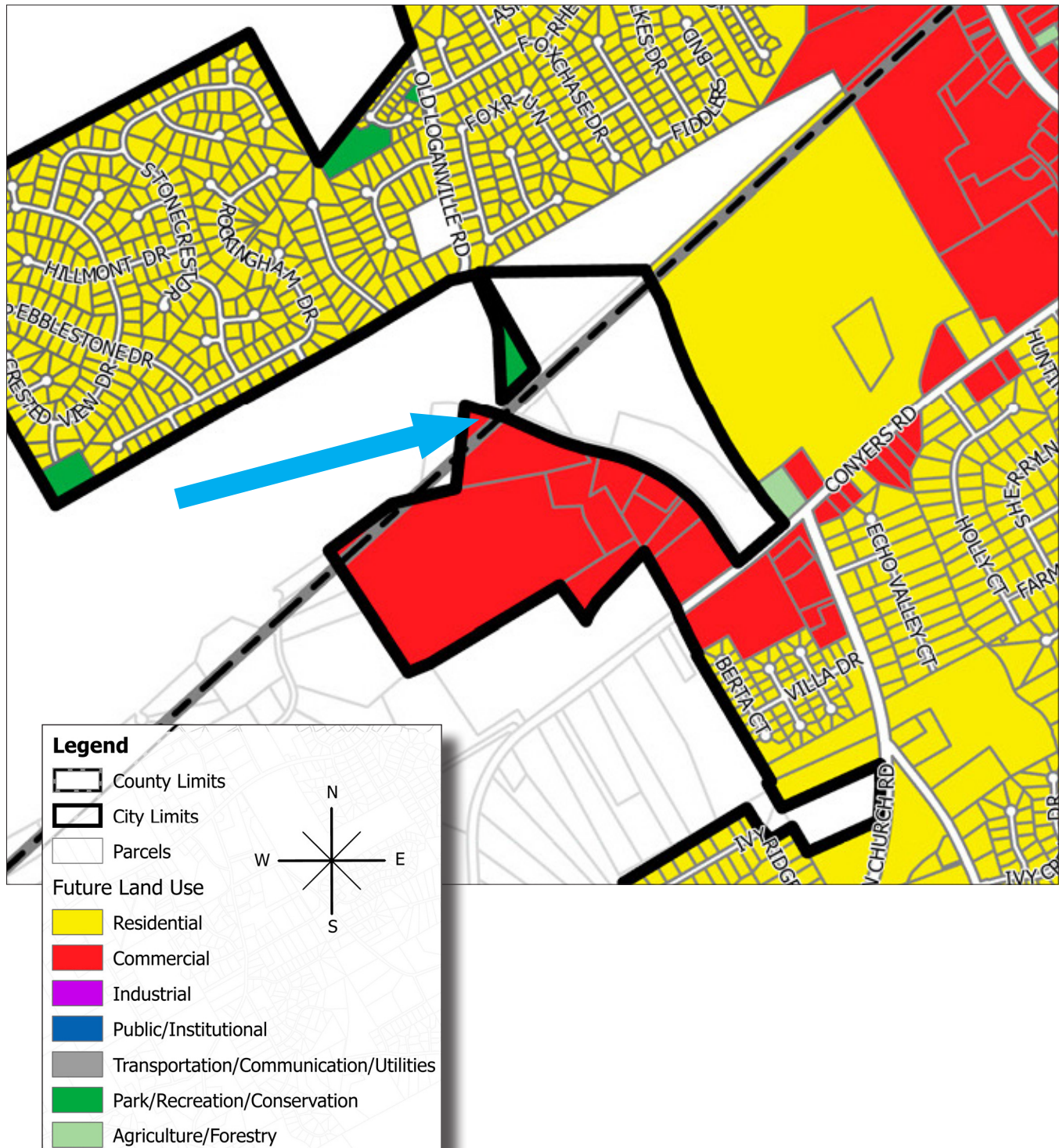
PLANNING COMMISSION HEARING: January 23, 2025

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.

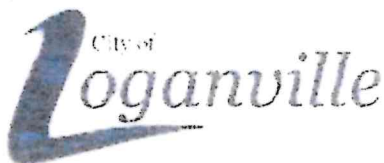
What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself.

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 C.

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>	NAME: <u>CH Brooks / Benny Stephenson, Trustee</u>
ADDRESS: <u>P.O. Box 2748</u>	ADDRESS: <u>55 Papas Talk</u>
CITY: <u>Loganville</u>	CITY: <u>Social Circle</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30025</u>
PHONE: <u>(770) 318-5329</u>	PHONE: <u>(678) 640-8020</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>Mark Streifert</u>	PHONE: <u>(770) 318-5329</u>
EMAIL: <u>mark@buildrescom.com</u>	FAX: _____
PROPERTY INFORMATION	
MAP & PARCEL # <u>C6040007</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.

Mark Streifert
Applicant's Signature

7-3-24
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

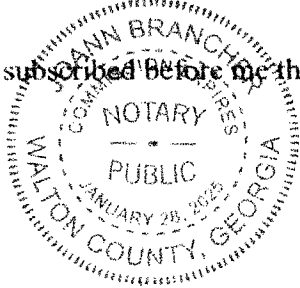
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

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

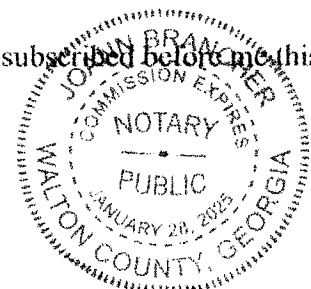
that all information contained in this application is complete and accurate to the best of their knowledge.

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)



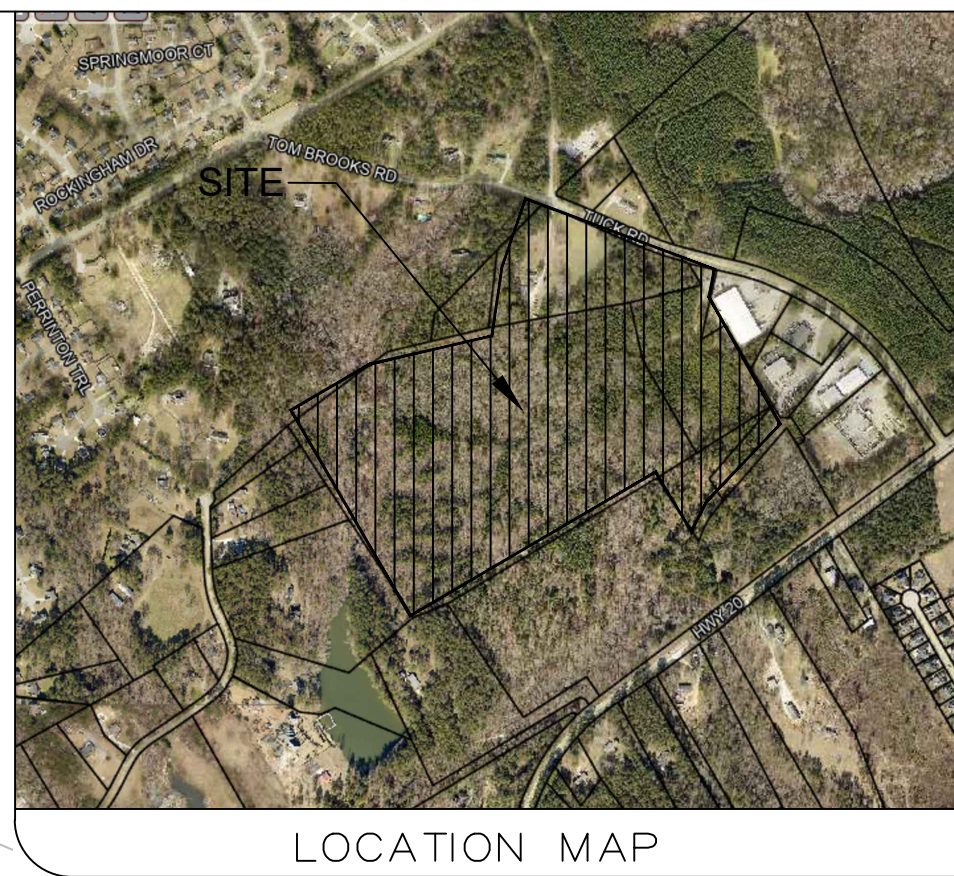
[Signature]
Signature of Notary Public

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
MARK STREIFERT

CONCEPT PLAN A1 FOR:

BROOKS LANDING

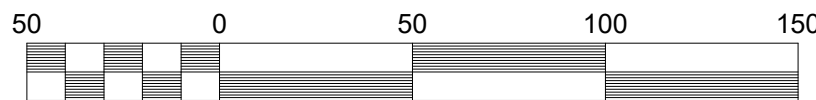
CITY OF LOGANVILLE, GA

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

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Scale 1" = 100'

REVISIONS	DATE

DATE
01/18/25
SHEET
1 of 1

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

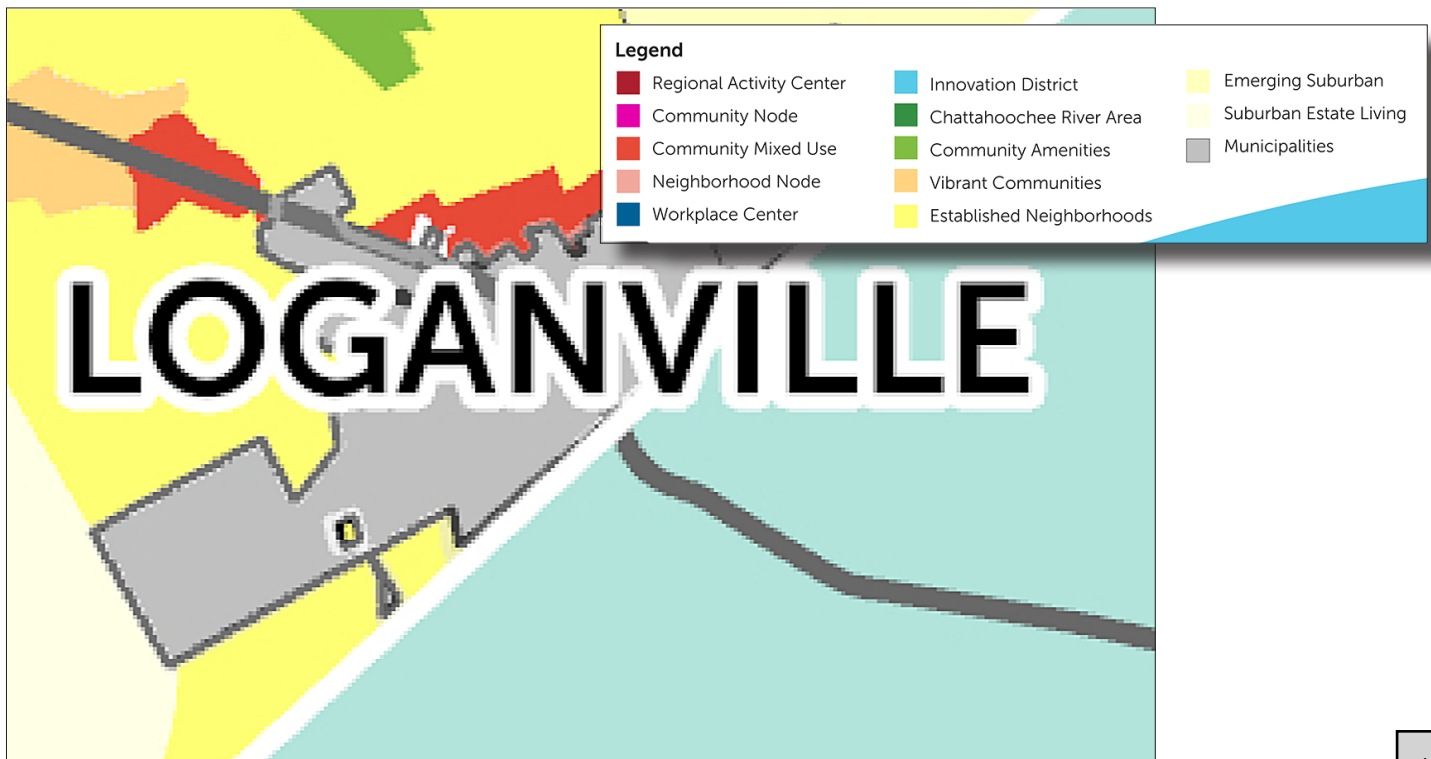
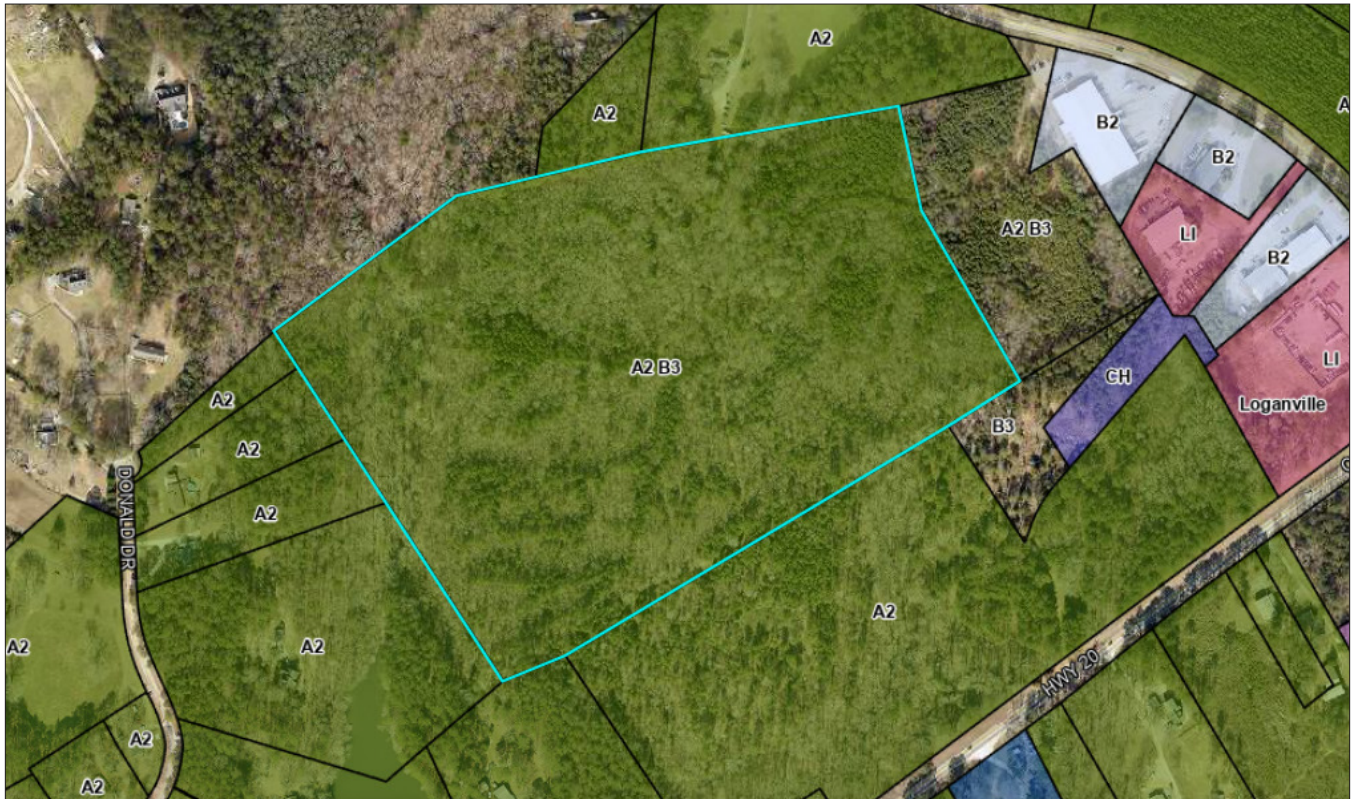
FUTURE LAND USE MAP: Commercial

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

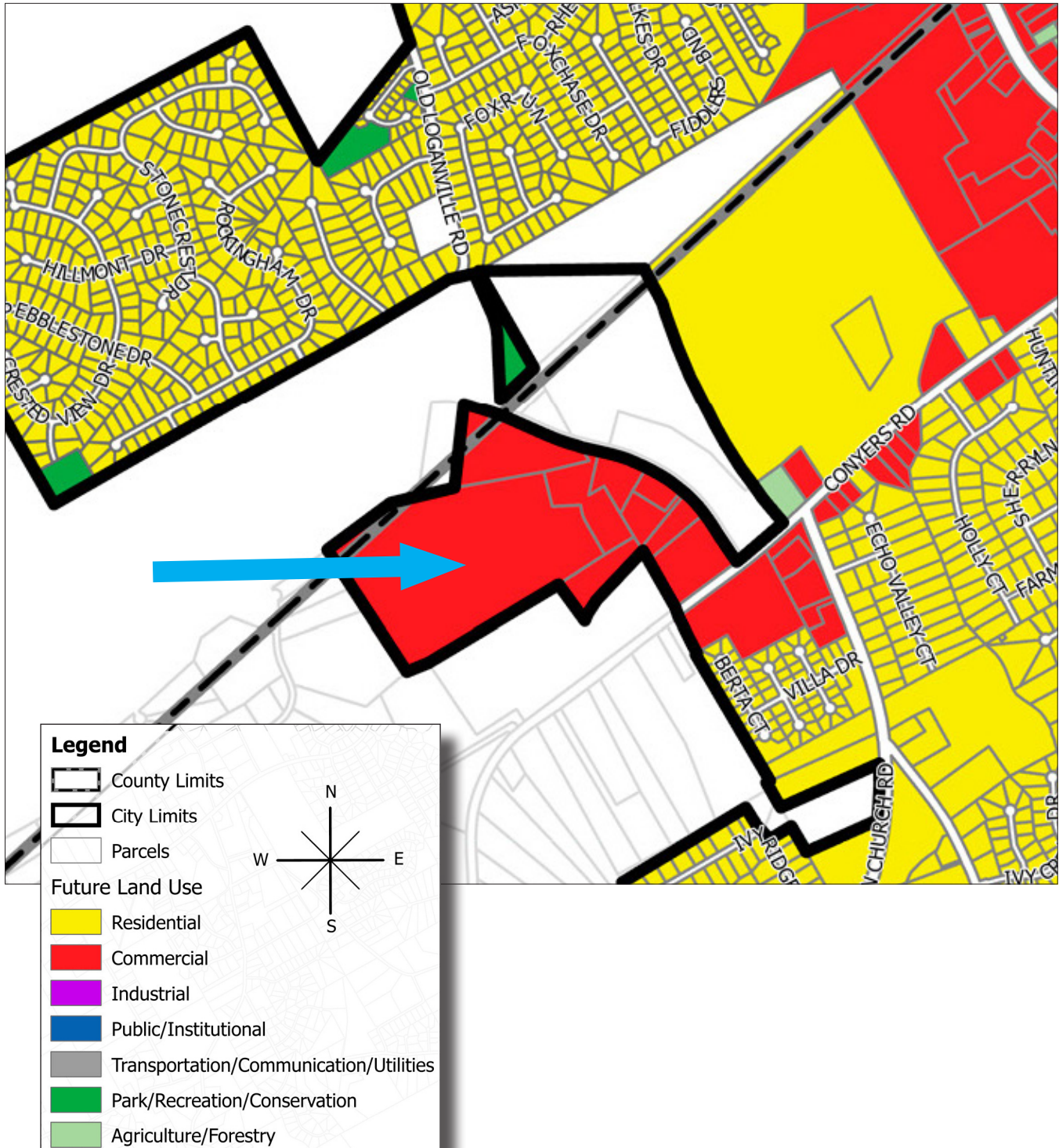
PLANNING COMMISSION HEARING: January 23, 2025

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

Date: 4/19/24

Application # R-1-024

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

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

Pre-Application Conference Date: 01/13/2019

Accepted by Planning & Development: Scot Black DATE: 7/9/24 FEE PAID: \$500.00

CHECK # 100 RECEIPT # TAKEN BY: DATE OF LEGAL NOTICE: NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: H. J. Lewis DATE: 2/27/25

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

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.

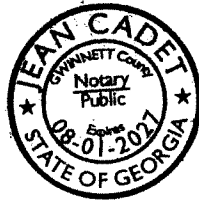
Mark Stelfort
Applicant's Signature

9-6-24
Date

MARK STELFORT - MANAGER / MEMBER
Print Name and Title

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

(Seal)



Jean Cadet
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.

Tony Brooks
Owner's Signature

9-6-24
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.

(Seal)



Jean Cadet
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 OFFICIALCONTRIBUTIONS (List all
aggregating to \$250 or more)DATE OF
CONTRIBUTION

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



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 information is provided in the legend above the map.)

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 Data is derived from legal description)
Class R4-Residential
(State: 11, Use: 4, Operation: 1, Sub: 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
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 Photo



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

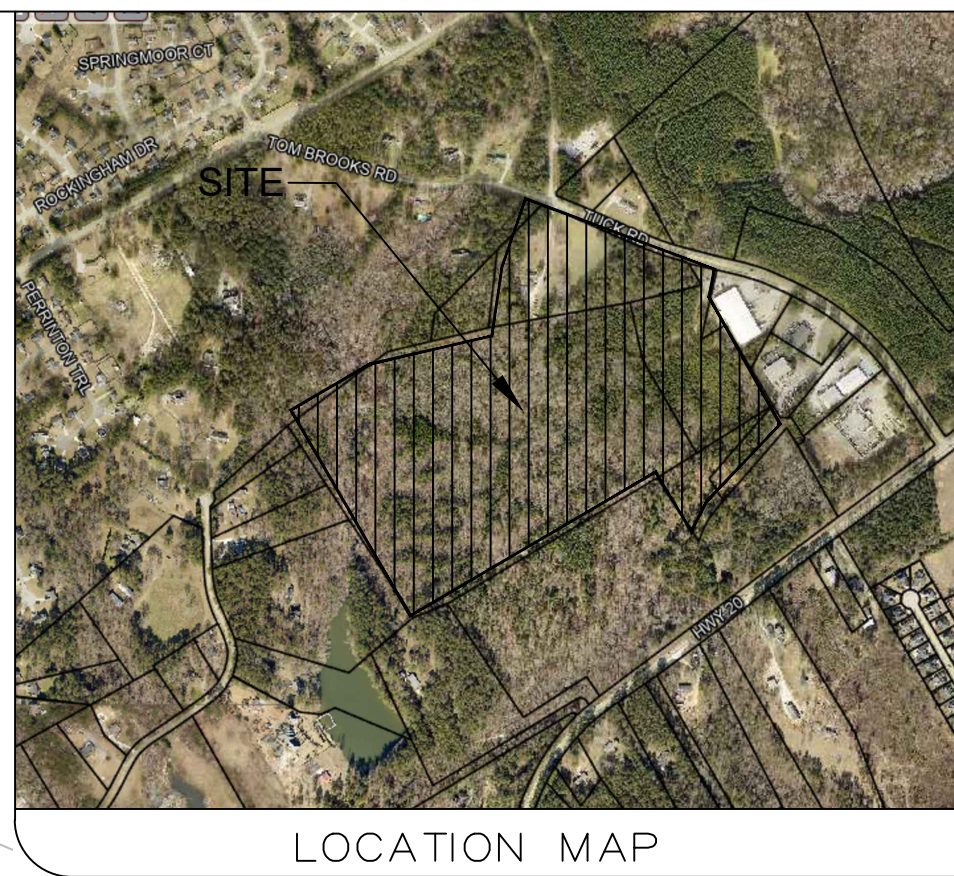
	2024	2023	2022	2021	2020
Previous Value	\$249,050	\$230,450	\$187,950	\$169,950	\$160,350
Land Value	\$177,700	\$168,600	\$157,700	\$122,600	\$106,400
+ Improvement Value	\$75,100	\$70,800	\$63,100	\$55,700	\$53,900
+ Accessory Value	\$9,650	\$9,650	\$9,650	\$9,650	\$9,650
= Current Value	\$262,450	\$249,050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

PROJECT DATA:

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- EXISTING TREE LINE
- COMMERCIAL
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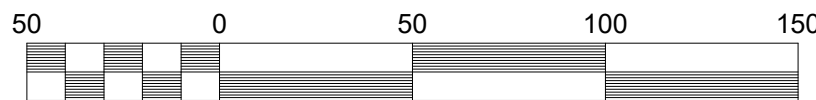
CITY OF LOGANVILLE, GA

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Scale 1" = 100'

REVISIONS	DATE

DATE
01/18/25

SHEET
1 of 1

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

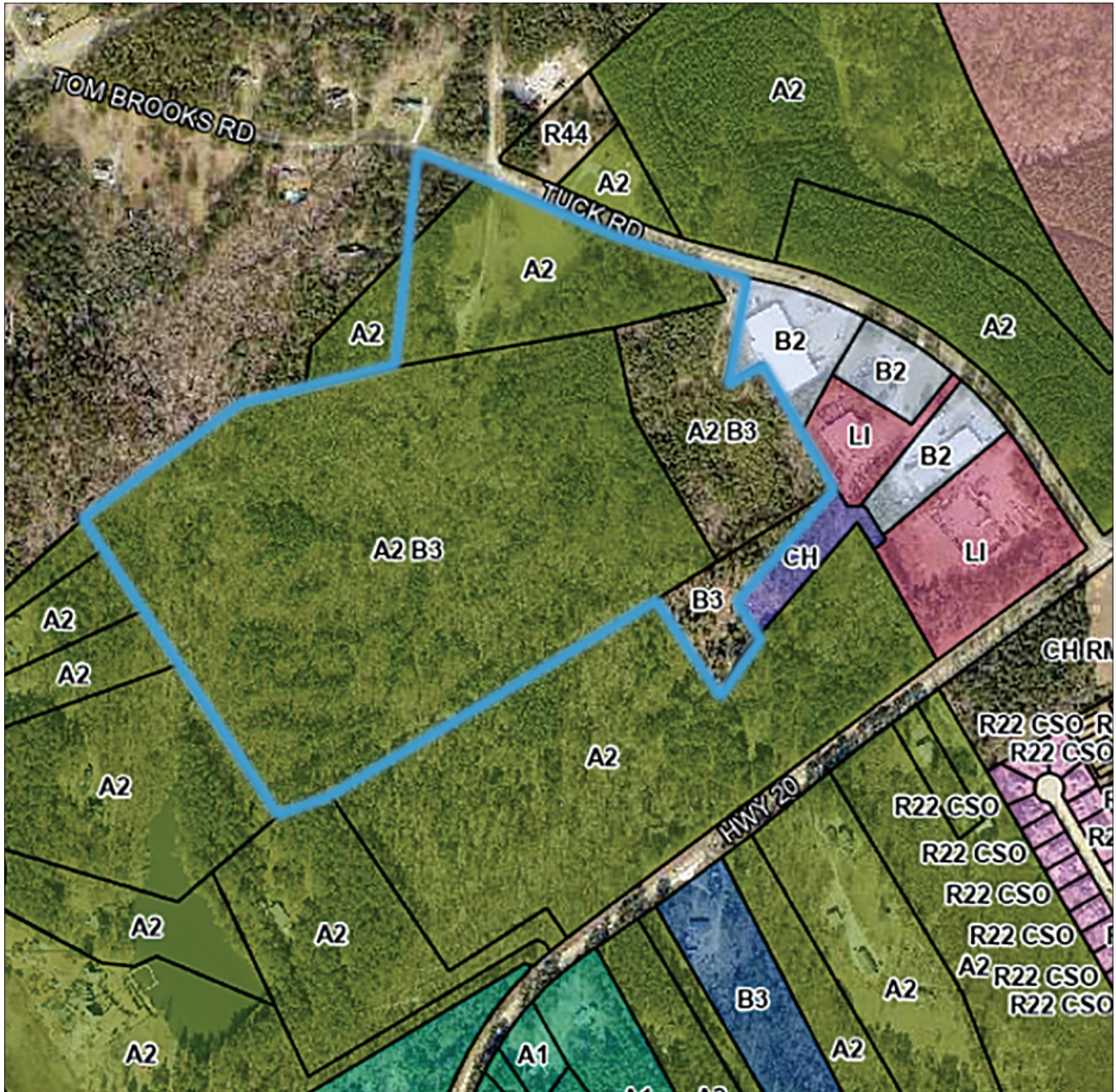
FUTURE LAND USE MAP: Commercial Highway, Established Neighborhood (Gwinnett County), Neighborhood Residential (Walton County)

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

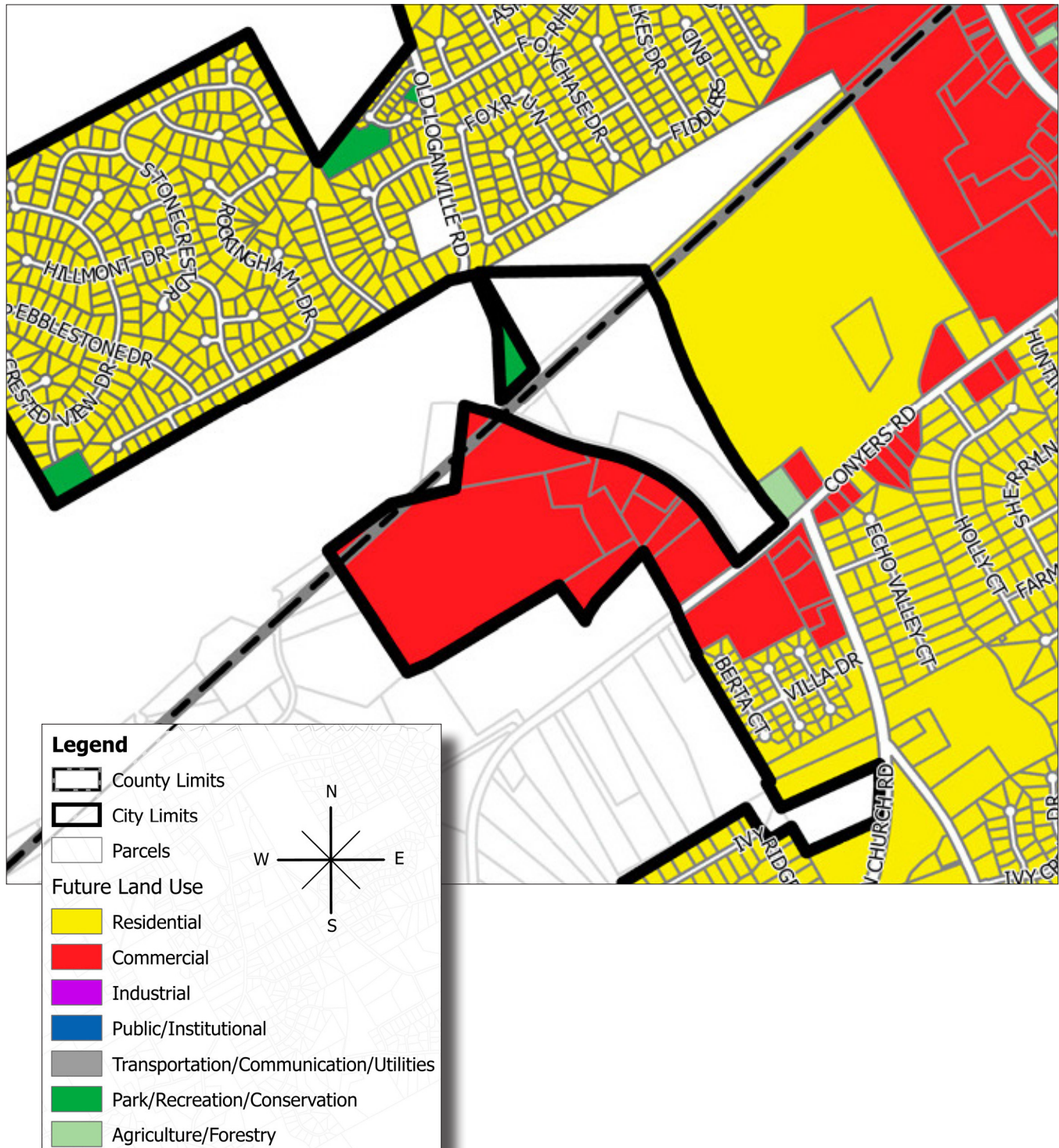
PLANNING COMMISSION HEARING: January 23, 2025

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		PROPERTY OWNER INFORMATION	
NAME: <u>Manor Restorations LLC</u>	NAME: <u>Marie Womble, David Garret</u> <u>Deann Miller</u>	ADDRESS: <u>4280 Pecan St</u>	ADDRESS: <u>4280 Pecan St</u>
CITY: <u>Marietta</u>	CITY: <u>LOGANVILLE</u>	STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>770 652 0044</u>	PHONE: <u>770 652 0044</u>	(*attach additional pages if necessary to list all owners)	
Applicant is: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney			
CONTACT PERSON: <u>BERNIE SMITH</u>		PHONE: <u>770 652 0044</u>	
EMAIL: <u>bsmith@masterworksatlanta.com</u>		FAX: _____	
PROPERTY INFORMATION			
MAP & PARCEL # <u>L60 40014A00</u>		PRESENT ZONING: <u>R16</u> REQUESTED ZONING: <u>RM6</u>	
ADDRESS: <u>Pecan St</u>		COUNTY: <u>Walton</u> ACREAGE: <u>9.80</u>	
PROPOSED DEVELOPMENT: <u>44 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: _____

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 ☒ 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.

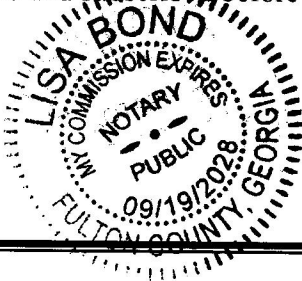
[Signature]
Applicant's Signature

1/3/2025
Date

BERNIE Smith Manager
Print Name and Title

Sworn to and subscribed before me this 3 day of Jan, 20 25

(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.

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 BERNICE 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:

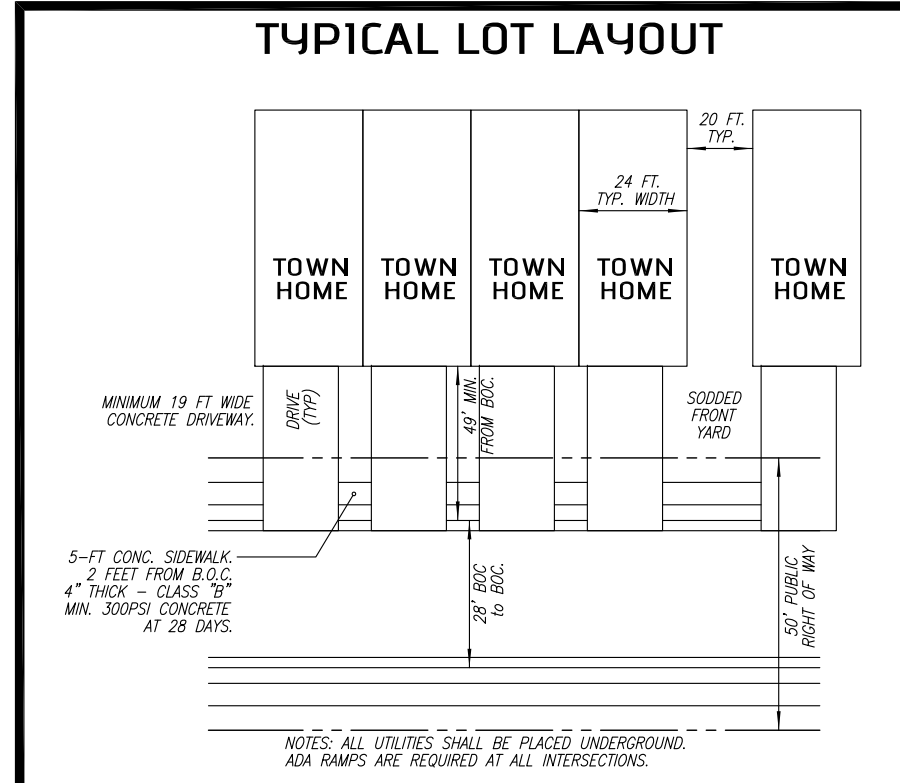
1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?
It will greatly improve the site with these attractive homes and landscaping. We are also adding a dog park, tot lot and park next to the church.
2. How does the proposed use impact thoroughfare 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 neighbors to have 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.



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 RESIDENTIAL LOW DENSITY "R16"	TOTAL TRACT AREA 9.80 ACRES	SEWER AVAILABILITY AS SHOWN TO THE SOUTHWEST IN PUBLIC RIGHT OF WAY OF PECAN STREET (40-FT R/W)
PUBLIC ACCESS 200.00 FEET ALONG PECAN STREET & 450.00 FEET ALONG LINE STREET.	AVAILABLE SIGHT DISTANCE ENHANCED SIGHT TRIANGLE (LINE S1) TO THE N.E. (LEFT) = 500+ FEET TO THE S.E. (RIGHT) = 500+ FEET	WATER AVAILABILITY N.E. SIDE OF LINE STREET
PROPOSED DEVELOPMENT STATISTICS		
TOTAL UNITS/DENSITY 44 TOTAL SINGLE FAMILY UNITS 4.49 UNITS PER ACRE 4.50 PARKING UNITS PER UNIT TOTAL AND PARKING SPACES = 2	TOTAL AREA IN R/W 13.51 ACRES TOTAL AREA IN OPEN SPACE 1.85 ACRES or 13.72%	TOTAL OPEN SPACE/BUFFERS 1.85 ACRES or 13.72% TOTAL AREA IN BUFFERS 2.00 ACRES or 15.28%
TOTAL LENGTHS PUBLIC STREET = 915 L.F. DRAINAGE SYSTEM = 880 L.F. SANITARY SYSTEM = 800 L.F. WATER DISTRIBUTION = 700 L.F.	AREA IN DRAINAGE EASEMENT 0.84 ACRES AREA IN PARKS 0.22 ACRES	AREA IN SANITARY EASEMENT 1.00 ACRES (MIN. 1100' R/W) IMPERVIOUS AREA 3.31 ACRES or 33.85%
PROPOSED SETBACKS		
FRONT = 10 FT., REAR = 10 FT., SIDE = 10 FT., DISTANCE BETWEEN BLOCS = 20 FT.		
PROPOSED TOWNHOME STATISTICS		
PROPOSED FLOOR AREA - 1200 SQ. FT.		



LEWIS⁵
DEVELOPMENT
CONCEPTS LLC

Section 3, Item E
285 Tom Reeve Drive
Carrollton, GA 30133
770-280-5738
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

PROJECT CLIENT: MANOR RESTORATION
LINE STREET & PECAN STREET
TOWNHOMES

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

Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

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 ½" REBAR FOUND (said ½" 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 ½" 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 ½" OPEN TOP PIPE FOUND; thence **North 62 Degrees 00 minutes 15 seconds East a distance of 82.88 feet** to a ½" 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 ½" REBAR FOUND; thence **North 32 Degrees 02 minutes 01 seconds West a distance of 200.17 feet** to a ½" 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.).

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 within 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 neat 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.



LEWIS DEVELOPMENT CONCEPTS, LLC
285 Tom Reeve Drive
Carrollton, GA 30138
770-280-5738
Robert S. Lewis
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

811
Call Before You Dig!

PROJECT CLIENT: MANOR RESTORATION
LINE STREET & PECAN STREET
TOWNHOMES
Land Lot 186, Dist. 4TH.,
WALTON County, Georgia
within the City of LOGANVILLE
SITE ADDRESS: 0 LINE STREET

REGISTERED PROFESSIONAL SURVEYOR
ROBERT S. LEWIS
No. 2789
Ga. Reg. LS #2789
Level II Cert.
Dsgn. #0000029563

REFERENCED NORTH

DATE OF ORIGINAL: 01/02/2025
DATE LAST REVISED: 03/31/2025

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

SHEET P001

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

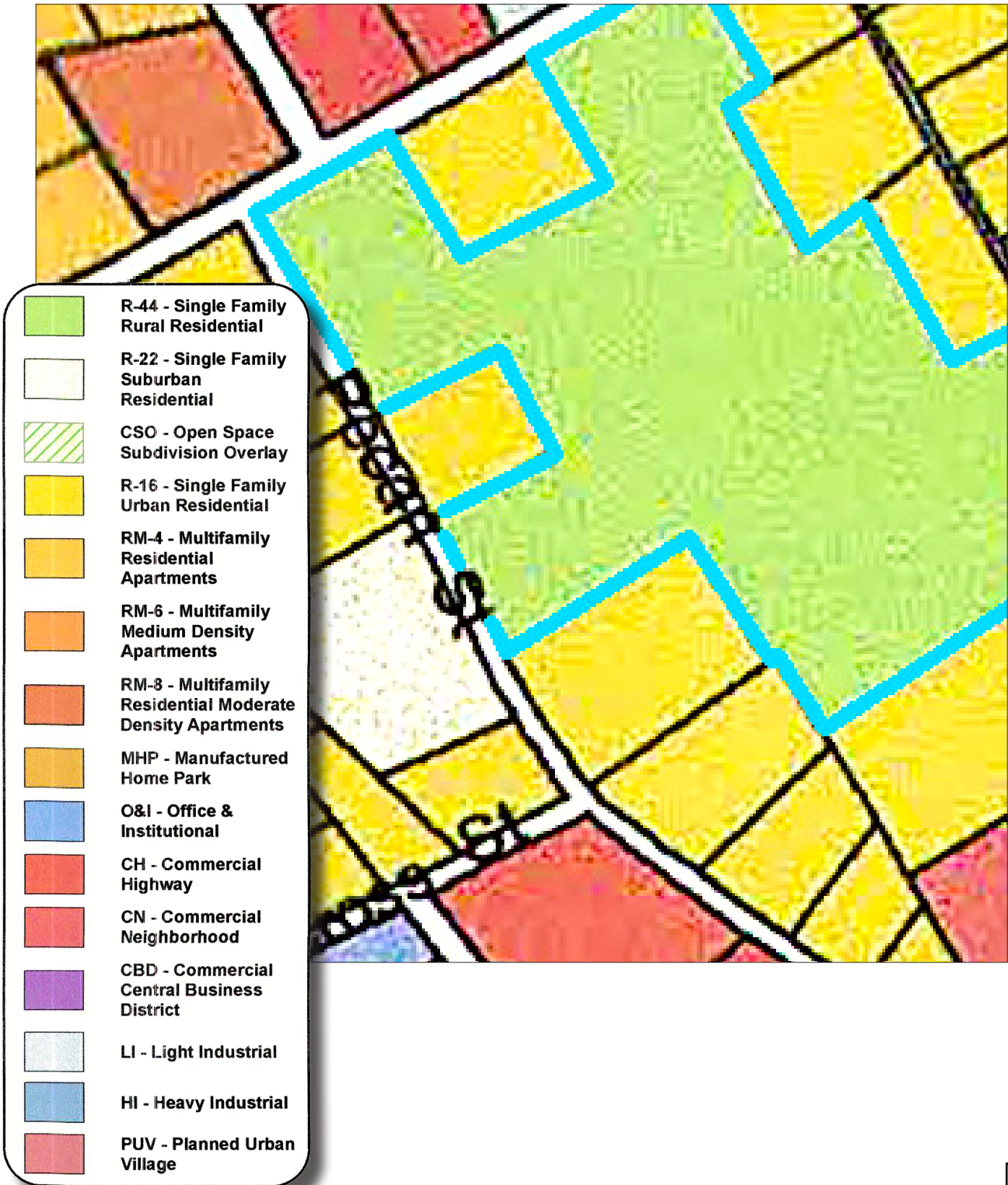
FUTURE LAND USE MAP: Residential

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

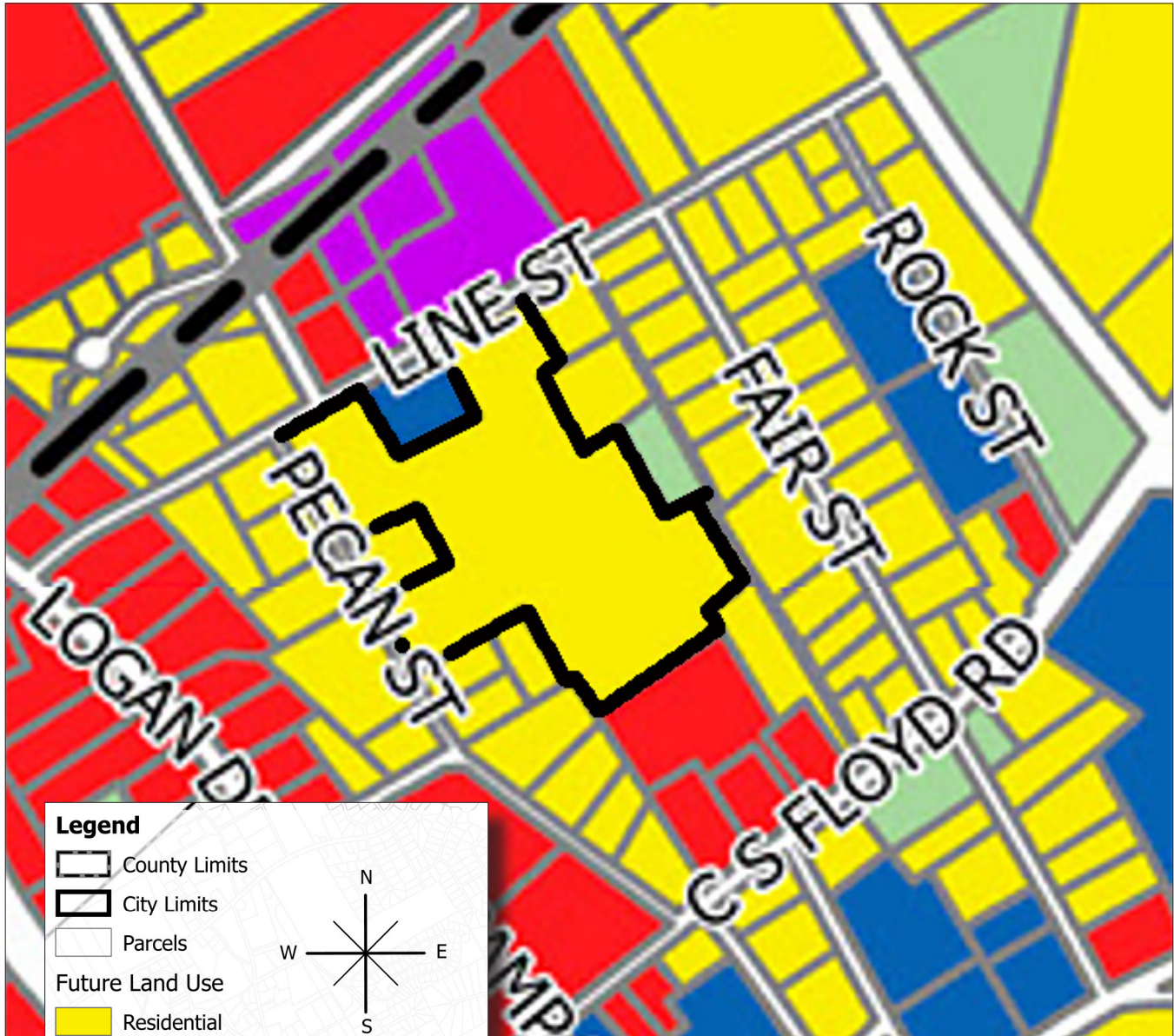
PLANNING COMMISSION HEARING: Feb. 27, 2025

CITY COUNCIL HEARING: March 10, 2025

ZONING MAP



FUTURE LAND USE MAP



Legend

County Limits

City Limits

Parcels

Future Land Use

Residential

Commercial

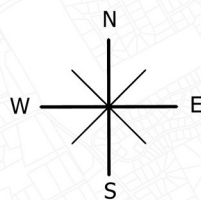
Industrial

Public/Institutional

Transportation/Communication/Utilities

Park/Recreation/Conservation

Agriculture/Forestry



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