



CITY COUNCIL MEETING AGENDA

Thursday, July 11, 2024 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. Purchase of Patrol Rifle Suppressors - \$24,911.00 (Federal Forfeiture Funds)
- B. Fire Department Vehicle Purchase - 2024 Ford Explorer NTE \$53,000.00 (2019 Walton County SPLOST)
- C. Neptune 360 Meter Reading Platform - \$36,150.00 (ARPA Funds)
- D. Treatment Facility Electrical Panel Emergency Repair \$23,470.00 (ARPA Funds)
- E. 2025 Gwinnett County CDBG Corporation Agreement and Resolution
- F. June Financial Report
- G. June Minutes

3. PLANNING & DEVELOPMENT COMMITTEE REPORT

- A. **Case #A24-012 – Public Hearing (Request to Table until 09/09/2024 and 09/12/2024)** Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requests Annexation of property located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010ADP, LG0600100DP, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) of 61.213+/- acres.
- B. **Case #R24-013 – Public Hearing (Request to Table until 09/09/2024 and 09/12/2024)** Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP filed an application requesting to rezone approximately 201.376+/- acres located at Tuck Road, Conyers Road, Loganville, GA 30052. Map/Parcel #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP) The property owner is Tuck Family Farm LLP C/O Sherry S Grider. The current zoning is A2, R-44, CH, unzoned and the requested zoning is PUV with the proposed development of mixed-use development with 232 single-family homes, 150 townhomes, and 23,200 square feet of commercial space as well as greenspace.
- C. **Case #V24-014 – Public Hearing (Request to Table until 09/09/2024 and 09/12/2024)** Green Rivers Builders, Inc. c/o Mahaffey Pickens Tucker, LLP requested a Major Variance for the property located Tuck Road, Conyers Road Loganville, GA 30052 at Parcels #LG060010, LG060010A00, LG060010ADP, LG0600100DP, LG060009, LG060011, Walton County, GA and portion of 4580 Tuck Road (un-zoned parcel in Gwinnett Co between Foxbury Commons and LG0600100DP). Present zoning is A2, R-44, CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-221(d)(2) to allow phase development.
- D. **Case #R24-021 - Public Hearing** Terry L. Clayton filed an application requesting to rezone approximately 0.49+/- acres located at 180 C.S. Floyd Road Loganville, GA 30052. Map/Parcel #LG050133, Walton County, GA. The property owner is Terry L. Clayton. The current zoning is

R16 and the requested zoning is CH with the proposal of hosting two commercial business's; a residential cleaning service and a home renovation company.

- 4. FINANCE / HUMAN RESOURCES COMMITTEE REPORT**
- 5. PUBLIC SAFETY COMMITTEE REPORT**
- 6. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT**
- 7. PUBLIC WORKS / FACILITIES COMMITTEE REPORT**
- 8. ECONOMIC DEVELOPMENT COMMITTEE REPORT**
- 9. CITY MANAGER'S REPORT**
- 10. CITY ATTORNEY'S UPDATES / REPORTS**
 - [A.](#) Development Regulations Update - For Action on Thursday
- 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.



Loganville Police Department
605 Tom Brewer Road
Loganville, Georgia 30052

M.D. Lowry

Chief of Police

770-466-8087 Phone

770-466-6679 Fax

MEMORANDUM

To: Honorable Mayor and Council Members
Through: Mr. Danny Roberts
From: Chief M.D. Lowry *[Signature]*
Ref: Patrol Rifle Suppressors
Date: June 19, 2024

This request is related to sound suppressors to be issued to each officer for their patrol rifles. The justification for this request is three-fold.

First, we replaced all of our issued patrol rifles with short barreled rifles (SBR's) due to the additional portability and maneuverability offered over standard-length rifles. As the barrel is shortened, the muzzle blast is greatly increased. In a rapidly evolving situation, it is almost impossible that officers deploying their patrol rifles will have the opportunity to don hearing protection. These devices will significantly reduce the decibel level upon a discharge to a level that is safe without hearing protection.

Second, response to active shooter situations is very high in our training and operational planning. Discharging any firearm, but particularly a rifle, inside a building will create an irreversible level of hearing loss, not only for the officer but for any bystanders as well.

Finally, these devices reduce not only high decibel muzzle blast, but muzzle flash or flame as well. This is critical in any scenario in which an officer may need to fire the rifle in an environment with flammable gases, such as an illicit drug lab.

I have attached a quote from Clyde Armory, Inc for the Huxwrx Flow 556k Suppressor kit that includes the required muzzle device for attachment. This device is state of the art and the most compact suppressor on the market that fits our needs, as well as offering a lifetime warranty.

Clyde Armory is the Law Enforcement Dealer of Record for Huxwrx, and as such is the sole source law enforcement provider of the requested suppressors. Additionally, purchasing from the Law Enforcement Dealer of Record provides a cost savings of \$50.00 per unit.

The total cost to outfit each of our patrol rifles with suppressors is **\$24,911.00** and will be fully funded through use of our ***Federal Forfeiture Funds***.

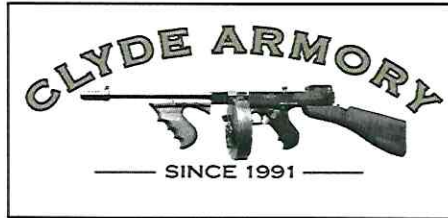
Quotation

Clyde Armory Inc

4800 Atlanta Highway
Athens, GA 30606
706-549-1842

www.clydearmory.com

June 13, 2024



Loganville PD

Terms and Conditions

1. All orders require an official PO or purchase letter on agency letterhead, and your State Sales and Use Tax Exemption Certificate. If your agency self-pays State tax, that must be stated on the PO or purchase letter.
2. Orders for firearms or ammunition require a Federal Firearms and Ammunition Excise Tax Exemption Form.
3. After an order is placed, all communication regarding the order will be directed to Clyde Armory, not product manufacturers.

mdlowry@loganville-ga.gov

Salesperson	Email	Telephone	Quote valid for
Robert Ford	rob@clydearmory.com	706-549-1842 X210	30 days

Qty	Description	Unit Price	Line Total
29.00	Huxwrx FLOW 556K Suppressor Kit with muzzle device #2449	\$859.00	\$ 24,911.00
	<i>Price includes freight</i>		
	*Terms: Net 30 on delivery.		
	*A 3% fee will be added for all payments made with a Credit Card		
			\$ 24,911.00

Thank you for your business!

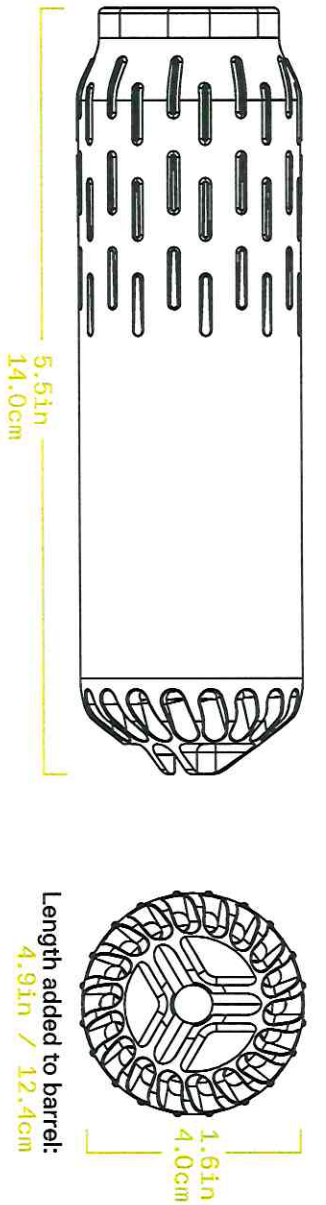
Aimpoint Avon Benelli Colt CZ Daniel Defense EoTech Heckler & Koch Magpul
Magtech Mossberg OSS Smith & Wesson Steiner Streamlight Surefire Survival Armour Trijicon

FLOW 556k

RIFLE

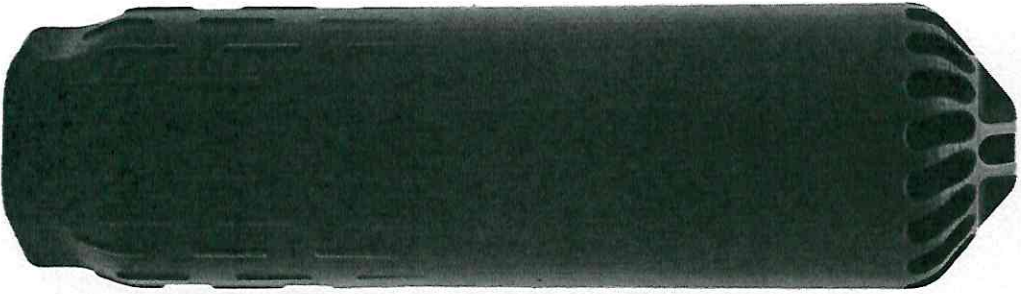
HUXWRX
SAFETY CO.

THE FIRST 3D-PRINTED FLOW-THROUGH® SUPPRESSOR



PRODUCT SPECIFICATIONS

Weight	12.9oz / 366g	Technology Readiness	TR Level 9 Fully developed, in production.
Caliber	5.56, .223, 17 HMR, 5.7, 22 LR, 5.45	Mounts	556 QD Muzzle Brakes and Flash Hiders
Bolt Velocity	±4% from base w/ Flash Hider-QD 556*	Barrel Length	No restrictions
Materials	17-4 Heat Treated Stainless Steel	Durability	Passes 6 cycles of the SOCOM Reliability Stress Test. (1 cycle=8x30 round magazines)
Coating	C-Series Cerakote™ Matte Black (Flat Dark Earth available)	Maintenance	Detailed cleaning should be performed every 2,500 rounds.



WARRANTY INFORMATION

HUXWRX provides a limited lifetime warranty against all manufacturing defects on all products manufactured by HUXWRX Safety Co. and OSS Suppressors. For more information, visit www.huxwrx.com/warranty.

*Varies depending on weapon platform

DEALER OF RECORD PROGRAM 2023

The HUXWRX Safety Co. (HUXWRX) Dealer of Record (DOR) Program is curated to benefit and support Authorized Law Enforcement (LE) Dealers in our industry. We, at HUXWRX, highly value our business relationships and all that our partners do for us. The intention of this program is to reward the efforts of those Authorized LE Dealers who promote and secure government business within our industry. An Authorized LE Dealer is a licensed firearms dealer that grows opportunities with state, local or other approved agencies which result in an explicit bid/quote for HUXWRX products.

This program applies to State and Local Law Enforcement opportunities of \$5,000.00 or more, and excludes all US Department of Defense, Federal law enforcement, and International opportunities. For more information concerning sales for those agencies, please contact darrellm@huxwrx.com.

To Receive DOR Pricing:

- 1) Authorized Dealer must...
 - a) Complete the DOR Request Form in its entirety prior to the bid release
 - b) Ensure that the HUXWRX product(s) specifications are referenced in the bid/quote and that a live-fire or in person demonstration is performed with the product(s) specified
 - c) Provide *Proof of Work* with the agency on the DOR request form, including the date and location of the live-fire or in person demonstration(s) and product(s) sampled
 - d) Receive written approval from HUXWRX prior to bidding
- 2) When responding to an RFQ that specifies a competitor's product(s) and the dealer is not bidding those specified product(s) and is bidding HUXWRX product(s) as an equal response to the RFQ specifications
- 3) Approved DOR pricing will be quoted and is valid for 90-days; subsequent DOR quotes are also valid for 90-day periods

Conditions:

- 1) HUXWRX reserves the right to offer or rescind DOR pricing at any given time
- 2) HUXWRX has the exclusive authority to resolve all disputes, conflicts, or controversies in relation to the DOR program policy
- 3) DOR pricing applies to the competed bid only; additional opportunities for the same end user will require another DOR form
- 4) The terms of this program are subject to change without notice

Instructions:

- 1) Complete each section of the DOR Request Form in its entirety with as much detail as possible.



HUXWRX Safety Co. / 280 West Central Avenue / Millcreek, UT 84107 / 801.542.0425 / support@huxwrx.com

DOR Request Form

Order Summary

LE Dealer Name **Clyde Armory Inc**
 LE Dealer Address **4800 Atlanta Highway**

Opportunity Owner Contact Information

Name **Robert Ford**
 Phone Number **706-549-1842 X210** Email Address **rob@clydearmory.com**

Submission Date **6/12/24**
(the date the form will be submitted to HUXWRX)

Opportunity Type *(reference Table A)*

- | | |
|------------------------------|---|
| <input type="checkbox"/> RFI | <input checked="" type="checkbox"/> RFQ |
| <input type="checkbox"/> RFT | <input type="checkbox"/> RFP |

Expected Solicitation Issue Date **ASAP**
(the date the solicitation will be presented to the buying agency)

Anticipated Solicitation Award Date **ASAP**

Agency Information

Agency Name Loganville Police Department	Requestor Name Dick Lowry
Agency Address 605 Tom Brewer Road Loganville, GA 3005252	Requestor Title Chief
Phone Number 678-859-0332	Email Address mdlowry@loganville-ga.gov

Live-Fire/In-Person Demonstration Information

Date **2023**

Location **Loganville**

Testing & Evaluation Product(s)

Item Code	Item Description	Quantity
2449	Huxwrx FLOW556K	1

Solicitation Brief *(applicable opportunity details such as timeline, status, etc.)*

July 1 Purchase Date

Product Details

Item Code	Item Description	Quantity
2449	Huxwrx FLOW 556K	29





LOGANVILLE FIRE DEPARTMENT

Section 2, Item B.

Chief Timothy Johnson
4303 Lawrenceville Rd.
Loganville, Ga. 30052
Tel:(770)-554-9693 Fax: (770)-676-0612

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

Through: Danny Roberts, City Manager

From: Timothy Johnson, Fire Chief

Date: July 11, 2024

Subject: Purchase of 2024 Ford Explorer from Wade Ford (State Contract pricing)

RECOMMENDATION:

Staff recommends the City Council approve the authorization for purchase of a 2024 Ford Explorer from Wade Ford under the State Contract pricing and up fitting of lights, MDT, and graphics not to exceed \$53,000.00.

FISCAL IMPLICATION:

This request will be purchased from 2019 Walton County SPLOST.

BACKGROUND:

The Fire Department has admin vehicles that are relied on a daily basis between multiple staff and multiple job functions. Currently we do not have any spare vehicles should one have to be placed in the shop for an extended period of time. One of our current admin vehicles is a 2005 Ford F-150 that is being depended on every day. This vehicle responds to emergency calls when needed and is assigned to the Fire Chief. The purchase of this 2024 Ford Explorer is to replace that vehicle. This will allow us to have a spare vehicle to utilize for going to classes on duty and also a back up if one of our frontline vehicles go into the shop for multiple days.

DISCUSSION:

Approval of purchase of a 2024 Ford Explorer from Wade Ford under State Contract pricing to include the cost of up fitting the vehicle with emergency lights and graphics not to exceed \$53,000.00.

CHI-001461

GA

9 - NORMAL, NB, 001461, RD051

11510

120240417 4629

CERT CERT CERT TRD RAMP BUMP CAMP BOOK EXPL ROTA

1022943 159/564

1FM5K8AB6 RGA77566 NB

FU13

VEHICLE DESCRIPTION

POLICE INTERCEPTOR

EXTERIOR OF FORD WHITE
INTERIOR EBONY CLOTH FRT/VINYL REAR

RG A77566

Fuel Economy and Environment

Standard SUVs range from 13 to 102 MPG. The best vehicle rates 140 MPGe. Values are based on gasoline and do not reflect performance and ratings based on E85.

19 MPG
combined city/hwy

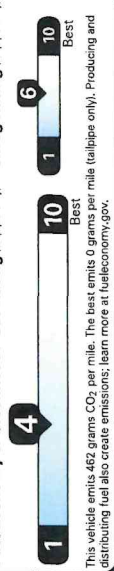
17 city
23 highway
5.3 gallons per 100 miles

Driving Range
Gasoline: 411 miles
Ethanol (E85): 305 miles

E85 Flexible-Fuel Vehicle
Gasoline-Ethanol (E85)

You spend **\$4,500** more in fuel costs over 5 years compared to the average new vehicle.

Fuel Economy & Greenhouse Gas Rating (tailpipe only) Smog Rating (tailpipe only)



Annual fuel cost **\$2,850**
This vehicle emits 462 grams CO₂ per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fuelconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs \$9750 to fuel over 5 years. Cost estimates are based on 15,000 miles per year. Vehicle emissions are a significant cause of climate change and smog.

fuelconomy.gov
Calculate personalized estimates and compare vehicles

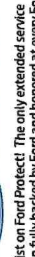


Smartphone QR Code



The modern is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle settings for connectivity options.

FordPass Connect (optional on select vehicles), the FordPass app, and other features (see FordPass terms for details). Connected service and features depend on compatible network availability. Enabling technology/vehicle network/vehicle capability may require a compatible network. Connected service excludes Wi-Fi hotspot. See your local Ford website for our privacy policy.



Insist on Ford Protect! The only extended service plan fully backed by Ford and honored at every Ford dealer in the U.S., Canada and Mexico. See your Ford dealer or visit www.FordProtect.com.



SCAN OR TEXT 1.F6A77566 TO 48098
Msg & Data rates may apply. Text HELP for help.
www.ford.com/help/privacy.html

Section 2, Item B.

UNIVERSAL TOP TRAY
FUNCTIONAL
• AM/FM/MP3/BLUETOOTH & USB
• COLUMN MOUNTED SHIFTER
• ENGINE OIL COOLER
• FULL-TIME ALL WHEEL DRIVE SYSTEM
• HEAVY DUTY SUSPENSION
• HEAVY-DUTY 80-AMP BATTERY
• INTERIOR TRUNK/LIFTGATE RELEASE
• POLICE BRAKES, 4 WHL DISC
• W/ ABS & TRACTION CONTROL
• POWER STEERING W/EPAS
• REAR VIEW CAMERA
• TRANSMISSION OIL COOLER

SAFETY/SECURITY
• 75 MPH REAR-CRASH TESTED
• ADVANCE TRAC™ WITH RSC®
• AIRBAGS - FRONT AND SIDE
• SOS POST CRASH ALERT SYS
• TIRE PRESSURE MONITOR SYS

WARRANTY
• 3 YR/36K MILE BUMPER-TO-BUMPER WARRANTY
• 5 YR/100K MILE POWERTRAIN CARE EXTENDED SERVICE PLAN (ZERO DEDUCTIBLE)

TRANSMISSION-10-SPEED AUTO

PRICE INFORMATION
BASE PRICE \$47,165.00
TOTAL OPTIONS/OTHER 95.00
TOTAL VEHICLE & OPTIONS/OTHER DESTINATION & DELIVERY 47,070.00 1,395.00

Whether you decide to lease or finance your vehicle, you'll find the choices that are right for you. See your dealer for details or visit www.ford.com/finance.

TOTAL MSRP \$48,665.00

\$44,165.00

SPECIAL ORDER
RD051 N RB 2X 415 001461 04 05 24

06/11/2024

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	535910
Customer No.	LOGAN

Bill To
LOGANVILLE POLICE DEPT mdlowry@loganville-ga.gov gwarnack@loganville-ga.gov

Ship To
LOGANVILLE POLICE DEPT 4895 HIGHWAY 81 N. ATTN: PAUL HUNT LOGANVILLE, GA 30052

Contact: CHIEF LOWRY
Telephone: 770-466-8087

E-mail: mdlowry@loganville-ga.gov

Contact: CHIEF MC HUGH
Telephone: 770-466-8087

E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
06/10/24	Ground	PPAY & ADD TO INVOICE	FIRE PI SUV	NET30	
Entered By		Salesperson	Ordered By	Resale Number	
MIKE WHITE		Mike White - Atlanta	Paul		
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	INFO 2022 PI SUV Fire - Red/White Warehouse: ATLA QSF003980 48"/122cm 9-32 VOLT NFUSE LED LIGHTBAR W/ 15' LIN DSC TECHNOLOGY /D12/D12 D12 D12 D12 D12 D12\D12\ /R_W/ R_W R_W R_W R_W R_W R_W \R_W\ D12 --CLR- CLR --CLR-- CLR Q-CLR-- D12 R_W --CLR- CLR --CLR-- CLR Q-CLR-- R_W \D12\ D12 D12 D12 D12 D12 /D12/ \R_W R_A R_A R_A R_A R_A R_A/R_W/ Domes - No Hardcoat [6]12[6] Accessories - QUICK CONNECT, PNFLBSPLT1, AUTO-DIM Mount - Standard Fixed Height Mount (PNFLBK08) & Extension Plate (PNFLBKXT) Hook - PNFLBF32 Vehicle - 2022 Ford Police Interceptor Utility w/o Roof Rack	0.0000	0.00

Print Date	06/10/24
Print Time	08:59:46 AM
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Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	535910
Customer No.	LOGAN

Bill To
LOGANVILLE POLICE DEPT mdlowry@loganville-ga.gov gwarnack@loganville-ga.gov

Ship To
LOGANVILLE POLICE DEPT 4895 HIGHWAY 81 N. ATTN: PAUL HUNT LOGANVILLE, GA 30052

Contact: CHIEF LOWRY
Telephone: 770-466-8087
E-mail: mdlowry@loganville-ga.gov

Contact: CHIEF MC HUGH
Telephone: 770-466-8087
E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method
06/10/24	Ground	PPAY & ADD TO INVOICE	FIRE PI SUV	NET30
Entered By		Salesperson	Ordered By	Resale Number
MIKE WHITE		Mike White - Atlanta	Paul	

Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	ENULB012EZ-38V Delivery Info: QSF035864 SOI nFUSE Exterior Full Size Lightbar Warehouse: DROP 48"/122cm 9-32 VOLT NFUSE LED LIGHTBAR W/ 15' LIN DSC TECHNOLOGY /D12/D12 D12 D12 D12 D12 D12\D12\ /R_W/R_W R_W R_W R_W R_W R_W\R_W\ D12 --CLR-- CLR --CLR--- CLR O-CLR-- D12 R_W --CLR-- CLR --CLR--- CLR O-CLR-- R_W \D12\ D12 D12 D12 D12 D12 D12 /D12/ \R_W\R_A R_A R_A R_A R_A R_A\R_W/ Domes - No Hardcoat [6]12[6] Accessories - PNFLBSP1T1, AUTO-DIM Mount - Standard Fixed Height Mount (PNFLBK08) & Extension Plate (PNFLBKXT) Hook - PNFLBF32 Vehicle - 2022 Ford Police Interceptor Utility w/o Roof Rack	1,295.0000	1,295.00
1	1	N	EL3PU0003N SOI UltraLITE Plus Exterior LED Warning Bar Warehouse: DROP QSF003980 8 Module 12 Volt Exterior UltraLite No Warning Tips (Cord Side) R R R R R R R (Cap)	435.0000	435.00
1	1	N	ETSA481CSR SOI 400 SERIES CONSOLE SIREN ROTARY 100w Warehouse: DROP	386.0000	386.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	535910
Customer No.	LOGAN

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 mdlowry@loganville-ga.gov
 gwarnack@loganville-ga.gov

Ship To

LOGANVILLE POLICE DEPT
 4895 HIGHWAY 81 N.
 ATTN: PAUL HUNT
 LOGANVILLE, GA 30052

Contact: CHIEF LOWRY
Telephone: 770-466-8087
E-mail: mdlowry@loganville-ga.gov

Contact: CHIEF MC HUGH
Telephone: 770-466-8087
E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
06/10/24	Ground	PPAY & ADD TO INVOICE	FIRE PI SUV	NET30	
Entered By		Salesperson	Ordered By	Resale Number	
MIKE WHITE		Mike White - Atlanta	Paul		
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: DROP 100J series composite speaker w/ universal bail brkt-100 watt	175.0000	175.00
1	1	N	ETSKLF100 SOI LOW FREQUENCY AFTERSHOCK SIREN W/1 SPEAKERS Warehouse: DROP	406.0000	406.00
1	1	N	ETSSLFVBK09 SOI 2020 PIUT AFTERSHOCK MNT BRACKET DRIVER Warehouse: DROP	29.0000	29.00
2	2	N	ELUC3H010D SOI UNIV UNDERCOVER LED INSERT, 5 WIRE RED/WHITE Warehouse: DROP	74.0000	148.00
4	4	N	EMPS2QMS4D SOI MPOWER FASCIA 4"12-LED QUICK MNT RED/WHITE Warehouse: DROP LOCATION: TAG LIGHTING & FOG LIGHT AREA	113.0000	452.00
2	2	N	EMPS1SLS3D mpower 3" Fascia Light w/ Stud Mount, red/white Warehouse: DROP LOCATION: GRILL CUT OUT	103.0000	206.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	535910
Customer No.	LOGAN

Bill To
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LOGANVILLE POLICE DEPT 4895 HIGHWAY 81 N. ATTN: PAUL HUNT LOGANVILLE, GA 30052

Contact: CHIEF LOWRY
Telephone: 770-466-8087

E-mail: mdlowry@loganville-ga.gov

Contact: CHIEF MC HUGH
Telephone: 770-466-8087

E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
06/10/24	Ground	PPAY & ADD TO INVOICE	FIRE PI SUV	NET30	
Entered By		Salesperson	Ordered By	Resale Number	
MIKE WHITE		Mike White - Atlanta	Paul		
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
2	2	N	EMPS4STS4D SOI MPOWER HD 4"12-LED STUD MNT RED/WHITE Warehouse: DROP LOCATION: SIDE CARGO GLASS	113.0000	226.00
2	2	N	PMP2WSSSB SOI 4" MPOWER SINGLE WINDOW SHROUD-BLACK Warehouse: DROP	12.0000	24.00
2	2	N	ESLRL6115D SOI, SL RUNNING, 61", 5MOD, R/W, 2CLR/DUO Warehouse: ATLA SL Running Light, 61" - 5 Module, Dual Color Red/White	309.0000	618.00
2	2	N	PSLVBK01 SOI MOUNT KIT FOR SL LIGHTS 2020+ PIU Warehouse: DROP	24.0000	48.00

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Sales Quote

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Telephone: 800-845-0405

Sales Quote No.	535910
Customer No.	LOGAN

Bill To

LOGANVILLE POLICE DEPT
 mdlowry@loganville-ga.gov
 gwarnack@loganville-ga.gov

Ship To

LOGANVILLE POLICE DEPT
 4895 HIGHWAY 81 N.
 ATTN: PAUL HUNT
 LOGANVILLE, GA 30052

Contact: CHIEF LOWRY
Telephone: 770-466-8087

E-mail: mdlowry@loganville-ga.gov

Contact: CHIEF MC HUGH
Telephone: 770-466-8087

E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
06/10/24	Ground	PPAY & ADD TO INVOICE	FIRE PI SUV	NET30	
Entered By	Salesperson	Ordered By	Resale Number		
MIKE WHITE	Mike White - Atlanta	Paul			
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
1	1	N	7170-0822-01 GJ 2020+ Ford Police Interceptor Utility Full Depth ki Warehouse: ATLA 1. ETS481CSR 2. APX 4500 Features Full depth accommodates one-piece radios and controls Easy installation, no OEM parts to be removed Center mount configuration maximizes passenger leg space OEM 12V/USB relocation, switch knockout, and 12V knockout included with no loss of mounting space Padded armrest flips up for convenience	617.2100	617.21
1	1	N	7160-0321 GJ FULL FACEPLATE FOR XTL2500/5000 Warehouse: ATLA	0.0000	0.00
1	1	N	17133 GAMBER FACEPLATE Warehouse: MT	0.0000	0.00
1	1	N	7160-0928 GAMBER 0-120X360 LOCKING SLIDE ARM SHORT CLEVIS Warehouse: MT	243.1200	243.12

Print Date	06/10/24
Print Time	08:59:46 AM
Page No.	5

Printed By: MIKE WHITE

Continued on Next Page

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Sales Quote

Telephone: 800-845-0405

Sales Quote No.	535910
Customer No.	LOGAN

Bill To
 LOGANVILLE POLICE DEPT
 mdlowry@loganville-ga.gov
 gwarnack@loganville-ga.gov

Ship To
 LOGANVILLE POLICE DEPT
 4895 HIGHWAY 81 N.
 ATTN: PAUL HUNT
 LOGANVILLE, GA 30052

Contact: CHIEF LOWRY
 Telephone: 770-466-8087
 E-mail: mdlowry@loganville-ga.gov

Contact: CHIEF MC HUGH
 Telephone: 770-466-8087
 E-mail:

Quote Date	Ship Via	F.O.B.	Customer PO Number	Payment Method	
06/10/24	Ground	PPAY & ADD TO INVOICE	FIRE PI SUV	NET30	
Entered By		Salesperson	Ordered By	Resale Number	
MIKE WHITE		Mike White - Atlanta	Paul		
Order Quantity	Approve Quantity	Tax	Item Number / Description	Unit Price	Extended Price
			Approved By: _____ <input type="checkbox"/> Approve All Items & Quantities Quote Good for 30 Days		

Print Date	06/10/24
Print Time	08:59:46 AM
Page No.	1

Subtotal	5,308.33
Freight	0.00
Order Total	5,308.33

Printed By: MIKE WHITE



Your quote is ready for purchase.

Complete the purchase of your personalized quote through our secure online checkout before the quote expires on **Jul. 12, 2024**.

You can download a copy of this quote during checkout.

[Place your order](#)

Quote No.	3000177824783.1	Sales Rep	Sissy Allen
Total	\$2,639.17	Phone	(800) 456-3355, 6181808
Customer #	100221031	Email	Sissy_Allen@Dell.com
Quoted On	Jun. 12, 2024	Billing To	ACCTS PAYABLE
Expires by	Jul. 12, 2024		CITY OF LOGANVILLE
Contract Name	Georgia End User		PO BOX 39
	Computing Agreement		LOGANVILLE, GA 30052
Contract Code	C000000493100		
Customer Agreement #	99999-SPD0000161-0004		
Deal ID	27723499		

Message from your Sales Rep

Please use the Order button to securely place the order with your preferred payment method online. You may contact your Dell sales team if you have any questions. Thank you for shopping with Dell.

Regards,
Sissy Allen

Additional Comments

DELL BUSINESS CREDIT: ^ If your purchase qualifies for a promotional offer, the promotion will automatically be applied to this quote and will be reflected in your monthly statement. NO INTEREST IF PAID IN FULL WITHIN 90 DAYS: Available at time of purchase on (1) qualifying XPS, Latitude, OptiPlex, Precision, Vostro, Inspiron, G-Series, Alienware \$699 or more, (2) Dell monitors \$199 or more and (3)PowerEdge, PowerVault and Dell Networking, when using Dell Business Credit on November 28, 2022 through December 8, 2022. Minimum purchase amount may be required. Minimum monthly payments are required but may not pay your purchase in full by the end of the promotional period due to purchase amount, promotion length, additional purchases or allocation of payments in excess of the minimum payment. Promotional offer is valid only when account remains in good standing. Accrued Finance Charges will be billed from the transaction posting date, if the purchase balance is not paid in full within 90 days. RESTRICTIONS: Assumes product is available. Any promotional offer is limited-time and intended for qualified customers. Offers, including those at Dell.com may vary, are subject to credit approval and may be changed without notice. PROMOTION DOES NOT INCLUDE printer cables, toner, warranty or any peripheral items. Refurbished and/or used purchases do not qualify for promotions. Promotional financing is made available to Dell Direct customers only and is not combinable with other Dell, DFS or other vendor offers.

Shipping Group

Shipping To

LOGANVILLE CITY HALL
CITY OF LOGANVILLE
4303 LAWRENCEVILLE RD
LOGANVILLE, GA 30052-2331
(770) 466-0015

Shipping Method

Standard Delivery

Product	Unit Price	Quantity	Subtotal
Dell Latitude 5430 Rugged	\$1,926.59	1	\$1,926.59
Docking Station For Dell 5430, 7330, 5420, 5424 & 7424 Notebooks With Standard Port Replication & LIND Power Supply	\$712.58	1	\$712.58

Subtotal:	\$2,639.17
Shipping:	\$0.00
Non-Taxable Amount:	\$2,639.17
Taxable Amount:	\$0.00
Estimated Tax:	\$0.00
Total:	\$2,639.17

License Subtotal for Commitment Term: \$0.00
*Excludes Taxes

Accelerate the power of AI for your data

Take the first step in achieving Generative AI success

[Learn More](#)

Shipping Group Details

Shipping To

LOGANVILLE CITY HALL
 CITY OF LOGANVILLE
 4303 LAWRENCEVILLE RD
 LOGANVILLE, GA 30052-2331
 (770) 466-0015

Shipping Method

Standard Delivery

	Unit Price	Quantity	Subtotal
Dell Latitude 5430 Rugged	\$1,926.59	1	\$1,926.59

Estimated delivery if purchased today:
 Jun. 24, 2024
 Contract # C000000493100
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Dell Latitude 5430 Rugged	210-BCFW	-	1	-
Intel Core Processor i5-1145G7, (QC, 2.6 to 4.0 GHz, 28W, vPro)	379-BERS	-	1	-
Windows 11 Pro, English, French, Spanish	619-AQLP	-	1	-
Activate Your Microsoft 365 For A 30 Day Trial	658-BCSB	-	1	-
Intel® Core™ vPro i5-1145G7 with Iris Xe Graphics	338-CCRI	-	1	-
ME Lockout MOD - Manageability	631-ADED	-	1	-
16GB, 2x8GB, 3200 MHz DDR4 Non-ECC	370-AGTH	-	1	-
256GB M.2 PCIe NVMe Class 35 Solid State Drive	400-BMSB	-	1	-
14" Touch 1100 nits WVA FHD (1920 x 1080) 100% sRGB Anti-Glare,Outdoor Viewable,Passive Pen	391-BGGI	-	1	-
English US RGB Backlit Sealed Internal keyboard	583-BILF	-	1	-
Intel AX210 WLAN Driver	555-BHCC	-	1	-
Intel AX210 Wireless Card with Bluetooth	555-BHCH	-	1	-
5G - Qualcomm(R) Snapdragon(TM) X55 Global 5G (DW5930e), eSIM, Verizon, no NMEA GPS port	556-BDVG	-	1	-
Hot surface warning label	389-ECGC	-	1	-
Primary 3 Cell 53.5 Whr ExpressCharge Capable Battery	451-BCWC	-	1	-
65W AC adapter, USB Type-C, Eco-design	492-BDRC	-	1	-
No Fingerprint, no Smartcard reader	346-BHQK	-	1	-
E4 Power Cord 1M for US	537-BBBL	-	1	-
Setup and Features Guide	340-CXCE	-	1	-
Dummy Airbay Cover	325-BEIV	-	1	-
SERI Guide (ENG/FR/Multi)	340-AGIK	-	1	-
ENERGY STAR Qualified	387-BBPC	-	1	-
Custom Configuration	817-BBBB	-	1	-
Dell Applications for Windows 11	658-BFIP	-	1	-
Mix Ship, Notebook, 5430 Rugged	340-CYJC	-	1	-
EPEAT 2018 Registered (Silver)	379-BDTO	-	1	-
No mic / no camera; Touch; WWAN/WLAN antennae; Pogo vehicle docking and RF passthrough	319-BBHU	-	1	-
No Option Included	340-ACQQ	-	1	-

Additional USB-A rear port	590-TFHR	-	1	-
Additional TBT/Type-C port	325-BEJZ	-	1	-
Rigid handle	750-ADPK	-	1	-
ProSupport Plus: Next Business Day Onsite, 3 Years	808-6797	-	1	-
Dell Limited Hardware Warranty Initial Year	808-6805	-	1	-
ProSupport Plus: Accidental Damage Service, 3 Years	808-6817	-	1	-
ProSupport Plus: Keep Your Hard Drive, 3 Years	808-6818	-	1	-
ProSupport Plus: 7X24 Technical Support, 3 Years	808-6847	-	1	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	-	1	-

Unit Price	Quantity	Subtotal
\$712.58	1	\$712.58

Docking Station For Dell 5430, 7330, 5420, 5424 & 7424 Notebooks With Standard Port Replication & LIND Power Supply

Estimated delivery if purchased today:
 Jun. 18, 2024
 Contract # C000000493100
 Customer Agreement # 99999-SPD0000161-0004

Description	SKU	Unit Price	Quantity	Subtotal
Docking Station For Dell 5430, 7330, 5420, 5424 & 7424 Notebooks With Standard Port Replication & LIND Power Supply	AB904853	-	1	-

Subtotal:	\$2,639.17
Shipping:	\$0.00
Estimated Tax:	\$0.00
Total:	\$2,639.17

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier's affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dell.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.



ACCOUNTS PAYABLE
 AKO Signs Inc.
 P.O. Box 80561
 Athens GA 30608

Office: 706-548-5389
 Fax: 706-548-5370
 see website for more info

Estimate

ESTIMATE NO. 024-2311

DATE 6/13/2024

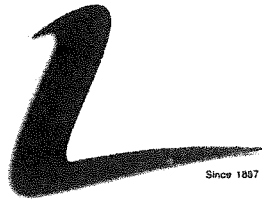
NAME / ADDRESS	SHIP TO
City of Loganville 605 Tom Brewer Rd # 100 Loganville, GA 30052	

ORDERED BY	P.O. NO.	TERMS	REP	DUE DATE
Paul Hunt		PO	LE	6/13/2024
QTY	ITEM	DESCRIPTION	COST	TOTAL
1	Graphics INST	Loganville Fire Dept Vehicle: 2024 White Ford Explorer Sets: 1 Unit - 4 Sides Printed Vinyl (Flatbed): RTape VinylEFX - Florentine Leaf Gold Color: Black Overlamine: 8518 - Gloss Contour: Yes Finishing: Masked // Installed Unit: Unknown	350.00	350.00
<i>Thank you for the opportunity!</i>			TOTAL	\$350.00

Customer acknowledges that any change, alteration or additional charges added to the order shall be subject to further charge as reasonable for the additional materials, labor and margin. Customer grants a security interest in the signage for payment of any amounts not paid upon delivery. Amounts not paid when due shall accrue interest at 19% per annum in addition to attorneys fees of 15% of the amount collected. Customer acknowledges that all payments hereunder shall be made out to AKO Signs, exclusively. Customer shall rely only upon official AKO proof documents, and shall not rely upon any representation or statement by salesperson in conflict therewith. This approval agreement composes the entire agreement between and among the parties.

SIGNATURE _____

DATE _____



where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

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

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: July 11, 2024

Subject: Neptune 360 Meter Reading Platform (ARPA Funds)

RECOMMENDATION:

The Utilities Department recommends the City Council approves the purchase of the Neptune 360 automatic meter reading system through Delta Municipal Supply.

The funding source is through ARPA, and the total costs for the meter reading system is \$36,150.00.

BACKGROUND:

The City of Loganville Utilities Department has been using the current Neptune system for 9 years to manage our water meter data for the water department. The system is used in a vehicle with a laptop to travel the entire city collecting water meter data, and then uploaded into the billing system. The Neptune system is proprietary to our Neptune radio frequency equipped meters. We are currently having issues with the software freezing, and connection issues with the antenna. Our IT staff has recommended an upgrade to the meter reading system due to dated equipment and software problems.

REQUEST:

The Utilities Department is requesting the Neptune 360 meter reading system that will provide two data collectors to allow for either a back-up unit, or allow for two vehicles to read the meter route simultaneously. It currently takes one employee 8 hours to read the entire route. This usually entails a lot of re-reads due to equipment and software issues, and the upgrade will also allow for improved meter reading accuracy due to current software freezing issues. The belt clip receiver is used for data logging for leak detection on the customer's service line.



DELTA

MUNICIPAL SUPPLY

408 Jesse Cronin Road
Braselton, GA 30517

Bill To
City of Loganville Water Quality Control P.O. Box 39 Loganville, GA 30052 -EMAIL INVOICES

Ship To
City of Loganville - Water Dept. 4895 HWY 81 North Loganville, GA 30052

Section 2, Item C.

Quote

Date	Quote #
6/14/2024	15136

Your No.	Terms	Rep	FOB	Ship Via
Pending	Net 30 Days	MT	Destination	Best Way

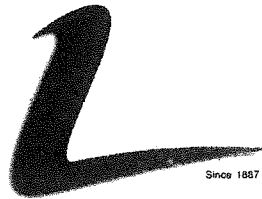
Quantity	Description	Unit Price	Total
1	NEPTUNE 360 SaaS PLATFORM (AMR) ANNUAL SUBSCRIPTION (6,112 Services)	7,750.00	7,750.00
1	Neptune 360 One Time Set Up Fee	2,000.00	2,000.00
1	Neptune 360 On-Site Training	0.00	0.00
1	Neptune R900v3 Belt Clip Receiver	6,500.00	6,500.00
2	Neptune MRX920v4 Drive By System	9,950.00	19,900.00

	Subtotal	\$36,150.00
	Sales Tax (0.00)	\$0.00
	Total	\$36,150.00

WE APPRECIATE YOUR BUSINESS! Please contact our office with any questions regarding this quote.
Pricing Subject to Change. Standard Quotes are valid for 30 Days. Copper Quotes are valid for 24 hours.

Phone: 770-277-0211 Fax: 770-277-2412 Toll Free: 1-800-273-0574

"We Supply Service"



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: July 11, 2024

Subject: Treatment Facility Electrical Panel Repair (ARPA Funds)

RECOMMENDATION:

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

The funding source is through ARPA, and the total costs for the repair is \$23,470.00.

BACKGROUND:

One of the main electrical panels at the treatment plant has a central processing unit (CPU) that controls the telemetry system, valves, and sensors throughout the facility. It works together with the output card to signal valves to operate. They also control the valves that feed chemicals throughout the plant for the treatment process. The telemetry system controls alarms, and without the CPU and output card flow meters and probes aren't communicating and sending alarm notifications electronically. These issues were caused by a power surge, and the surge suppressor was faulty allowing the damage to the electrical panel components.

REQUEST:

The Utilities Department is requesting the approval for repairs to the electrical panel. These repairs are important for monitoring and controlling the sludge, dissolved oxygen, flow, and the amount of chemicals we are using each day. Failure of this panel has made process control very difficult for staff, and it is imperative that these repairs are made operate more efficiently.

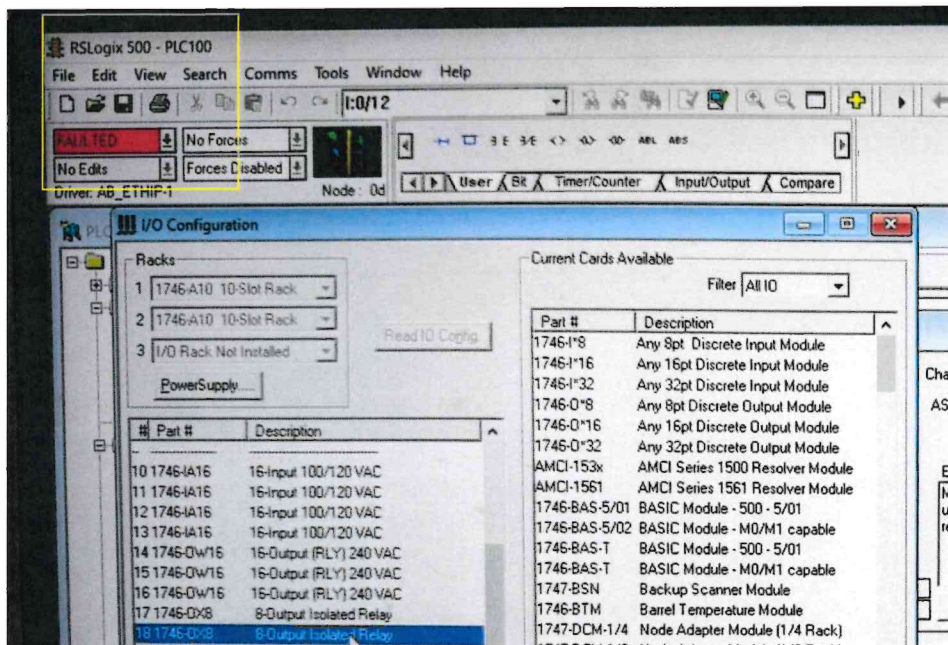
July 1, 2024

City of Loganville
Tyler Canup

Via email: tcanup@loganville-ga.gov
Reference: GCS Proposal Number 024GA035_Rev.0

Dear Tyler,

GCS is pleased to provide a proposal to **replace the faulty CPU in LCP-100 along with faulty digital output card**. GCS has determined during the field visit that the CPU is faulted and will need to be replaced to restore previous operation. Due to the nature of the discontinued parts GCS ultimately recommends replacement of the control panel later. GCS also suggests the replacement of the backup battery supply, along with the 120 VAC surge suppressor.



Material Schedule

AB	Allen Bradley SLC 5/05 CPU
AB	Allen Bradley 8 Point Isolated Digital Output Card
AB	EATON True Online UPS
AB	Phoenix Contact 120 VAC Type 2 Surge Suppressor

Note:

- This scope does not include any additional panel component changes other than listed above.
- This scope does not include any additional programming or operational strategy changes.
- No additional instrumentation is quoted in this proposal
- GCS has not quoted any additional labor/material to troubleshoot other field devices causing power surges

Pricing Schedule

Item	Description
Hardware per Material Schedule	\$19,600.00
Engineering Services (Hardware/Software Programming)	\$ 3,120.00
Field Installation	\$750.00
Total	\$23,470.00



Delivery:

Delivery will be quoted after processing the order.

Any Applicable tax and freight are not included in the scope.

Terms for Payment

100% - Delivery of accepted Hardware / software **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 US funds, all applicable taxes extra. The above prices will be held for **thirty** days provided equipment manufacturer's price does not change. Any equipment price change will be forwarded to the customer.

If we are not at the agreement within specified time frame, terms and agreement will be negotiated at later date.

Payment Terms:

Pro-rated payment shall become due as each partial shipment is made. If shipment is delayed for any reason that is beyond the control of GCS, prices shall be increased 1.5% for each full month or fraction thereof that shipment is delayed beyond reasonable time frame. Further, if equipment is ready for shipment, and purchaser delays shipment, date of notice of readiness of shipment shall be deemed to be 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 furnish you with this proposal and look forward to working with you on this project. Should you have any questions, please feel free to give us a call.

Sincerely,

GLOBAL CONTROL SYSTEMS, INC.

Richard Patel

U.S. Department of Housing and Urban Development
CDBG Program Urban County Qualification



COOPERATION AGREEMENT
for
Gwinnett County, Georgia
and
City of Loganville

Federal Fiscal Years 2025 - 2027

AUTHORITY: HUD - CPD NOTICE 24-02

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**GWINNETT COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
COOPERATION AGREEMENT [AUTHORITY: CPD NOTICE 24-02; May 2024]
Program Year 2025-2027
STATE OF GEORGIA – COUNTY OF GWINNETT**

This Cooperation Agreement made this [redacted] day of [redacted], 2024, by Gwinnett County, a political subdivision of the State of Georgia (hereinafter referred to as the "County") and the City of Loganville, a political subdivision of the State of Georgia (hereinafter referred to as the "City").

Section 1: Urban County Qualification Requirements

The United States Department of Housing and Urban Development (hereinafter referred to as "HUD") has determined that the County is eligible, as an "Urban County", to receive Entitlement Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to address certain needs of predominantly low and moderate income persons with CDBG funds [and any program income derived from the expenditure of CDBG funds] to be made available during the period beginning with Federal Fiscal Year [hereinafter referred to as "FFY"] 2025 and continuing in place and in full effect until such time in the future as the City shall elect to exclude itself, in accordance with HUD instructions and schedules. The County agrees to provide written notice to the City of Loganville its rights of future exclusion from the County CDBG Program for each successive three-year qualification period, in compliance with HUD-required notification dates.

HUD permits Urban Counties and their participating municipalities to execute Cooperation Agreements which are to be automatically renewing at the end of each three-year qualification period, unless changes in the Agreement are required by HUD that would necessitate the execution of a new Agreement and/or unless the participating municipality elects to be excluded from the Agreement at the beginning of each three-year cycle. The County and the City agree, herein, to execute this automatically renewing Cooperation Agreement, with these special stipulations [and as further described in this Agreement], beginning with FFY 2025.

Section 2: CDBG Program

The funds received under this Agreement will be used to improve the quality of housing, public facilities, certain public service capital needs, and to create and/or retain jobs, predominantly for low- and moderate-income persons. These funds will benefit low- and moderate-income citizens of the County's incorporated municipalities, if the needs of such persons in these municipalities are included in the Gwinnett County CDBG Program.

This agreement covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnership (HOME) and Emergency Solutions Grants (ESG) Programs (i.e., where the urban county receives funding under the ESG program or receives funding under the HOME program as an urban county or as a member of a HOME consortium).

By executing the CDBG cooperation agreement, the city understands that it:

1. May not apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which it participates in the urban county's CDBG program; and
2. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for HOME funds; and
3. May receive a formula allocation under the ESG Program only through the urban county. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for ESG funds.

Participation in this Agreement covers participation in the Community Development Block Grant [CDBG] program per HUD requirements. The County invites the participation of the incorporated municipalities located in Gwinnett County in the Community Development Block Grant Program, upon the respective municipalities dedicating their population counts in support of the County formula allocation of funds and the County agrees to carry out the objectives of the Housing and Community Development Act, as amended, throughout the unincorporated areas of the County and in the City.

During each Program Year, the City has the opportunity to make priority decisions and to submit an application of eligible CDBG activities to the County for consideration. The CDBG activities shall be submitted to the County in accordance with the County's schedule for the preparation of the Consolidated Plan(s), which must be approved by HUD. The list of CDBG activities will be reviewed and scored by the County and potential funding recommendations will be based on the annual competitive CDBG cycle. The County and the City acknowledge that neither party shall obstruct the implementation of the HUD approved Consolidated Plan(s) during the period covered by this Agreement. The County and City jointly agree to work cooperatively each program year to establish a schedule of implementation, which is responsive to the City's needs, while complying with all federal requirements. The County agrees to submit to the City, for review and comment, any plans, which would affect the City, which will involve the use of CDBG funds for implementation.

Section 3: Duration of Agreement

This Agreement remains in effect until CDBG (and, where applicable, HOME and ESG) funds have been received from HUD and program income received (with respect to activities carried out during the three-year qualification period) have been expended by

the City and the County, and the funded activities completed. Neither the County nor the City can terminate or withdraw from the Cooperation Agreement while it remains in effect.

The City pledges its willingness to undertake or assist in the undertaking of eligible CDBG activities funded by the Gwinnett County CDBG Program. The City understands that it remains a part of the County CDBG Program beginning with FFY 2025 and shall remain a member until such time, at the end of any HUD-designated three-year period, as the County provides to the City written notice, in accordance with the HUD-established instructions and schedule, and the City elects not to participate in a new qualification period. The failure of either party to adopt an amendment to the Agreement incorporating all changes necessary to meet the requirements for Cooperation Agreements set forth by HUD for a subsequent three-year Urban County qualification period and to submit the amendment(s) to HUD, as required by HUD, will void the automatic renewal of such qualification period. The County will notify the City, by HUD prescribed dates, for the next and all subsequent three-year qualification periods, of the City's rights to remain a party to the Agreement or elect to choose exclusion from the County CDBG Program.

It is hereby agreed to by the parties signed hereto that neither party shall terminate this Cooperation Agreement after the date first written prior to the end of any three-year qualifying period. The City may choose to exclude itself from the County CDBG Program only at the beginning of each three-year qualifying period, unless the City has exercised its option to exclude itself from the County CDBG Program established under the terms of the Housing and Community Development Act of 1974, as amended. The only other options for termination of this Agreement are the cancellation by HUD of its obligation to the County under the aforementioned Act, or if the County fails to qualify as an Urban County, or if the County does not receive a CDBG grant in any year of the three-year period previously identified. It is also agreed by the parties signed hereto that this Agreement shall remain valid until such time as: (1) HUD requires changes in the Agreement; or (2) the City shall choose to exclude itself from the County CDBG Program; or (3) the County shall no longer qualify to receive CDBG funds.

Section 4: Federal Grant Restrictions

The City understands that it may not apply for grants under the Small Cities or Department of Community Affairs [DCA] State CDBG Program from appropriations for fiscal years during the period in which it is participating in the County's CDBG Program. The City understands that it may not participate in a Consortium except through the County, regardless of whether the County receives a formula allocation.

The County agrees to actively request the City's involvement in the Community Development Block Grant Program and the County agrees to accept the City's interest in undertaking eligible CDBG activities. The City and the County agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing

assistance activities, specifically urban county renewal, and publicly assisted housing within the municipal limits of said City.

Section 5: Compliance

The county and the city agree to "cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities."

The City acknowledges that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. The City acknowledges that it has adopted and is enforcing a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location, which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

The County and the City will take all actions necessary to ensure compliance with the County's certification under Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The City and the County also have an obligation to comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title II of the Americans with Disabilities Act, Section 3 of the Housing and Urban Development Act of 1968, and all other applicable laws.

The County acknowledges that it is prohibited from funding activities in or in support of any cooperating city that does not affirmatively further fair housing within its own jurisdiction or that impede the County's actions to comply with its fair housing certification. If the City undertakes any activities with Community Development Block Grant funds, the City will take all required actions to comply with the provisions of Section 104 (b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974, as amended, and other applicable laws.

The City agrees to affirmatively further fair housing within its jurisdiction and to assist the County in the implementation of its HUD approved Consolidated Plan covering the County and the City throughout the effective term of this Agreement.

The City has affirmed that it has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and;
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions."

The city understands that it may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.

Section 6: CDBG Eligible Project Approval

The County will have the responsibility for approving projects as eligible for funding, after their selection by the Mayor and Council of the City. The County will also have the responsibility for preparing the Consolidated Plan and for other documents and reports to be submitted to HUD. The City will provide the necessary documentation, with technical assistance from the County, for projects funded with CDBG funds. Pursuant to the requirements of 24 CFR 570.501(b), the City agrees that it will enter a CDBG Subrecipient Agreement [as do all Subrecipients, as set forth in 24 CFR 570.503] for each of the years during which the City remains as a participating municipality in the County CDBG Program for the use of such funds as are approved by the County for the City for each of the respective years.

Section 7: Program Income

If the City generates any program income as a result of the expenditure of CDBG funds, the provisions of 24 CFR 570.504(c), as well as the following specific stipulations, shall apply:

- a. The City acknowledges that it must notify the County of any program income generated through the expenditure of CDBG funds during the calendar month that such program income is generated.
- b. The City acknowledges that any such program income must be expended by the City or paid to the County at the end of the month in which the program income is generated.
- c. The City further acknowledges that the County has the responsibility for monitoring and reporting to the U.S. Department of Housing and Urban Development (HUD) on the generation of any such program income. The responsibility for appropriate recordkeeping by the City and reporting to the County by the City on the generation of such program income is hereby acknowledged by the City. The County agrees, herein, to provide technical

assistance to the City in establishing an appropriate and proper recordkeeping and reporting system, as required by HUD.

- d. In the event of close-out or change in status of the City, any program income that is on hand or received subsequent to the close-out or change in status shall be paid to the County within 30 calendar days following the official date of the close-out or change in status. The County agrees to notify the City, in writing, should close-out or change in status of the City occur as a result of changes in CDBG Program statutes, regulations and/or instructions.

The following standards shall apply to real property (within the control of the City) acquired or improved, in whole or in part, using CDBG funds. The standards are:

- a. The City shall inform the County in writing at least thirty (30) calendar days prior to any modification or change in the use of the real property from that planned at the time of acquisition or improvements, including disposition.
- b. The City shall reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-CDBG funds) of property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under the CDBG regulations. Said reimbursement shall be provided to the County at the time of sale or transfer of the property referenced, herein.
- c. Any program income generated from the disposition or transfer of property prior to or subsequent to the close-out, change of status or termination of the Cooperation Agreement between the County and the City shall be repaid to the County at the time of disposition or transfer of the property.

Section 8: Authorizations

The Mayor of the City is hereby authorized to execute any and all documents necessary as a condition for the City's participation under the terms of the aforementioned Housing and Community Development Act of 1974, as amended.

Section 9: Agreement Execution

IN WITNESS WHEREOF, the parties hereunto have affixed their signatures on the dates specified below:

For City of Loganville:

For Gwinnett County:

Skip Baliles, Mayor, City of Loganville

Nicole L. Hendrickson, Chairwoman
Gwinnett County Board of Commissioners

Date of Signature

Date of Signature

Attest: _____
Danny Roberts, City Manager

Attest: _____
Tina King, County Clerk

Date of Signature

Date of Signature

Date Approved: City Governing Body:

[IMPRINT COUNTY SEAL HERE]

[IMPRINT CITY SEAL HERE]

Matthew Elder, Division Director
Gwinnett County Housing Community
Development Division

Date of Signature

Board Action Date: _____

Approved As To Form:

Tracy Lettsome, Senior Assistant County
Attorney

Date of Signature

Section 10: City Clerk Certification

Name of City: City of Loganville

This is to certify that the authority to execute the attached Cooperation Agreement with the Gwinnett County Board of Commissioners for participation in the Gwinnett County Community Development Block Grant Program, for Urban County Qualification beginning with FFY 2025, and continuing until such time for future Urban County qualification periods as the City might choose to exclude itself from the Gwinnett County Community Development Block Grant Program, was approved and adopted in the regular meeting of the City Council held on:

_____, 2024
Date

This is to further certify that the attached is a true and correct copy of said "Cooperation Agreement," as approved at the City Council meeting held on the date written above.

Signature of City Clerk

Typed Name of City Clerk

Date

Attest: _____
Signature

Print Name of Attestor

Date of Signature

Resolution Authorizing Submission of the CDBG Application for the Gwinnet County 2025 Community Development Block Grant (CDBG)

WHEREAS, on July 11, 2024 the City Council of the City of Loganville voted to submit an application for a 2025 Community Development Block Grant to Gwinnett County Community Development.

BE IT RESOLVED, that the City Council of the City of Loganville resolved at its meeting, on July 11, 2024 to authorize the City of Loganville to submit an application to the Gwinnett County Community Development Program Office for Grant Funding.

Said CDBG Application will be made for \$500,000 in funds to perform utility infrastructure improvements for the Lee Byrd Road trunk line gravity sewer system.

BE IT FURTHER RESOLVED, this resolution was approved by the Loganville City Council at the July 11, 2024 meeting.

NOW, THEREFORE, that the Loganville City Council has authorized the Mayor of the City of Loganville to sign the Application.

AND, it is so ordained, this _____ day of _____ 2024.

AYES: _____

NAYS: _____

Honorable Skip Baliles, Mayor


Danny Roberts, City Manager

SEAL:



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

To: Honorable Mayor Baliles and Members of the City Council

From: Danny Roberts, City Manager 

Date: July 11, 2024

Subject: Gwinnett County Community Development Block Grant Agreement and Resolution.

RECOMMENDATION:

Staff recommends the City Council approve the CDBG agreement for FFY 25-27 and Resolution.

FISCAL IMPLICATION:

No match is required for this grant.

BACKGROUND:

Every three years Gwinnett County is required to requalify as an Urban County along with each of its municipal partners as a condition of its Community Development Block Grant (CDBG) program.



City of Loganville

Section 2, Item F.
Income Statement
Account Summary

For Fiscal: 2023-2024 Period Ending: 06/30/2024

	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	7,000,000.00	7,000,000.00	833.43	7,036,248.78	7,036,248.78	-36,248.78
100-0000-311131	Motor Vehicle Tax - Current	40,000.00	40,000.00	1,393.96	23,402.56	23,402.56	16,597.44
100-0000-311132	Mobile Home Tax - Current	7,000.00	7,000.00	0.00	4,589.80	4,589.80	2,410.20
100-0000-311133	Intangible Tax - Current	130,000.00	130,000.00	6,446.37	91,354.29	91,354.29	38,645.71
100-0000-311300	Personal Property - Current	445,000.00	445,000.00	0.00	450,085.34	450,085.34	-5,085.34
100-0000-311315	Motor Vehicle Tavn Taxes	600,000.00	600,000.00	57,261.25	569,475.26	569,475.26	30,524.74
100-0000-311600	Real Estate Transfer Tax	45,000.00	45,000.00	2,196.06	69,055.48	69,055.48	-24,055.48
100-0000-311700	Electric Franchise Tax	670,000.00	670,000.00	0.00	715,199.97	715,199.97	-45,199.97
100-0000-311730	Gas Franchise Tax	110,000.00	110,000.00	0.00	126,033.77	126,033.77	-16,033.77
100-0000-311750	Television Cable Franchise Tax	110,000.00	110,000.00	0.00	97,497.77	97,497.77	12,502.23
100-0000-311760	Telephone Franchise Tax	5,000.00	5,000.00	0.00	4,627.55	4,627.55	372.45
100-0000-313100	Local Option Sales Tax & Use Tax	1,900,000.00	1,900,000.00	0.00	1,536,938.26	1,536,938.26	363,061.74
100-0000-314100	Excise Tax By Drink	40,000.00	40,000.00	3,504.15	42,085.32	42,085.32	-2,085.32
100-0000-314200	Alcoholic Beverage Excise Tax	450,000.00	450,000.00	39,474.68	431,608.42	431,608.42	18,391.58
100-0000-316100	Business & Occupation Taxes	500,000.00	500,000.00	1,192.43	602,262.72	602,262.72	-102,262.72
100-0000-316200	Insurance Premium Taxes	1,250,000.00	1,250,000.00	0.00	1,253,830.06	1,253,830.06	-3,830.06
100-0000-316400	Energy Excise Tax Gw	1,000.00	1,000.00	160.53	1,578.35	1,578.35	-578.35
100-0000-319110	Real Property Tax Penalties	25,000.00	25,000.00	0.00	27,522.90	27,522.90	-2,522.90
100-0000-319120	Personal Property Tax Penalties	5,000.00	5,000.00	59.21	4,181.10	4,181.10	818.90
100-0000-319500	Fifa	4,000.00	4,000.00	0.00	5,100.00	5,100.00	-1,100.00
100-0000-321110	Beer & Wine License / Permit	32,000.00	32,000.00	1,187.50	36,525.39	36,525.39	-4,525.39
100-0000-321140	Liquor License / Permit	38,000.00	38,000.00	0.00	51,200.00	51,200.00	-13,200.00
100-0000-322200	Sign Permits	6,000.00	6,000.00	725.00	9,675.00	9,675.00	-3,675.00
100-0000-322240	Development Permits	5,000.00	5,000.00	0.00	1,322.50	1,322.50	3,677.50
100-0000-323100	Building Permits	150,000.00	150,000.00	12,266.77	199,179.63	199,179.63	-49,179.63
100-0000-323190	Fire Inspections	65,000.00	65,000.00	1,300.00	57,872.74	57,872.74	7,127.26
100-0000-335100	Htrg Credit	0.00	0.00	0.00	457,955.36	457,955.36	-457,955.36
100-0000-335120	Intergovernmental Revenues	140,000.00	140,000.00	0.00	133,794.92	133,794.92	6,205.08
100-0000-335121	Lmig Road Work	140,000.00	140,000.00	0.00	358,703.00	358,703.00	-218,703.00
100-0000-337102	Dea Reimbursement	0.00	0.00	0.00	22,152.29	22,152.29	-22,152.29
100-0000-338000	Housing Auth - In Lieu Of Taxes	2,200.00	2,200.00	2,968.00	2,968.00	2,968.00	-768.00
100-0000-341120	Probation Fee	180,000.00	180,000.00	16,534.50	160,593.59	160,593.59	19,406.41
100-0000-341300	Administrative Fee - Capital Recove	50,000.00	50,000.00	1,775.80	34,432.49	34,432.49	15,567.51
100-0000-341301	Engineering Plan Review Fees	15,000.00	15,000.00	0.00	9,062.24	9,062.24	5,937.76
100-0000-341302	Administrative Plan Review Fees	100,000.00	100,000.00	0.00	72,930.53	72,930.53	27,069.47
100-0000-341303	Annexation Application	1,000.00	1,000.00	0.00	300.00	300.00	700.00
100-0000-341304	Alcoholic Beverage Application	1,600.00	1,600.00	0.00	0.00	0.00	1,600.00
100-0000-341305	Rezoning Application	2,000.00	2,000.00	0.00	4,000.00	4,000.00	-2,000.00
100-0000-341306	Variance Application	1,000.00	1,000.00	500.00	3,600.00	3,600.00	-2,600.00
100-0000-341390	Epd - Npdes Fees	1,000.00	1,000.00	0.00	181.60	181.60	818.40
100-0000-341392	Land Disturbance Permit	2,000.00	2,000.00	0.00	300.00	300.00	1,700.00
100-0000-341400	Printing & Duplicating Services	500.00	500.00	22.80	1,299.64	1,299.64	-799.64
100-0000-341700	Admin Charges	70,000.00	70,000.00	7,400.00	66,550.00	66,550.00	3,450.00
100-0000-341910	Election Qualifying Fee	540.00	540.00	0.00	1,440.00	1,440.00	-900.00
100-0000-342120	Accident Reports	5,000.00	5,000.00	100.00	7,265.23	7,265.23	-2,265.23
100-0000-342320	Fingerprinting Fees	100.00	100.00	50.00	112.00	112.00	-12.00
100-0000-346400	Background Check Fees	7,000.00	7,000.00	700.00	9,295.00	9,295.00	-2,295.00
100-0000-349300	Bad Check Fees	100.00	100.00	60.00	210.00	210.00	-110.00
100-0000-349900	Other Charges for Service-Tech Servic...	0.00	0.00	80.00	560.00	560.00	-560.00
100-0000-351170	Municipal Court Fines	375,000.00	375,000.00	9,725.00	328,496.19	328,496.19	46,503.81
100-0000-351171	Code Enforcement Fines	500.00	500.00	100.00	925.00	925.00	-425.00

Income Statement

For Fiscal: 2023-2024 Period Section 2, Item F. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-0000-351175	Fire Fines And Fees	500.00	500.00	0.00	300.00	300.00	200.00
100-0000-361000	Interest Revenues	30,000.00	30,000.00	0.00	89,315.41	89,315.41	-59,315.41
100-0000-371200	Fire Fund Donations	0.00	0.00	0.00	330.00	330.00	-330.00
100-0000-371250	Police Fund Donations	100.00	100.00	0.00	23,580.64	23,580.64	-23,480.64
100-0000-383000	Insurance Proceeds for Damaged Pro...	0.00	0.00	775.00	9,487.54	9,487.54	-9,487.54
100-0000-389000	Bank Charges & Misc.	3,000.00	3,000.00	698.88	-2,152.33	-2,152.33	5,152.33
100-0000-389150	Rental Receipts	70,000.00	70,000.00	3,750.00	67,675.00	67,675.00	2,325.00
100-0000-389175	Event Receipts	70,000.00	70,000.00	10,095.00	102,989.08	102,989.08	-32,989.08
100-0000-391220	Transfers In - Sanitation Fund	250,000.00	250,000.00	300,000.00	300,000.00	300,000.00	-50,000.00
100-0000-391230	Transfer In - Hotel/Motel	35,000.00	35,000.00	1,142.36	32,413.06	32,413.06	2,586.94
100-0000-392000	Sale Of Surplus Property	0.00	0.00	0.00	43.20	43.20	-43.20
Department: 0000 - Non-Departmental Total:		15,186,140.00	15,186,140.00	484,478.68	15,749,561.64	15,749,561.64	-563,421.64

Department: 1100 - Legislative

100-1100-511100	Salaries & Wages - Council	48,000.00	48,000.00	4,000.00	48,000.00	48,000.00	0.00
100-1100-512200	Fica & Medicare	3,800.00	3,800.00	306.00	3,672.00	3,672.00	128.00
100-1100-512400	Pmts To Retirement Sys	6,850.00	6,850.00	607.32	7,287.84	7,287.84	-437.84
100-1100-512810	Uniforms	1,500.00	3,821.00	0.00	3,821.00	3,821.00	0.00
100-1100-521301	Computer Services	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1100-523400	Printing & Binding	250.00	250.00	0.00	243.22	296.76	-46.76
100-1100-523500	Travel	2,500.00	2,500.00	0.00	0.00	-4,130.34	6,630.34
100-1100-523600	Dues & Fees	1,000.00	1,000.00	0.00	490.00	490.00	510.00
100-1100-523700	Education & Training	20,000.00	15,790.62	2,109.77	5,821.33	5,821.33	9,969.29
100-1100-523900	Other	1,000.00	1,000.00	122.14	800.88	800.88	199.12
100-1100-529910	Municipal Meetings	1,000.00	1,000.00	0.00	544.10	544.10	455.90
100-1100-531100	General Supplies & Mater	500.00	2,538.38	1,648.99	2,547.37	2,547.37	-8.99
100-1100-531300	Food	1,000.00	850.00	0.00	263.27	263.27	586.73
100-1100-531700	Other Supplies	500.00	500.00	0.00	0.00	0.00	500.00
Department: 1100 - Legislative Total:		88,900.00	88,900.00	8,794.22	73,491.01	69,414.21	19,485.79

Department: 1300 - Executive

100-1300-511100	Salaries & Wages - Executive	272,230.00	312,230.00	24,568.93	311,209.17	311,209.17	1,020.83
100-1300-511300	Overtime Pay	500.00	500.00	0.00	0.00	0.00	500.00
100-1300-512100	Group Insurance	89,352.00	91,209.18	0.00	91,209.18	91,209.18	0.00
100-1300-512200	Fica & Medicare	24,000.00	24,000.00	1,842.21	23,700.68	23,700.68	299.32
100-1300-512400	Pmts To Retirement Sys	36,720.00	41,520.00	3,450.64	41,407.68	41,407.68	112.32
100-1300-512700	Workers Compensation	500.00	802.70	0.00	802.70	802.70	0.00
100-1300-512810	Uniforms	500.00	4,719.67	0.00	4,672.43	4,672.43	47.24
100-1300-521200	Professional Services	60,000.00	41,750.00	0.00	39,500.00	39,500.00	2,250.00
100-1300-521201	Legal Expenses	0.00	5,250.00	0.00	5,250.00	5,250.00	0.00
100-1300-521202	Engineering Fees	45,000.00	53,477.63	0.00	52,454.00	53,204.00	273.63
100-1300-523400	Printing & Binding	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1300-523500	Travel	3,000.00	3,000.00	0.00	658.81	658.81	2,341.19
100-1300-523510	City Manager Car Allowance	9,100.00	9,100.00	700.00	9,100.00	9,100.00	0.00
100-1300-523600	Dues & Fees	4,000.00	4,377.66	4,201.66	4,377.66	4,377.66	0.00
100-1300-523700	Education & Training	2,500.00	1,720.43	0.00	1,624.28	280.00	1,440.43
100-1300-523900	Other	3,000.00	200.00	0.00	135.00	135.00	65.00
100-1300-529989	Contingency	1,000.00	0.00	0.00	0.00	0.00	0.00
100-1300-531100	General Supplies & Mater	1,500.00	1,439.18	0.00	455.50	455.50	983.68
100-1300-531101	Office Supplies	1,000.00	1,044.73	377.28	1,044.73	1,930.37	-885.64
100-1300-531114	Flowers & Plants	500.00	500.00	0.00	315.27	315.27	184.73
100-1300-531300	Food	3,000.00	3,000.00	171.06	1,404.52	1,463.87	1,536.13
100-1300-531600	Sm Equip Purchase <\$5,000	2,000.00	0.00	0.00	0.00	0.00	0.00
100-1300-531700	Other Supplies	500.00	60.82	0.00	60.82	60.82	0.00
Department: 1300 - Executive Total:		560,902.00	600,902.00	35,311.78	589,382.43	589,733.14	11,168.86

Department: 1400 - Elections

100-1400-521206	Election Expense-Contract Service	30,000.00	30,000.00	0.00	28,633.11	28,633.11	1,366.89
100-1400-523301	Advertising Expense	500.00	500.00	0.00	0.00	0.00	500.00
100-1400-531100	General Supplies & Mater	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
Department: 1400 - Elections Total:		31,500.00	31,500.00	0.00	28,633.11	28,633.11	2,866.89

Income Statement

For Fiscal: 2023-2024 Period

Section 2, Item F. 4

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
Department: 1510 - Financial Administration							
100-1510-511100	Salaries & Wages - Gen Adm/Ch	310,000.00	424,000.00	41,124.65	427,755.19	427,755.19	-3,755.19
100-1510-511300	Overtime Pay	2,400.00	2,400.00	86.99	1,728.93	1,728.93	671.07
100-1510-512100	Group Insurance	110,900.00	140,900.00	0.00	140,316.25	140,316.25	583.75
100-1510-512200	Fica & Medicare	24,000.00	31,750.00	3,013.20	32,153.95	32,153.95	-403.95
100-1510-512400	Pmts To Retirement Sys	42,000.00	297,500.00	253,952.55	297,430.60	297,430.60	69.40
100-1510-512700	Workers Compensation	3,000.00	4,284.30	0.00	4,284.30	4,284.30	0.00
100-1510-521101	Fifa Expense	1,500.00	1,500.00	77.00	1,241.00	1,241.00	259.00
100-1510-521200	City Attorney & Retainer	120,000.00	187,181.32	0.00	187,181.32	187,181.32	0.00
100-1510-521203	Audit Fees	20,000.00	31,100.00	0.00	31,100.00	31,100.00	0.00
100-1510-521205	Cpa Expense	12,000.00	15,036.25	0.00	15,036.25	15,036.25	0.00
100-1510-521207	Codification Of City Code	2,000.00	11,979.80	0.00	11,979.80	11,979.80	0.00
100-1510-521302	Drug Testing	0.00	50.00	0.00	50.00	50.00	0.00
100-1510-523130	General Liability	49,000.00	57,369.00	0.00	57,369.00	57,369.00	0.00
100-1510-523201	Postage	7,500.00	7,500.00	659.28	6,263.32	6,263.32	1,236.68
100-1510-523301	Advertising Expense	1,500.00	2,956.00	0.00	2,556.00	2,956.00	0.00
100-1510-523400	Printing & Binding	1,500.00	215.70	0.00	24.75	24.75	190.95
100-1510-523500	Travel	0.00	495.38	0.00	495.38	495.38	0.00
100-1510-523600	Dues & Fees	10,000.00	10,448.71	325.82	10,448.71	10,638.71	-190.00
100-1510-523700	Education & Training	1,000.00	504.62	1,125.00	1,125.00	1,125.00	-620.38
100-1510-523900	Other	4,000.00	4,000.00	145.00	3,649.75	3,649.75	350.25
100-1510-531100	General Supplies & Materials	4,000.00	4,425.99	322.83	4,446.66	4,460.63	-34.64
100-1510-531101	Office Supplies	6,500.00	6,798.06	159.17	6,866.03	6,866.03	-67.97
100-1510-531112	Flowers & Plants	500.00	0.00	0.00	0.00	0.00	0.00
100-1510-531300	Food	0.00	0.00	0.00	0.00	702.73	-702.73
100-1510-531600	Sm Equip Purchase <\$5,000	1,000.00	8,260.00	0.00	8,257.77	8,257.77	2.23
100-1510-541200	Site Improvements	20,000.00	0.00	0.00	0.00	0.00	0.00
100-1510-581200	Principal - Lease	111,920.00	111,920.00	28,209.09	111,918.09	111,918.09	1.91
100-1510-582200	Interest - Leases	21,025.00	21,025.00	5,026.23	21,023.19	21,023.19	1.81
Department: 1510 - Financial Administration Total:		887,245.00	1,383,600.13	334,226.81	1,384,701.24	1,386,007.94	-2,407.81
Department: 1535 - It - Data Processing/Mis							
100-1535-511100	Regular Pay	154,000.00	181,100.00	15,066.61	180,740.02	180,740.02	359.98
100-1535-511300	Overtime Pay	1,500.00	2,200.00	33.74	1,580.89	1,580.89	619.11
100-1535-512100	Group Insurance	35,000.00	35,000.00	0.00	31,795.50	31,795.50	3,204.50
100-1535-512200	Fica & Medicare	11,500.00	13,085.02	1,129.45	13,790.21	13,790.21	-705.19
100-1535-512400	Pmts To Retirement Sys	21,000.00	21,641.62	1,967.42	23,609.04	23,609.04	-1,967.42
100-1535-512810	Uniforms	1,000.00	1,000.00	0.00	743.93	743.93	256.07
100-1535-521208	Professional Service	5,000.00	5,000.00	0.00	4,450.00	4,450.00	550.00
100-1535-521301	Computer Services	158,000.00	151,100.00	2,919.58	94,876.39	95,441.39	55,658.61
100-1535-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-1535-522201	Office Equip-Rep & Maint	27,000.00	27,000.00	1,879.53	26,145.89	26,145.89	854.11
100-1535-522206	Computer Repair & Maint	17,000.00	1,996.11	68.16	1,613.05	1,613.05	383.06
100-1535-522320	Rental-Equipment/Vehicle	0.00	325.00	0.00	325.00	325.00	0.00
100-1535-523130	General Liability	13,100.00	25,810.00	0.00	25,808.00	25,808.00	2.00
100-1535-523200	Telephone	58,000.00	58,000.00	5,830.54	59,791.28	59,791.28	-1,791.28
100-1535-523201	Postage	250.00	250.00	73.28	152.38	152.38	97.62
100-1535-523500	Travel	800.00	800.00	0.00	0.00	0.00	800.00
100-1535-523600	Dues & Fees	1,500.00	1,500.00	0.00	339.00	339.00	1,161.00
100-1535-523700	Education & Training	11,100.00	10,400.00	0.00	175.00	1,340.00	9,060.00
100-1535-523900	Other	1,000.00	1,000.00	0.00	231.75	231.75	768.25
100-1535-531100	General Supplies & Mater	800.00	1,172.10	0.00	1,172.10	1,172.10	0.00
100-1535-531101	Office Supplies	1,500.00	1,500.00	0.00	773.85	773.85	726.15
100-1535-531102	Computer Supplies	2,000.00	15,080.15	0.00	15,080.15	15,080.15	0.00
100-1535-531600	Sm Equip Purchase <\$5,000	39,000.00	32,190.00	32.99	31,055.91	31,055.91	1,134.09
Department: 1535 - It - Data Processing/Mis Total:		560,100.00	587,200.00	29,001.30	514,249.34	515,979.34	71,220.66
Department: 1565 - General Gov Building & PI							
100-1565-511100	Regular Pay	95,050.00	105,250.00	8,561.67	105,181.84	105,181.84	68.16
100-1565-512100	Group Insurance	55,000.00	55,000.00	0.00	50,264.25	50,264.25	4,735.75
100-1565-512200	Fica & Medicare	7,271.00	7,871.00	632.98	7,879.50	7,879.50	-8.50

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-1565-512400	Pmts To Retirement Sys	13,000.00	14,450.00	1,202.59	14,431.08	14,431.08	18.92
100-1565-512700	Workers Compensation	25,000.00	22,950.00	0.00	20,682.41	20,682.41	2,267.59
100-1565-512810	Uniforms	2,500.00	2,500.00	0.00	877.98	997.48	1,502.52
100-1565-521200	Contracted Professional Services	40,000.00	40,000.00	1,302.52	33,001.00	33,001.00	6,999.00
100-1565-521301	Computer Services	0.00	0.00	31.79	31.79	31.79	-31.79
100-1565-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-1565-522203	Mach & Equip Rep & Maint	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
100-1565-522204	Building Repairs & Maint	135,000.00	140,871.59	4,497.63	142,824.85	142,460.36	-1,588.77
100-1565-523140	Property Insurance	17,000.00	21,014.00	0.00	21,014.00	21,014.00	0.00
100-1565-523200	Telephone	0.00	102.58	0.00	102.58	102.58	0.00
100-1565-523500	Travel	500.00	500.00	0.00	0.00	0.00	500.00
100-1565-523700	Education & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
100-1565-523800	Licenses	100.00	100.00	0.00	0.00	0.00	100.00
100-1565-523900	Other	2,500.00	2,500.00	0.00	300.94	300.94	2,199.06
100-1565-531100	General Supplies & Mater	15,000.00	15,000.00	970.05	6,761.57	6,761.57	8,238.43
100-1565-531105	Hand Tools	1,500.00	1,500.00	0.00	321.93	321.93	1,178.07
100-1565-531210	Water & Sewer Utility	60,000.00	60,000.00	5,636.40	54,065.34	54,065.34	5,934.66
100-1565-531220	Natural Gas	35,000.00	35,000.00	555.05	29,758.69	29,758.69	5,241.31
100-1565-531230	Electricity	190,000.00	190,000.00	5,439.52	150,067.57	150,067.57	39,932.43
100-1565-531600	Sm Equip Purchase <\$5,000	3,187.00	3,187.00	0.00	0.00	0.00	3,187.00
100-1565-531700	Other Supplies	2,000.00	2,000.00	0.00	32.27	32.27	1,967.73
100-1565-541200	Site Improvements	190,000.00	109,872.71	0.00	0.00	0.00	109,872.71
100-1565-542100	Machinery	20,000.00	0.00	0.00	0.00	0.00	0.00
Department: 1565 - General Gov Building & PI Total:		912,208.00	832,268.88	28,830.20	637,599.59	637,354.60	194,914.28
Department: 2000 - Judicial							
100-2000-511100	Salaries & Wages - Municipal Court	210,000.00	210,000.00	16,594.65	206,601.12	206,601.12	3,398.88
100-2000-511300	Overtime Pay	250.00	806.42	0.00	806.42	806.42	0.00
100-2000-512100	Group Insurance	50,000.00	50,000.00	0.00	49,771.50	49,771.50	228.50
100-2000-512200	Fica & Medicare	16,100.00	16,100.00	1,219.20	15,441.24	15,441.24	658.76
100-2000-512400	Pmts To Retirement Sys	32,000.00	32,000.00	2,660.13	31,921.56	31,921.56	78.44
100-2000-521201	Legal Expenses	0.00	295.50	0.00	295.50	295.50	0.00
100-2000-521202	Judge	35,000.00	35,000.00	2,916.66	34,999.92	34,999.92	0.08
100-2000-521204	Solicitor	30,000.00	30,000.00	2,500.00	30,000.00	30,000.00	0.00
100-2000-521205	Public Defender	22,000.00	22,000.00	0.00	15,932.00	15,932.00	6,068.00
100-2000-521210	Contract Labor - Other	3,500.00	3,500.00	200.00	1,850.00	1,850.00	1,650.00
100-2000-523500	Travel	1,000.00	1,015.34	0.00	1,015.34	1,015.34	0.00
100-2000-523600	Dues & Fees	300.00	300.00	0.00	120.00	120.00	180.00
100-2000-523700	Education & Training	2,500.00	2,500.00	0.00	1,409.04	1,409.04	1,090.96
100-2000-523900	Other	500.00	300.00	2.23	297.16	297.16	2.84
100-2000-531100	General Supplies & Mater	3,000.00	2,332.74	0.00	1,678.36	1,678.36	654.38
100-2000-571010	Prisoner Expense	45,000.00	45,000.00	2,473.55	31,240.81	31,240.81	13,759.19
100-2000-571030	Peace Officer'S A&B Fund	50,000.00	50,000.00	2,668.72	30,205.02	30,205.02	19,794.98
100-2000-571040	Local Victim Assistance Fund	25,000.00	25,000.00	1,200.68	14,970.91	14,970.91	10,029.09
100-2000-571050	Drug Abuse Education	7,000.00	7,000.00	395.53	6,224.59	6,224.59	775.41
100-2000-571060	Courtware Solutions	66,000.00	66,000.00	5,500.00	56,500.00	56,500.00	9,500.00
100-2000-571090	Consolidated Remittance	95,000.00	95,000.00	5,457.03	65,192.30	65,192.30	29,807.70
Department: 2000 - Judicial Total:		694,150.00	694,150.00	43,788.38	596,472.79	596,472.79	97,677.21
Department: 3200 - Police							
100-3200-511100	Salaries & Wages - Police	2,021,840.00	2,172,293.00	168,675.09	2,144,227.45	2,144,227.45	28,065.55
100-3200-511300	Overtime Pay	120,000.00	124,399.00	6,970.84	117,708.18	117,708.18	6,690.82
100-3200-511301	Overtime Pay Dea	50,000.00	66,500.00	5,039.82	63,470.61	63,470.61	3,029.39
100-3200-512100	Group Insurance	730,000.00	742,500.00	0.00	687,569.25	687,569.25	54,930.75
100-3200-512200	Fica & Medicare	166,500.00	172,000.00	13,129.94	171,477.17	171,477.17	522.83
100-3200-512400	Pmts To Retirement Sys	279,000.00	309,000.00	27,099.01	325,188.12	325,188.12	-16,188.12
100-3200-512700	Workers Compensation	100,000.00	91,201.00	0.00	91,200.64	91,200.64	0.36
100-3200-512810	Uniforms	28,000.00	28,000.00	2,640.87	21,041.07	21,041.07	6,958.93
100-3200-521201	Legal Expenses	0.00	1,500.00	0.00	1,455.75	1,508.01	-8.01
100-3200-521209	Professional Service	7,000.00	9,000.00	1,940.98	9,911.43	9,911.43	-911.43
100-3200-521301	Computer Services	4,000.00	500.00	0.00	0.00	0.00	500.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-3200-521302	Pre-Employment Screening	2,000.00	2,040.00	390.00	2,090.00	2,090.00	-50.00
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	4,607.26	4,607.26	3,892.74
100-3200-523101	Settlement	0.00	1,250.00	0.00	1,250.00	1,250.00	0.00
100-3200-523160	Law Enforcement Liabili	25,000.00	22,447.00	0.00	22,447.00	22,447.00	0.00
100-3200-523400	Printing & Binding	2,000.00	2,000.00	100.00	1,290.00	1,290.00	710.00
100-3200-523500	Travel	2,000.00	2,000.00	0.00	1,381.45	1,381.45	618.55
100-3200-523600	Dues & Fees	2,000.00	2,000.00	64.00	545.00	545.00	1,455.00
100-3200-523700	Education & Training	4,000.00	9,100.00	495.00	9,039.89	9,151.89	-51.89
100-3200-523900	Other	3,000.00	3,000.00	99.17	815.95	815.95	2,184.05
100-3200-523905	Police Fund Expenses	3,000.00	26,230.64	0.00	23,012.76	23,012.76	3,217.88
100-3200-523910	D.A.R.E Expenses	1,500.00	1,500.00	457.42	1,183.97	1,183.97	316.03
100-3200-531100	General Supplies & Mater	18,000.00	14,900.00	239.20	11,736.46	11,736.46	3,163.54
100-3200-531101	Office Supplies	13,000.00	13,000.00	0.00	11,190.38	11,190.38	1,809.62
100-3200-531104	Ammunition	15,000.00	15,000.00	0.00	12,019.12	12,019.12	2,980.88
100-3200-531600	Sm Equip Purchase <\$5,000	7,500.00	7,500.00	0.00	4,281.60	4,281.60	3,218.40
100-3200-531730	Neighborhood Watch	500.00	500.00	0.00	0.00	0.00	500.00
100-3200-541200	Site Improvements	60,000.00	0.00	0.00	0.00	0.00	0.00
100-3200-542200	Vehicles	100,000.00	98,710.00	0.00	85,369.30	85,369.30	13,340.70
100-3200-571010	Prisoner Expense	5,000.00	5,000.00	0.00	3,994.40	3,994.40	1,005.60
Department: 3200 - Police Total:		3,779,840.00	3,953,070.64	227,341.34	3,829,504.21	3,829,668.47	123,402.17
Department: 3500 - Fire							
100-3500-511100	Salaries & Wages - Fire Dept	1,905,000.00	2,005,000.00	171,075.68	1,995,061.97	1,995,061.97	9,938.03
100-3500-511300	Overtime Pay	70,000.00	80,000.00	5,084.86	75,478.40	75,478.40	4,521.60
100-3500-512100	Group Insurance	673,725.00	673,725.00	0.00	507,565.25	507,565.25	166,159.75
100-3500-512110	Fire Cancer Insurance-Hb 146	5,256.00	5,256.00	0.00	3,961.41	3,961.41	1,294.59
100-3500-512200	Fica & Medicare	151,200.00	151,200.00	12,893.40	153,435.61	153,435.61	-2,235.61
100-3500-512400	Pmts To Retirement Sys	267,000.00	290,700.00	24,988.12	299,857.44	299,857.44	-9,157.44
100-3500-512700	Workers Compensation	60,000.00	60,000.00	0.00	49,788.81	49,788.81	10,211.19
100-3500-512810	Uniforms	20,000.00	9,800.00	2,362.72	8,419.51	3,266.89	6,533.11
100-3500-521201	Legal Expenses	0.00	1,455.75	0.00	1,455.75	1,455.75	0.00
100-3500-521208	Professional -Med Service	12,000.00	12,000.00	0.00	10,237.00	10,237.00	1,763.00
100-3500-521302	Drug Testing	500.00	500.00	50.00	300.00	300.00	200.00
100-3500-522203	Mach & Equip Rep & Maint	27,500.00	27,500.00	1,122.50	26,807.55	26,807.55	692.45
100-3500-523500	Travel	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
100-3500-523600	Dues & Fees	3,000.00	3,000.00	0.00	712.75	712.75	2,287.25
100-3500-523700	Education & Training	10,000.00	6,000.00	375.00	3,393.46	5,393.46	606.54
100-3500-523750	Fire Prevention & Train	3,000.00	0.00	0.00	0.00	0.00	0.00
100-3500-523800	Licenses	500.00	500.00	0.00	373.25	373.25	126.75
100-3500-523900	Other	3,500.00	3,500.00	0.00	2,607.36	2,717.62	782.38
100-3500-531100	General Supplies & Mater	10,000.00	7,300.00	47.50	7,268.07	7,268.07	31.93
100-3500-531101	Office Supplies	2,000.00	2,070.72	0.00	2,070.72	2,070.72	0.00
100-3500-531600	Sm Equip Purchase <\$5,000	35,000.00	26,000.00	0.00	30,164.99	25,864.54	135.46
100-3500-531700	Other Supplies	1,000.00	1,200.00	0.00	805.00	805.00	395.00
100-3500-531710	Medical Supplies	17,000.00	12,000.00	28.98	11,348.02	10,722.72	1,277.28
100-3500-581200	Principal - Lease	149,853.00	149,853.00	0.00	149,852.54	149,852.54	0.46
100-3500-582200	Interest - Leases	7,648.00	7,648.00	0.00	7,647.73	7,647.73	0.27
Department: 3500 - Fire Total:		3,437,682.00	3,539,208.47	218,028.76	3,348,612.59	3,340,644.48	198,563.99
Department: 4100 - Public Works							
100-4100-511100	Salaries & Wages - Public Works	393,500.00	390,900.00	30,528.51	385,806.18	385,806.18	5,093.82
100-4100-511300	Overtime Pay	1,000.00	1,017.47	0.00	1,017.47	1,017.47	0.00
100-4100-512100	Group Insurance	220,000.00	197,640.00	0.00	186,207.75	186,207.75	11,432.25
100-4100-512200	Fica & Medicare	25,000.00	27,600.00	2,151.94	27,649.55	27,649.55	-49.55
100-4100-512400	Pmts To Retirement Sys	55,000.00	60,000.00	4,991.30	59,895.60	59,895.60	104.40
100-4100-512600	Unemployment Expenses	0.00	3,285.00	0.00	3,285.00	3,285.00	0.00
100-4100-512700	Workers Compensation	60,000.00	58,128.88	0.00	58,128.88	58,128.88	0.00
100-4100-512810	Uniforms	8,000.00	8,000.00	334.76	7,568.90	7,651.65	348.35
100-4100-521302	Drug Testing	100.00	100.00	0.00	50.00	50.00	50.00
100-4100-522140	Lawn Care	8,000.00	5,801.06	1,681.66	6,205.06	6,624.94	-823.88

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-4100-522203	Mach & Equip Rep & Maint	10,000.00	12,105.49	1,026.13	13,131.62	13,319.47	-1,213.98
100-4100-522320	Rental-Equipment/Vehicle	3,000.00	3,000.00	0.00	2,312.80	2,312.80	687.20
100-4100-523900	Other	5,000.00	5,368.99	143.90	5,840.99	5,368.99	0.00
100-4100-531100	General Supplies & Materials	8,000.00	8,000.00	0.00	7,990.13	7,990.13	9.87
100-4100-531105	Hand Tools	2,000.00	2,000.00	0.00	1,040.70	1,040.70	959.30
100-4100-531250	Oil Expense	1,000.00	1,000.00	0.00	45.52	45.52	954.48
100-4100-531600	Sm Equip Purchase <\$5,000	5,000.00	5,000.00	0.00	1,607.37	1,607.37	3,392.63
100-4100-531700	Other Supplies	5,000.00	7,737.42	70.35	7,807.77	7,807.77	-70.35
Department: 4100 - Public Works Total:		809,600.00	796,684.31	40,928.55	775,591.29	775,809.77	20,874.54

Department: 4200 - Highways And Streets

100-4200-511100	Regular Pay	207,000.00	167,000.00	9,928.39	163,166.85	163,166.85	3,833.15
100-4200-511300	Overtime Pay	5,000.00	5,000.00	0.00	2,318.86	2,318.86	2,681.14
100-4200-512100	Group Insurance	85,000.00	70,000.00	0.00	66,620.50	66,620.50	3,379.50
100-4200-512200	Fica & Medicare	15,500.00	13,300.00	722.36	12,298.62	12,298.62	1,001.38
100-4200-512400	Pmts To Retirement Sys	30,000.00	32,200.00	2,682.27	32,187.24	32,187.24	12.76
100-4200-512810	Uniforms	500.00	1,430.03	95.60	1,525.63	1,549.53	-119.50
100-4200-521202	Engineering Fees	50,000.00	50,000.00	1,977.25	27,127.47	27,127.47	22,872.53
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	3,087.00	3,087.00	113.00
100-4200-521307	Technical Service-Mapping	6,000.00	0.00	0.00	0.00	0.00	0.00
100-4200-522203	Mach & Equip Rep & Maint	12,000.00	8,027.07	657.78	8,684.85	8,684.85	-657.78
100-4200-522205	Infrastructure Rep & Main	0.00	0.00	3,984.75	3,984.75	3,984.75	-3,984.75
100-4200-522211	Sidewalk Repair & Maint	15,000.00	33,997.25	0.00	33,997.25	33,997.25	0.00
100-4200-523301	Advertising Expense	0.00	100.00	0.00	100.00	100.00	0.00
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	250.00	0.00	250.00	250.00	0.00
100-4200-523800	Licenses	250.00	250.00	0.00	0.00	0.00	250.00
100-4200-523900	Other	1,000.00	1,320.10	670.10	1,320.10	1,320.10	0.00
100-4200-531100	General Supplies & Mater	8,000.00	10,610.19	2,604.00	13,214.19	13,214.19	-2,604.00
100-4200-531101	Office Supplies	1,000.00	0.00	0.00	0.00	0.00	0.00
100-4200-531105	Hand Tools	2,500.00	2,500.00	0.00	1,236.12	1,236.12	1,263.88
100-4200-531109	Chemicals	8,500.00	0.00	0.00	0.00	0.00	0.00
100-4200-531110	Street Repair	500,000.00	500,000.00	235,549.90	413,898.62	402,292.82	97,707.18
100-4200-531111	Traffic Light Maintenance	2,000.00	0.00	0.00	0.00	0.00	0.00
100-4200-531112	Lmig Street Repair & Maint	140,000.00	268,000.00	358,703.00	514,935.60	514,935.60	-246,935.60
100-4200-531113	Street Signs	10,000.00	15,100.25	6,611.50	15,100.25	15,430.25	-330.00
100-4200-531531	Traffic Signal - Utility	3,000.00	3,000.00	160.30	1,601.11	1,601.11	1,398.89
100-4200-531532	Street Light - Utility	175,000.00	176,607.77	18,933.23	195,541.00	195,541.00	-18,933.23
100-4200-531600	Sm Equip Purchase <\$5,000	5,000.00	8,000.00	0.00	8,000.00	8,000.00	0.00
100-4200-531610	Infrastructure < \$25,000	25,000.00	0.00	0.00	0.00	0.00	0.00
100-4200-541466	Street Improvements	100,000.00	0.00	0.00	0.00	0.00	0.00
100-4200-542100	Machinery	100,000.00	122,230.55	0.00	122,230.55	122,230.55	0.00
Department: 4200 - Highways And Streets Total:		1,513,900.00	1,493,073.21	643,280.43	1,642,426.56	1,631,174.66	-138,101.45

Department: 4900 - Fleet Maintenance & Shop

100-4900-511100	Regular Pay-Fleet Maint & Shop	197,000.00	221,000.00	17,934.89	220,438.59	220,438.59	561.41
100-4900-511300	Overtime Pay	1,000.00	1,000.00	0.00	159.68	159.68	840.32
100-4900-512100	Group Insurance	84,000.00	86,178.00	0.00	86,178.00	86,178.00	0.00
100-4900-512200	Fica & Medicare	15,500.00	15,500.00	1,279.52	16,100.09	16,100.09	-600.09
100-4900-512400	Payments To Retirement	30,000.00	30,000.00	2,505.14	30,061.68	30,061.68	-61.68
100-4900-512700	Workers Compensation	5,000.00	5,000.00	0.00	4,047.75	4,047.75	952.25
100-4900-512810	Uniforms	4,500.00	4,500.00	145.50	2,517.14	2,517.14	1,982.86
100-4900-521302	Drug Testing	50.00	50.00	0.00	0.00	0.00	50.00
100-4900-522202	Auto & Truck Rep & Maint	140,000.00	136,217.00	3,429.62	118,495.23	118,495.23	17,721.77
100-4900-522203	Mach & Equip Rep & Maint	5,000.00	5,000.00	0.00	4,355.34	4,355.34	644.66
100-4900-523170	Auto Liability	105,000.00	116,783.00	0.00	116,783.00	116,783.00	0.00
100-4900-523500	Travel	2,000.00	0.00	0.00	0.00	0.00	0.00
100-4900-523600	Dues & Fees	250.00	250.00	0.00	0.00	0.00	250.00
100-4900-523900	Other	1,000.00	1,000.00	0.00	524.96	524.96	475.04

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100-4900-531100	General Supplies & Mater	5,000.00	5,000.00	56.75	3,628.17	3,628.17	1,371.83
100-4900-531101	Office Supplies	1,000.00	1,000.00	0.00	169.75	169.75	830.25
100-4900-531105	Hand Tools	5,000.00	2,000.00	224.95	1,683.79	1,710.33	289.67
100-4900-531250	Oil Expense	7,500.00	4,500.00	0.00	4,173.09	4,173.09	326.91
100-4900-531270	Gasoline Expense	200,000.00	200,000.00	19,198.90	184,992.58	185,109.17	14,890.83
100-4900-531600	Sm Equip Purchase <\$5000	15,000.00	10,832.00	0.00	8,676.52	8,676.52	2,155.48
100-4900-542200	Vehicles	135,000.00	136,990.00	82,168.00	82,168.00	132,176.00	4,814.00
Department: 4900 - Fleet Maintenance & Shop Total:		958,800.00	982,800.00	126,943.27	885,153.36	935,304.49	47,495.51
Department: 6500 - Libraries							
100-6500-522204	Building Repairs & Maint	7,000.00	7,000.00	400.00	3,947.38	3,947.38	3,052.62
100-6500-572030	Library - Uncle Remus	133,238.00	133,238.00	0.00	133,238.00	133,238.00	0.00
Department: 6500 - Libraries Total:		140,238.00	140,238.00	400.00	137,185.38	137,185.38	3,052.62
Department: 7400 - Planning & Zoning							
100-7400-511100	Salaries & Wages - P & Dev	249,000.00	300,000.00	19,798.08	299,982.57	299,982.57	17.43
100-7400-511300	Overtime Pay	1,000.00	2,369.89	0.00	656.52	656.52	1,713.37
100-7400-512100	Group Insurance	64,200.00	64,200.00	0.00	58,811.00	58,811.00	5,389.00
100-7400-512200	Fica & Medicare	19,125.00	21,252.17	1,487.24	22,739.41	22,739.41	-1,487.24
100-7400-512400	Pmts To Retirement Sys	40,000.00	40,000.00	3,163.05	37,956.60	37,956.60	2,043.40
100-7400-512810	Uniforms	1,500.00	0.00	0.00	0.00	0.00	0.00
100-7400-521201	Legal Expenses	10,000.00	0.00	0.00	0.00	0.00	0.00
100-7400-521202	Engineering Fees	20,000.00	22,475.63	1,960.00	24,435.63	24,435.63	-1,960.00
100-7400-521302	Drug Testing	100.00	100.00	0.00	0.00	0.00	100.00
100-7400-521312	Planning Commissioners	2,400.00	1,772.83	0.00	0.00	0.00	1,772.83
100-7400-523301	Advertising Expense	500.00	500.00	30.00	365.00	365.00	135.00
100-7400-523400	Printing & Binding	1,000.00	0.00	0.00	0.00	0.00	0.00
100-7400-523500	Travel	1,000.00	1,500.00	386.84	928.53	1,360.59	139.41
100-7400-523600	Dues & Fees	400.00	400.00	35.85	231.72	243.67	156.33
100-7400-523700	Education & Training	4,500.00	3,000.00	427.00	3,056.32	2,766.32	233.68
100-7400-523800	Licenses	400.00	400.00	0.00	73.20	73.20	326.80
100-7400-523900	Other	1,000.00	1,000.00	0.00	20.00	20.00	980.00
100-7400-531100	General Supplies & Mater	2,000.00	2,000.00	0.00	180.73	180.73	1,819.27
100-7400-531101	Office Supplies	2,000.00	2,000.00	75.88	1,492.37	1,440.99	559.01
100-7400-531102	Computer Supplies	2,000.00	500.00	0.00	0.00	0.00	500.00
100-7400-531600	Sm Equip Purchase <\$5,000	1,000.00	654.48	0.00	93.89	93.89	560.59
Department: 7400 - Planning & Zoning Total:		423,125.00	464,125.00	27,363.94	451,023.49	451,126.12	12,998.88
Department: 7545 - Economic Development -							
100-7545-511100	Regular Pay	117,000.00	170,000.00	13,638.11	169,739.95	169,739.95	260.05
100-7545-511300	Overtime Pay	52,500.00	39,000.00	1,772.57	38,231.10	38,231.10	768.90
100-7545-512100	Group Insurance	48,000.00	48,000.00	0.00	40,207.50	40,207.50	7,792.50
100-7545-512200	Fica & Medicare	12,500.00	14,327.62	1,135.25	15,462.87	15,462.87	-1,135.25
100-7545-512400	Payments To Retirement	22,200.00	23,590.05	2,144.55	25,734.60	25,734.60	-2,144.55
100-7545-512810	Uniforms	500.00	0.00	0.00	0.00	0.00	0.00
100-7545-523301	Advertising Expense	3,500.00	282.33	0.00	707.15	707.15	-424.82
100-7545-523400	Printing	2,500.00	7,500.00	0.00	0.00	0.00	7,500.00
100-7545-523500	Travel Expense	0.00	595.00	0.00	594.96	594.96	0.04
100-7545-523600	Dues & Fees	1,500.00	1,729.00	0.00	1,294.00	1,294.00	435.00
100-7545-523900	Other	500.00	500.00	109.50	109.50	109.50	390.50
100-7545-531100	General Supplies & Materials	15,000.00	14,771.00	369.30	13,316.72	13,384.21	1,386.79
100-7545-531112	Flowers	250.00	250.00	0.00	71.68	71.68	178.32
100-7545-531300	Food	12,000.00	12,000.00	1,558.30	8,901.07	9,041.64	2,958.36
100-7545-572010	Events - Etc.	100,000.00	108,405.00	25,115.51	100,544.82	107,128.86	1,276.14
Department: 7545 - Economic Development - Total:		387,950.00	440,950.00	45,843.09	414,915.92	421,708.02	19,241.98
Fund: 100 - General Fund Surplus (Deficit):		0.00	-842,530.64	-1,325,603.39	440,619.33	403,345.12	-1,245,875.76
Fund: 210 - Confiscated Asset Fund							
Department: 0000 - Non-Departmental							
210-0000-381001	Confiscated Assets	5,000.00	5,000.00	26.00	17,052.37	17,052.37	-12,052.37

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	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
210-0000-381010 Federal Confiscated Assets	100,000.00	100,000.00	0.00	110,893.60	110,893.60	-10,893.60
Department: 0000 - Non-Departmental Total:	105,000.00	105,000.00	26.00	127,945.97	127,945.97	-22,945.97
Department: 3200 - Police						
210-3200-512810 Uniforms	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
210-3200-523900 Other	0.00	0.00	1,760.00	1,760.00	1,760.00	-1,760.00
210-3200-523901 Other -- Federal Forfiture	50,000.00	50,000.00	4,037.00	50,396.30	50,396.30	-396.30
210-3200-531100 General Supplies & Mater	0.00	0.00	0.00	0.00	-3,773.00	3,773.00
210-3200-531600 Sm Equip Federal <\$5000	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
210-3200-531601 Small Equip Confiscated <\$5000	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00
Department: 3200 - Police Total:	105,000.00	105,000.00	5,797.00	52,156.30	48,383.30	56,616.70
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	-5,771.00	75,789.67	79,562.67	-79,562.67
Fund: 275 - Hotel/Motel Fund						
Department: 0000 - Non-Departmental						
275-0000-314100 Hotel / Motel Tax	70,000.00	70,000.00	733.38	54,032.20	54,032.20	15,967.80
Department: 0000 - Non-Departmental Total:	70,000.00	70,000.00	733.38	54,032.20	54,032.20	15,967.80
Department: 7540 - Tourism						
275-7540-523301 Advertising Expense	10,000.00	17,434.75	0.00	17,434.75	17,434.75	0.00
275-7540-572010 Chamber - Hotel/Motel	10,000.00	3,000.00	0.00	3,000.00	3,000.00	0.00
275-7540-611050 Transfer Out - General	50,000.00	49,565.25	1,142.36	32,413.06	32,413.06	17,152.19
Department: 7540 - Tourism Total:	70,000.00	70,000.00	1,142.36	52,847.81	52,847.81	17,152.19
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	-408.98	1,184.39	1,184.39	-1,184.39
Fund: 320 - Gw Splost 2017						
Department: 0000 - Non-Departmental						
320-0000-335120 Intergovernmental Revenues	0.00	0.00	0.00	536,057.00	536,057.00	-536,057.00
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	0.00	4,461.57	4,461.57	-4,461.57
320-0000-389000 Bank Charges & Misc	0.00	0.00	0.00	-4.00	-4.00	4.00
Department: 0000 - Non-Departmental Total:	3,040,034.00	3,040,034.00	0.00	540,514.57	540,514.57	2,499,519.43
Department: 4200 - Highways And Streets						
320-4200-541410 Transp-Old Loganville Sidewalk	1,320,649.00	1,320,649.00	0.00	30,689.92	30,689.92	1,289,959.08
Department: 4200 - Highways And Streets Total:	1,320,649.00	1,320,649.00	0.00	30,689.92	30,689.92	1,289,959.08
Department: 4400 - Water						
320-4400-541400 Infrastructure-Dest Park	380,604.00	380,604.00	0.00	125,217.57	125,217.57	255,386.43
Department: 4400 - Water Total:	380,604.00	380,604.00	0.00	125,217.57	125,217.57	255,386.43
Department: 6200 - Parks						
320-6200-541300 Buildings-Park	0.00	0.00	0.00	-53,477.82	-53,477.82	53,477.82
320-6200-541400 Recreation - Infrastructure	1,338,781.00	1,338,781.00	698.75	160,363.84	160,363.84	1,178,417.16
Department: 6200 - Parks Total:	1,338,781.00	1,338,781.00	698.75	106,886.02	106,886.02	1,231,894.98
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	-698.75	277,721.06	277,721.06	-277,721.06
Fund: 321 - Wc Splost 2019						
Department: 0000 - Non-Departmental						
321-0000-337103 Transportation Wc Splost 2019	3,218,899.00	3,218,899.00	0.00	1,073,675.09	1,073,675.09	2,145,223.91
321-0000-337104 Public Safety Wc Splost 2019	2,354,726.00	2,354,726.00	0.00	947,916.84	947,916.84	1,406,809.16
321-0000-337105 Parks And Rec Walton Splost 2019	226,193.00	226,193.00	0.00	91,056.06	91,056.06	135,136.94
321-0000-361000 Interest Revenues	0.00	0.00	0.00	202,108.08	202,108.08	-202,108.08
321-0000-389000 Bank Charges & Misc.	0.00	0.00	0.00	-399.00	-399.00	399.00
Department: 0000 - Non-Departmental Total:	5,799,818.00	5,799,818.00	0.00	2,314,357.07	2,314,357.07	3,485,460.93
Department: 3200 - Police						
321-3200-522204 Police Building Repair & Maint	0.00	110,905.40	47,696.27	85,312.73	85,312.73	25,592.67
321-3200-531600 Small Equip Purchase < \$5000	0.00	9,484.05	0.00	9,484.05	9,484.05	0.00
321-3200-541300 Public Safety Buildings	2,354,726.00	995,714.81	0.00	0.00	0.00	995,714.81
321-3200-542100 Machinery/ Equipment	0.00	0.00	0.00	276,776.10	0.00	0.00

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
321-3200-542200	Vehicles	0.00	50,208.41	0.00	50,208.41	50,208.41	0.00
Department: 3200 - Police Total:		2,354,726.00	1,166,312.67	47,696.27	421,781.29	145,005.19	1,021,307.48
Department: 3500 - Fire							
321-3500-531600	Small Equip Purchase < \$5000	0.00	60,849.99	0.00	60,849.99	60,849.99	0.00
321-3500-542200	Vehicles	0.00	1,127,563.34	0.00	1,127,563.34	1,127,563.34	0.00
Department: 3500 - Fire Total:		0.00	1,188,413.33	0.00	1,188,413.33	1,188,413.33	0.00
Department: 4200 - Highways And Streets							
321-4200-541400	Transportation Infrastructure	3,218,899.00	3,218,899.00	0.00	0.00	0.00	3,218,899.00
Department: 4200 - Highways And Streets Total:		3,218,899.00	3,218,899.00	0.00	0.00	0.00	3,218,899.00
Department: 6200 - Parks							
321-6200-542100	Machinery/ Equipment	226,193.00	226,193.00	0.00	0.00	0.00	226,193.00
Department: 6200 - Parks Total:		226,193.00	226,193.00	0.00	0.00	0.00	226,193.00
Fund: 321 - Wc Splost 2019 Surplus (Deficit):		0.00	0.00	-47,696.27	704,162.45	980,938.55	-980,938.55
Fund: 324 - GW SPLOST 2023							
Department: 0000 - Non-Departmental							
324-0000-337101	Splost 23 Transportation	2,559,746.00	2,559,746.00	0.00	274,059.64	274,059.64	2,285,686.36
324-0000-337102	Splost 23 - Public Safety-Facilities & E...	600,000.00	600,000.00	0.00	91,676.39	91,676.39	508,323.61
324-0000-337103	Splost 23 Recreational	750,000.00	750,000.00	0.00	119,884.49	119,884.49	630,115.51
324-0000-337104	Splost 23 Water & Sewer Capital Impr...	574,642.00	574,642.00	0.00	91,676.39	91,676.39	482,965.61
324-0000-361000	Interest Income	0.00	0.00	0.00	11,955.46	11,955.46	-11,955.46
324-0000-389000	Bank Charges and Misc	0.00	0.00	0.00	-993.09	-993.09	993.09
Department: 0000 - Non-Departmental Total:		4,484,388.00	4,484,388.00	0.00	588,259.28	588,259.28	3,896,128.72
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							
324-3500-522204	Building Repairs and Maint	0.00	10,510.22	0.00	10,510.22	10,510.22	0.00
324-3500-541300	Fire Public Safety Facilities	300,000.00	289,489.78	0.00	0.00	0.00	289,489.78
Department: 3500 - Fire Total:		300,000.00	300,000.00	0.00	10,510.22	10,510.22	289,489.78
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	0.00	577,749.06	577,749.06	-577,749.06
Fund: 371 - ARPA							
Department: 0000 - Non-Departmental							
371-0000-361000	Interest Revenue	0.00	0.00	0.00	122,050.70	122,050.70	-122,050.70
371-0000-399000	FB For Budget Only	0.00	1,412,283.38	0.00	0.00	0.00	1,412,283.38
Department: 0000 - Non-Departmental Total:		0.00	1,412,283.38	0.00	122,050.70	122,050.70	1,290,232.68
Department: 4200 - Highways And Streets							
371-4200-541400	Street Infrastructure	0.00	788,763.25	0.00	737,247.49	737,247.49	51,515.76
Department: 4200 - Highways And Streets Total:		0.00	788,763.25	0.00	737,247.49	737,247.49	51,515.76
Department: 4300 - Water Quality Control							
371-4300-541400	Infrastructure	0.00	350,000.00	227,000.00	227,000.00	424,376.00	-74,376.00
371-4300-542200	Vehicles	0.00	126,787.88	0.00	126,787.88	126,787.88	0.00
Department: 4300 - Water Quality Control Total:		0.00	476,787.88	227,000.00	353,787.88	551,163.88	-74,376.00

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Department: 4320 - Stormwater						
371-4320-522205 Infrastructure Repair & Maintenance	0.00	49,192.50	2,635.20	9,181.30	49,192.50	0.00
Department: 4320 - Stormwater Total:	0.00	49,192.50	2,635.20	9,181.30	49,192.50	0.00
Department: 4330 - Sewer Collections						
371-4330-522205 Infrastructure Repair & Maintenance	0.00	48,862.00	19,442.00	48,862.00	48,862.00	0.00
371-4330-541300 Buildings	0.00	23,880.21	0.00	0.00	23,880.21	0.00
371-4330-541400 Infrastructure	0.00	139,442.75	43,199.00	44,790.25	139,442.75	0.00
Department: 4330 - Sewer Collections Total:	0.00	212,184.96	62,641.00	93,652.25	212,184.96	0.00
Department: 4400 - Water						
371-4400-541410 Water Infrastructure	0.00	1,497.50	0.00	1,497.50	1,497.50	0.00
Department: 4400 - Water Total:	0.00	1,497.50	0.00	1,497.50	1,497.50	0.00
Fund: 371 - ARPA Surplus (Deficit):	0.00	-116,142.71	-292,276.20	-1,073,315.72	-1,429,235.63	1,313,092.92
Fund: 375 - Capital Recovery-Impact Fees						
Department: 0000 - Non-Departmental						
375-0000-341320 Capital Recovery Impact Fee	500,000.00	500,000.00	59,543.34	290,883.78	290,883.78	209,116.22
375-0000-361000 Interest Revenues	0.00	0.00	0.00	50,059.21	50,059.21	-50,059.21
Department: 0000 - Non-Departmental Total:	500,000.00	500,000.00	59,543.34	340,942.99	340,942.99	159,057.01
Department: 4400 - Water						
375-4400-541400 Infrastructure	500,000.00	500,000.00	0.00	0.00	0.00	500,000.00
Department: 4400 - Water Total:	500,000.00	500,000.00	0.00	0.00	0.00	500,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	59,543.34	340,942.99	340,942.99	-340,942.99
Fund: 505 - Water & Sewer Fund						
Department: 0000 - Non-Departmental						
505-0000-341320 Capital Recovery Fee	0.00	0.00	-44,901.54	5,856.72	5,856.72	-5,856.72
505-0000-341321 Capital Recovery - Plan Review	7,500.00	7,500.00	0.00	613.91	613.91	6,886.09
505-0000-344190 Other Charges	0.00	0.00	0.00	-1,064.23	-1,064.23	1,064.23
505-0000-344211 Water Sales / Collection	3,650,000.00	3,650,000.00	326,831.25	3,533,523.82	3,533,523.82	116,476.18
505-0000-344212 Water Tap Fees	500,000.00	500,000.00	12,750.00	251,000.00	251,000.00	249,000.00
505-0000-344213 Backflow	19,000.00	19,000.00	150.00	14,100.00	14,100.00	4,900.00
505-0000-344214 Sprinkler Meter Fees	5,000.00	5,000.00	0.00	500.00	500.00	4,500.00
505-0000-344215 Hydrant Meter Fees	4,500.00	4,500.00	-2,800.00	5,469.91	5,469.91	-969.91
505-0000-344255 Sewer Sales / Collection	3,050,000.00	3,050,000.00	275,166.57	3,029,441.35	3,029,441.35	20,558.65
505-0000-344256 Sewer Tap Fees	850,000.00	850,000.00	22,500.00	527,650.00	527,650.00	322,350.00
505-0000-344257 Dumping Tickets	550,000.00	550,000.00	46,125.00	443,925.00	443,925.00	106,075.00
505-0000-344258 Grease Trap Fees	12,000.00	12,000.00	150.00	12,300.00	12,300.00	-300.00
505-0000-344260 Storm Water Utility	600,000.00	600,000.00	49,778.67	561,795.03	561,795.03	38,204.97
505-0000-349300 Bad Check Fees	1,500.00	1,500.00	150.75	5,418.30	5,418.30	-3,918.30
505-0000-349900 Water & Sewer Late Fees	200,000.00	200,000.00	18,988.19	189,016.17	189,016.17	10,983.83
505-0000-349910 Administrative Fees	100,000.00	100,000.00	9,101.00	107,772.03	107,772.03	-7,772.03
505-0000-361000 Interest Revenues	15,000.00	15,000.00	0.00	101,807.54	101,807.54	-86,807.54
505-0000-383000 Reimb. For Damaged Property	0.00	0.00	-16,942.00	448.00	448.00	-448.00
505-0000-389000 Bank Charges & Etc.	3,000.00	3,000.00	13,865.62	-57,026.71	-57,026.71	60,026.71
505-0000-391100 Collections -Bad Debt	0.00	0.00	-77.93	-3,425.31	-3,425.31	3,425.31
505-0000-392000 Sale Of Surplus Property	0.00	0.00	547.40	547.40	547.40	-547.40
Department: 0000 - Non-Departmental Total:	9,567,500.00	9,567,500.00	711,382.98	8,729,668.93	8,729,668.93	837,831.07
Department: 4300 - Water Quality Control						
505-4300-511100 Salaries & Wages - Wqc	602,770.00	602,770.00	51,053.60	585,649.09	585,649.09	17,120.91
505-4300-511300 Overtime Pay	15,000.00	15,000.00	2,839.17	11,701.81	11,701.81	3,298.19
505-4300-512100 Group Insurance	275,000.00	275,000.00	0.00	222,796.25	222,796.25	52,203.75
505-4300-512200 Fica & Medicare	46,112.00	46,112.00	3,853.68	46,289.22	46,289.22	-177.22
505-4300-512400 Pmts To Retirement Sys	81,846.00	85,996.00	7,816.16	93,793.92	93,793.92	-7,797.92
505-4300-512810 Uniforms	45,000.00	45,000.00	5,780.09	31,572.99	31,909.98	13,090.02
505-4300-521201 Legal Expenses	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00
505-4300-521202 Engineering Fees	10,000.00	8,800.00	0.00	8,761.12	8,761.12	38.88
505-4300-521208 Professional -Med Service	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
505-4300-521301 Computer Services	115,000.00	69,303.00	0.00	65,817.19	65,817.19	3,485.81
505-4300-521302 Drug Testing	500.00	500.00	50.00	250.00	250.00	250.00

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505-4300-521307	Technical Service	30,000.00	15,000.00	0.00	466.00	466.00	14,534.00
505-4300-521320	Outside Lab Service	15,000.00	15,000.00	517.18	7,219.04	7,219.04	7,780.96
505-4300-521330	W E T Sampling	10,000.00	5,000.00	0.00	2,608.20	2,608.20	2,391.80
505-4300-522110	Disposal (Sludge)	10,000.00	0.00	0.00	0.00	0.00	0.00
505-4300-522201	Office Equip-Rep & Maint	10,500.00	10,500.00	415.34	6,893.87	6,893.87	3,606.13
505-4300-522202	Auto & Truck Rep & Maint	50,000.00	50,000.00	947.62	41,055.36	41,180.01	8,819.99
505-4300-522203	Mach & Equip Rep & Maint	55,000.00	21,500.00	2,147.84	21,488.08	21,488.08	11.92
505-4300-522204	Building Repairs & Maint	25,000.00	14,458.00	135.98	12,605.06	12,605.06	1,852.94
505-4300-522205	Infrastructure Rep & Main	100,000.00	172,935.00	4,050.32	296,278.41	192,006.10	-19,071.10
505-4300-522206	Computer Repair & Maint	3,000.00	3,000.00	0.00	1,480.47	1,562.77	1,437.23
505-4300-522320	Rental-Equipment/Vehicle	2,000.00	0.00	0.00	0.00	0.00	0.00
505-4300-523130	General Liability	46,000.00	56,542.00	0.00	56,542.00	56,542.00	0.00
505-4300-523140	Property Insurance	30,000.00	34,014.00	0.00	34,014.00	34,014.00	0.00
505-4300-523170	Auto Liability	20,000.00	50,000.00	0.00	50,000.00	50,000.00	0.00
505-4300-523200	Telephone	15,000.00	22,420.00	1,250.60	15,631.24	15,631.24	6,788.76
505-4300-523500	Travel	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-523600	Dues & Fees	3,000.00	4,200.00	1,500.00	4,194.25	4,194.25	5.75
505-4300-523700	Education & Training	10,000.00	10,000.00	0.00	3,569.20	3,569.20	6,430.80
505-4300-523800	Licenses	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4300-523900	Other	2,000.00	2,075.00	49.57	2,059.41	2,127.76	-52.76
505-4300-531100	General Supplies & Mater	10,000.00	10,250.00	433.88	5,473.51	5,954.87	4,295.13
505-4300-531101	Office Supplies	4,000.00	4,236.58	0.00	4,236.58	4,236.58	0.00
505-4300-531102	Computer Supplies	5,000.00	450.00	0.00	422.99	422.99	27.01
505-4300-531103	Lab Supplies	20,000.00	24,950.00	195.90	25,114.53	25,833.33	-883.33
505-4300-531105	Hand Tools	1,500.00	1,649.66	316.25	1,639.12	1,639.12	10.54
505-4300-531109	Chemicals	150,000.00	217,257.62	45,570.04	216,695.81	227,243.01	-9,985.39
505-4300-531220	Natural Gas	1,200.00	1,200.00	100.41	1,124.38	1,124.38	75.62
505-4300-531230	Electricity	400,000.00	400,000.00	10,303.24	407,460.29	407,460.29	-7,460.29
505-4300-531250	Oil Expense	5,000.00	6,200.00	4,185.29	6,359.67	6,359.67	-159.67
505-4300-531270	Gasoline Expense	60,000.00	66,400.00	6,528.16	72,873.36	72,873.36	-6,473.36
505-4300-531600	Sm Equip Purchase <\$5,000	5,000.00	4,056.14	0.00	497.68	497.68	3,558.46
505-4300-531700	Other Supplies	1,000.00	1,000.00	0.00	130.00	130.00	870.00
505-4300-561000	Depreciation	388,824.00	388,824.00	0.00	0.00	0.00	388,824.00
505-4300-562000	Amortization	24,600.00	24,600.00	0.00	0.00	0.00	24,600.00
505-4300-581100	Principal - Bonds	995,000.00	995,000.00	0.00	995,000.00	995,000.00	0.00
505-4300-582100	Interest - Bonds	625,432.00	625,557.00	0.00	625,535.58	625,535.58	21.42
Department: 4300 - Water Quality Control Total:		4,342,784.00	4,425,256.00	150,040.32	3,985,299.68	3,893,387.02	531,868.98
Department: 4320 - Stormwater							
505-4320-511100	Regular Pay	223,066.00	234,066.00	19,302.68	233,839.74	233,839.74	226.26
505-4320-511300	Overtime Pay	6,000.00	7,177.47	0.00	7,177.47	7,177.47	0.00
505-4320-512100	Group Insurance	58,913.00	59,959.50	0.00	59,959.50	59,959.50	0.00
505-4320-512200	Fica & Medicare	17,065.00	17,275.38	1,431.04	18,706.42	18,706.42	-1,431.04
505-4320-512400	Pmts To Retirement Sys	29,676.00	34,676.00	2,898.19	34,778.28	34,778.28	-102.28
505-4320-512700	Workers Compensation	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-4320-521202	Engineering Fees	50,000.00	44,631.72	1,493.44	35,421.32	35,421.32	9,210.40
505-4320-521307	Technical Service Mapping	25,000.00	25,000.00	2,000.00	21,953.75	23,953.75	1,046.25
505-4320-521320	Outside Lab Service	17,000.00	25,000.00	0.00	16,298.70	16,298.70	8,701.30
505-4320-521370	Auto Liability	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4320-522203	Mach & Equip Rep & Maint	8,000.00	4,580.00	0.00	1,592.30	1,592.30	2,987.70
505-4320-522205	Infrastructure Rep & Main	75,000.00	156,693.93	264.00	156,297.93	156,693.93	0.00
505-4320-522320	Rental-Equipment/Vehicle	2,000.00	0.00	0.00	0.00	0.00	0.00
505-4320-523301	Advertising Expense	1,500.00	1,900.00	0.00	773.47	773.47	1,126.53
505-4320-523400	Printing & Binding	3,000.00	3,000.00	0.00	2,274.73	2,274.73	725.27
505-4320-523700	Education & Training	2,000.00	1,600.00	0.00	225.00	225.00	1,375.00
505-4320-523800	Licenses	500.00	500.00	0.00	0.00	0.00	500.00
505-4320-523900	Other	2,000.00	2,000.00	0.00	462.85	553.39	1,446.61
505-4320-531100	General Supplies & Mater	10,000.00	10,000.00	0.00	4,316.56	4,316.56	5,683.44
505-4320-531101	Office Supplies	2,000.00	0.00	0.00	0.00	0.00	0.00
505-4320-531105	Hand Tools	2,000.00	1,000.00	0.00	0.00	0.00	1,000.00

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505-4320-531109	Chemicals	5,000.00	5,000.00	0.00	1,887.50	1,887.50	3,112.50
505-4320-531600	Sm Equip Purchase <\$5,000	5,000.00	0.00	0.00	0.00	0.00	0.00
505-4320-531700	Other Supplies	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-4320-541000	Property Purchase	0.00	162,222.12	0.00	162,222.12	162,222.12	0.00
505-4320-542100	Machinery	10,000.00	0.00	0.00	0.00	0.00	0.00
505-4320-561000	Depreciation	77,500.00	77,500.00	0.00	0.00	0.00	77,500.00
Department: 4320 - Stormwater Total:		639,220.00	880,782.12	27,389.35	758,187.64	760,674.18	120,107.94
Department: 4330 - Sewer Collections							
505-4330-511100	Regular Pay	260,560.00	214,844.62	18,251.05	189,623.20	189,623.20	25,221.42
505-4330-511300	Overtime Pay	20,000.00	35,000.00	1,221.27	27,529.79	27,529.79	7,470.21
505-4330-512100	Group Insurance	110,000.00	110,000.00	0.00	84,282.50	84,282.50	25,717.50
505-4330-512200	Fica & Medicare	19,933.00	19,933.00	1,411.81	17,047.00	17,047.00	2,886.00
505-4330-512400	Retirement	33,211.00	39,211.00	3,549.70	42,596.40	42,596.40	-3,385.40
505-4330-521202	Engineering Fees	15,000.00	6,005.00	0.00	6,005.00	6,005.00	0.00
505-4330-521302	Drug Testing	0.00	100.00	0.00	100.00	100.00	0.00
505-4330-521303	Tech Services	7,500.00	22,460.38	0.00	22,460.38	22,460.38	0.00
505-4330-521306	Tech Service Generator	9,000.00	8,000.00	0.00	2,994.00	2,994.00	5,006.00
505-4330-521307	Tech Sev Gis Mapping	20,000.00	15,000.00	0.00	8,815.87	8,815.87	6,184.13
505-4330-522110	Septic Disposal	12,000.00	70,950.00	0.00	70,950.00	70,950.00	0.00
505-4330-522203	Mach & Equip Rep & Maint	15,000.00	15,000.00	0.00	9,468.78	9,468.78	5,531.22
505-4330-522205	Infrastructure Rep & Maint	100,000.00	201,000.00	5,575.44	196,174.45	196,570.45	4,429.55
505-4330-522320	Rental Equip/ Vehicle	1,000.00	18,000.00	0.00	17,884.63	17,884.63	115.37
505-4330-523301	Advertising Expense	1,000.00	0.00	0.00	0.00	0.00	0.00
505-4330-523500	Travel	2,000.00	0.00	0.00	0.00	0.00	0.00
505-4330-523600	Dues & Fees	1,000.00	0.00	0.00	0.00	0.00	0.00
505-4330-523700	Education & Training	5,000.00	1,986.00	0.00	1,105.00	1,105.00	881.00
505-4330-523800	Licenses	1,000.00	1,000.00	0.00	30.00	30.00	970.00
505-4330-523900	Other	1,500.00	1,500.00	0.00	549.78	549.78	950.22
505-4330-531100	General Supplies & Materials	10,000.00	11,200.00	926.77	12,106.90	12,106.90	-906.90
505-4330-531101	Office Supplies	1,500.00	1,500.00	121.10	1,416.05	1,416.05	83.95
505-4330-531105	Hand Tools	2,500.00	0.00	0.00	0.00	0.00	0.00
505-4330-531109	Chemicals	16,041.00	11,541.00	0.00	10,161.50	10,161.50	1,379.50
505-4330-531220	Natural Gas	500.00	500.00	0.00	0.00	0.00	500.00
505-4330-531600	Sm Equip <\$5,000	5,000.00	0.00	0.00	0.00	0.00	0.00
505-4330-531700	Other Supplies	1,000.00	0.00	0.00	0.00	0.00	0.00
Department: 4330 - Sewer Collections Total:		671,245.00	804,731.00	31,057.14	721,301.23	721,697.23	83,033.77
Department: 4400 - Water							
505-4400-511100	Salaries & Wages - Water	628,687.00	529,122.84	36,891.47	468,998.13	468,998.13	60,124.71
505-4400-511300	Overtime Pay	35,000.00	35,000.00	1,144.54	21,911.88	21,911.88	13,088.12
505-4400-512100	Group Insurance	260,000.00	260,000.00	0.00	198,153.25	198,153.25	61,846.75
505-4400-512200	Fica & Medicare	48,095.00	48,095.00	2,764.63	37,622.07	37,622.07	10,472.93
505-4400-512400	Pmts To Retirement Sys	85,571.00	343,571.00	258,397.11	350,765.32	350,765.32	-7,194.32
505-4400-512700	Workers Compensation	50,000.00	54,500.00	0.00	53,538.01	53,538.01	961.99
505-4400-521202	Engineering Fees	30,000.00	15,000.00	0.00	0.00	0.00	15,000.00
505-4400-521203	Audit Fees	16,000.00	16,900.00	0.00	16,900.00	16,900.00	0.00
505-4400-521302	Drug Testing	0.00	280.00	0.00	280.00	280.00	0.00
505-4400-521304	Tech Service -Utlty Prot	4,300.00	4,400.00	0.00	4,305.90	4,305.90	94.10
505-4400-521305	Techserv -Utility Service	55,500.00	55,500.00	6,069.71	40,563.85	40,563.85	14,936.15
505-4400-521307	Technical Service	63,400.00	78,400.00	0.00	32,566.40	32,566.40	45,833.60
505-4400-521320	Outside Lab Service	8,000.00	8,000.00	1,671.76	3,866.98	3,866.98	4,133.02
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	15,000.00	14,900.00	0.00	4,325.14	4,325.14	10,574.86
505-4400-522205	Infrastructure Rep & Main	180,000.00	197,000.00	12,435.74	204,262.01	202,992.08	-5,992.08
505-4400-522320	Rental-Equipment/Vehicle	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	3,451.19	34,678.90	34,678.90	-678.90
505-4400-523301	Advertising Expense	100.00	2,250.00	0.00	1,664.00	1,664.00	586.00
505-4400-523400	Printing & Binding	15,000.00	15,000.00	1,592.11	12,007.47	12,007.47	2,992.53
505-4400-523500	Travel	1,500.00	0.00	0.00	0.00	0.00	0.00
505-4400-523600	Dues & Fees	4,500.00	764.00	0.00	764.00	764.00	0.00

Income Statement

For Fiscal: 2023-2024 Period

Section 2, Item F.

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
505-4400-523700	Education & Training	7,000.00	5,350.00	0.00	4,865.10	4,865.10	484.90
505-4400-523800	Licenses	1,000.00	1,000.00	30.00	254.00	254.00	746.00
505-4400-523900	Other	1,000.00	1,069.14	111.41	1,069.14	1,069.14	0.00
505-4400-531100	General Supplies & Mater	18,000.00	18,000.00	0.00	7,830.06	7,830.06	10,169.94
505-4400-531101	Office Supplies	2,000.00	3,500.00	0.00	3,323.96	3,323.96	176.04
505-4400-531103	Lab Supplies	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00
505-4400-531105	Hand Tools	3,000.00	3,000.00	0.00	875.90	875.90	2,124.10
505-4400-531109	Chemicals	3,000.00	2,500.00	0.00	0.00	0.00	2,500.00
505-4400-531210	Water & Sewer Utility	24,000.00	42,000.00	2,387.67	43,621.31	43,621.31	-1,621.31
505-4400-531220	Natural Gas	0.00	3,914.10	0.00	3,914.10	3,914.10	0.00
505-4400-531510	Purchased Water	1,800,000.00	1,800,000.00	175,508.98	1,712,056.27	1,712,056.27	87,943.73
505-4400-531591	Water Meters	100,000.00	100,000.00	162.16	77,618.42	78,000.00	22,000.00
505-4400-531600	Sm Equip Purchase <\$5,000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
505-4400-531700	Other Supplies	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00
505-4400-542100	Machinery	147,538.00	0.00	0.00	0.00	0.00	0.00
505-4400-561000	Depreciation	247,860.00	247,860.00	0.00	0.00	0.00	247,860.00
505-4400-562000	Amortization	14,200.00	14,200.00	0.00	0.00	0.00	14,200.00
505-4400-574000	Bad Debt	0.00	636.92	0.00	636.92	636.92	0.00
Department: 4400 - Water Total:		3,914,251.00	3,966,713.00	502,618.48	3,343,238.49	3,342,350.14	624,362.86
Fund: 505 - Water & Sewer Fund Surplus (Deficit):		0.00	-509,982.12	277.69	-78,358.11	11,560.36	-521,542.48
Fund: 540 - Solid Waste Fund							
Department: 0000 - Non-Departmental							
540-0000-311790	Sanitation Franchise Tax	90,000.00	90,000.00	9,347.27	95,340.63	95,340.63	-5,340.63
540-0000-344110	Sanitation Sales / Collection	2,500,000.00	2,500,000.00	271,025.78	2,923,532.19	2,923,532.19	-423,532.19
540-0000-361000	Interest Revenues	25,000.00	25,000.00	140.33	43,591.44	43,591.44	-18,591.44
Department: 0000 - Non-Departmental Total:		2,615,000.00	2,615,000.00	280,513.38	3,062,464.26	3,062,464.26	-447,464.26
Department: 4510 - Solid Waste Admin							
540-4510-522110	Disposal	1,710,000.00	1,710,000.00	157,825.20	1,662,907.55	1,662,907.55	47,092.45
540-4510-522111	Roll Off Dumpsters	605,000.00	605,000.00	70,342.41	486,523.39	486,523.39	118,476.61
540-4510-611050	Transfer Out - General	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00	0.00
Department: 4510 - Solid Waste Admin Total:		2,615,000.00	2,615,000.00	528,167.61	2,449,430.94	2,449,430.94	165,569.06
Fund: 540 - Solid Waste Fund Surplus (Deficit):		0.00	0.00	-247,654.23	613,033.32	613,033.32	-613,033.32
Report Surplus (Deficit):		0.00	-1,468,655.47	-1,860,287.79	1,879,528.44	1,856,801.89	

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	15,186,140.00	15,186,140.00	484,478.68	15,749,561.64	15,749,561.64	-563,421.64
1100 - Legislative	88,900.00	88,900.00	8,794.22	73,491.01	69,414.21	19,485.79
1300 - Executive	560,902.00	600,902.00	35,311.78	589,382.43	589,733.14	11,168.86
1400 - Elections	31,500.00	31,500.00	0.00	28,633.11	28,633.11	2,866.89
1510 - Financial Administration	887,245.00	1,383,600.13	334,226.81	1,384,701.24	1,386,007.94	-2,407.81
1535 - It - Data Processing/Mis	560,100.00	587,200.00	29,001.30	514,249.34	515,979.34	71,220.66
1565 - General Gov Building & Pl	912,208.00	832,268.88	28,830.20	637,599.59	637,354.60	194,914.28
2000 - Judicial	694,150.00	694,150.00	43,788.38	596,472.79	596,472.79	97,677.21
3200 - Police	3,779,840.00	3,953,070.64	227,341.34	3,829,504.21	3,829,668.47	123,402.17
3500 - Fire	3,437,682.00	3,539,208.47	218,028.76	3,348,612.59	3,340,644.48	198,563.99
4100 - Public Works	809,600.00	796,684.31	40,928.55	775,591.29	775,809.77	20,874.54
4200 - Highways And Streets	1,513,900.00	1,493,073.21	643,280.43	1,642,426.56	1,631,174.66	-138,101.45
4900 - Fleet Maintenance & Shop	958,800.00	982,800.00	126,943.27	885,153.36	935,304.49	47,495.51
6500 - Libraries	140,238.00	140,238.00	400.00	137,185.38	137,185.38	3,052.62
7400 - Planning & Zoning	423,125.00	464,125.00	27,363.94	451,023.49	451,126.12	12,998.88
7545 - Economic Development -	387,950.00	440,950.00	45,843.09	414,915.92	421,708.02	19,241.98
Fund: 100 - General Fund Surplus (Deficit):	0.00	-842,530.64	-1,325,603.39	440,619.33	403,345.12	-1,245,875.76
Fund: 210 - Confiscated Asset Fund						
0000 - Non-Departmental	105,000.00	105,000.00	26.00	127,945.97	127,945.97	-22,945.97
3200 - Police	105,000.00	105,000.00	5,797.00	52,156.30	48,383.30	56,616.70
Fund: 210 - Confiscated Asset Fund Surplus (Deficit):	0.00	0.00	-5,771.00	75,789.67	79,562.67	-79,562.67
Fund: 275 - Hotel/Motel Fund						
0000 - Non-Departmental	70,000.00	70,000.00	733.38	54,032.20	54,032.20	15,967.80
7540 - Tourism	70,000.00	70,000.00	1,142.36	52,847.81	52,847.81	17,152.19
Fund: 275 - Hotel/Motel Fund Surplus (Deficit):	0.00	0.00	-408.98	1,184.39	1,184.39	-1,184.39
Fund: 320 - Gw Splost 2017						
0000 - Non-Departmental	3,040,034.00	3,040,034.00	0.00	540,514.57	540,514.57	2,499,519.43
4200 - Highways And Streets	1,320,649.00	1,320,649.00	0.00	30,689.92	30,689.92	1,289,959.08
4400 - Water	380,604.00	380,604.00	0.00	125,217.57	125,217.57	255,386.43
6200 - Parks	1,338,781.00	1,338,781.00	698.75	106,886.02	106,886.02	1,231,894.98
Fund: 320 - Gw Splost 2017 Surplus (Deficit):	0.00	0.00	-698.75	277,721.06	277,721.06	-277,721.06
Fund: 321 - Wc Splost 2019						
0000 - Non-Departmental	5,799,818.00	5,799,818.00	0.00	2,314,357.07	2,314,357.07	3,485,460.93
3200 - Police	2,354,726.00	1,166,312.67	47,696.27	421,781.29	145,005.19	1,021,307.48
3500 - Fire	0.00	1,188,413.33	0.00	1,188,413.33	1,188,413.33	0.00
4200 - Highways And Streets	3,218,899.00	3,218,899.00	0.00	0.00	0.00	3,218,899.00
6200 - Parks	226,193.00	226,193.00	0.00	0.00	0.00	226,193.00
Fund: 321 - Wc Splost 2019 Surplus (Deficit):	0.00	0.00	-47,696.27	704,162.45	980,938.55	-980,938.55
Fund: 324 - GW SPLOST 2023						
0000 - Non-Departmental	4,484,388.00	4,484,388.00	0.00	588,259.28	588,259.28	3,896,128.72
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	10,510.22	10,510.22	289,489.78
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
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	0.00	577,749.06	577,749.06	-577,749.06
Fund: 371 - ARPA						
0000 - Non-Departmental	0.00	1,412,283.38	0.00	122,050.70	122,050.70	1,290,232.68
4200 - Highways And Streets	0.00	788,763.25	0.00	737,247.49	737,247.49	51,515.76
4300 - Water Quality Control	0.00	476,787.88	227,000.00	353,787.88	551,163.88	-74,376.00
4320 - Stormwater	0.00	49,192.50	2,635.20	9,181.30	49,192.50	0.00
4330 - Sewer Collections	0.00	212,184.96	62,641.00	93,652.25	212,184.96	0.00

Income Statement

For Fiscal: 2023-2024 Period

Department	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
4400 - Water	0.00	1,497.50	0.00	1,497.50	1,497.50	0.00
Fund: 371 - ARPA Surplus (Deficit):	0.00	-116,142.71	-292,276.20	-1,073,315.72	-1,429,235.63	1,313,092.92
Fund: 375 - Capital Recovery-Impact Fees						
0000 - Non-Departmental	500,000.00	500,000.00	59,543.34	340,942.99	340,942.99	159,057.01
4400 - Water	500,000.00	500,000.00	0.00	0.00	0.00	500,000.00
Fund: 375 - Capital Recovery-Impact Fees Surplus (Deficit):	0.00	0.00	59,543.34	340,942.99	340,942.99	-340,942.99
Fund: 505 - Water & Sewer Fund						
0000 - Non-Departmental	9,567,500.00	9,567,500.00	711,382.98	8,729,668.93	8,729,668.93	837,831.07
4300 - Water Quality Control	4,342,784.00	4,425,256.00	150,040.32	3,985,299.68	3,893,387.02	531,868.98
4320 - Stormwater	639,220.00	880,782.12	27,389.35	758,187.64	760,674.18	120,107.94
4330 - Sewer Collections	671,245.00	804,731.00	31,057.14	721,301.23	721,697.23	83,033.77
4400 - Water	3,914,251.00	3,966,713.00	502,618.48	3,343,238.49	3,342,350.14	624,362.86
Fund: 505 - Water & Sewer Fund Surplus (Deficit):	0.00	-509,982.12	277.69	-78,358.11	11,560.36	-521,542.48
Fund: 540 - Solid Waste Fund						
0000 - Non-Departmental	2,615,000.00	2,615,000.00	280,513.38	3,062,464.26	3,062,464.26	-447,464.26
4510 - Solid Waste Admin	2,615,000.00	2,615,000.00	528,167.61	2,449,430.94	2,449,430.94	165,569.06
Fund: 540 - Solid Waste Fund Surplus (Deficit):	0.00	0.00	-247,654.23	613,033.32	613,033.32	-613,033.32
Total Surplus (Deficit):	0.00	-1,468,655.47	-1,860,287.79	1,879,528.44	1,856,801.89	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	YTD Activity + Encumbrances	Budget Remaining
100 - General Fund	0.00	-842,530.64	-1,325,603.39	440,619.33	403,345.12	-1,245,875.76
210 - Confiscated Asset Fund	0.00	0.00	-5,771.00	75,789.67	79,562.67	-79,562.67
275 - Hotel/Motel Fund	0.00	0.00	-408.98	1,184.39	1,184.39	-1,184.39
320 - Gw Splost 2017	0.00	0.00	-698.75	277,721.06	277,721.06	-277,721.06
321 - Wc Splost 2019	0.00	0.00	-47,696.27	704,162.45	980,938.55	-980,938.55
324 - GW SPLOST 2023	0.00	0.00	0.00	577,749.06	577,749.06	-577,749.06
371 - ARPA	0.00	-116,142.71	-292,276.20	-1,073,315.72	-1,429,235.63	1,313,092.92
375 - Capital Recovery-Impac...	0.00	0.00	59,543.34	340,942.99	340,942.99	-340,942.99
505 - Water & Sewer Fund	0.00	-509,982.12	277.69	-78,358.11	11,560.36	-521,542.48
540 - Solid Waste Fund	0.00	0.00	-247,654.23	613,033.32	613,033.32	-613,033.32
Total Surplus (Deficit):	0.00	-1,468,655.47	-1,860,287.79	1,879,528.44	1,856,801.89	



CITY COUNCIL WORK SESSION MINUTES
Monday, June 10, 2024 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 Wolfe to adopt the agenda. 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.

2. PLANNING & DEVELOPMENT COMMITTEE REPORT

A. Case #V24-015 – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has requested this reduced to 15 feet.

Case #V24-015 and Case #V24-018 were heard together. Robert Gardner was present and represented the applicant.

PUBLIC HEARING

There was no one present to speak in favor of the request.

The following spoke in opposition to the request:

- Jane Williams - 220 Tommy Lee Fuller
- Connie Hayne - 168 Tommy Lee Fuller
- Noel Alvarado - 4389 Thompson Road
- Paul Smith - 812 Village Place
- Cathy Swanson - 904 Lee Byrd Road

B. Case #V24-018 – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is City of Loganville Development Regulations 6.3.3 (C) as it relates to the length of a deceleration lane required for this project to place additional commercial buildings on the site.

See information under Case #V24-015.

C. E&S Rentals, LLC is requested a variance at 164 Bobby Boss Drive for the following:

- 1. Change the detention ponds required 4:1 slope to concrete vertical walls.
- 2. Reduce the detention pond easement from 20ft to 10ft.

This request was denied by the Department of Utilities denied the request and the applicant is appealing the decision.

This appeal was heard in conjunction with Case #V24-015 and Case #V24-018.

3. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

A. Public Hearing - FYE 06/30/2025 Budget

City Manager Danny Roberts presented the proposed FYE 06/30/2025 Budget and the Public Hearing regarding the budget was also held. There was no one present to speak in favor or opposition of the budget.

B. Year End Audit Adjustments

Will be moved to the July agenda.

4. PUBLIC SAFETY COMMITTEE REPORT

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

A. Covington Street Storm Drainage Improvements Engineering - \$40,000.00 (ARPA Funds)

Consent Agenda for Thursday Night

B. Hidrostal Influent Pump - \$74,376.00 (ARPA Funds)

Consent Agenda for Thursday Night

C. Tommy Lee Fuller / Publix Driveway Design - \$164,535.00 (5% contingency) ARPA Funds

Consent Agenda for Thursday Night

6. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

7. ECONOMIC DEVELOPMENT COMMITTEE REPORT

DDA has requested an Ex-officio be appoint. To be discussed / voted on Thursday night.

8. CITY MANAGER'S REPORT

9. CITY ATTORNEY'S UPDATES / REPORTS

A. Library IGA Extension

IGA will extend the Design phase to September 30th and the Construction/Operations phase to January 31st.

- B. City Rental Policy - Discussion
City Attorney to proceed with development of policy.
- C. Development Regulations Update - Discussion
For Discussion on Thursday Night / Action in July.
- D. City Council Policy On Procedures and Protocols

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.

Alma Thomas - 212 Chad Lane addressed the Mayor and Council.

11. EXECUTIVE SESSION - Legal Matters

Motion made by Council Member Huntsinger to close the meeting to enter into Executive Session. Seconded by Council Member DuVall.
Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Motion made by Council Member Huntsinger to enter into Executive Session. Seconded by Council Member DuVall.
Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

Motion made by Council Member Huntsinger to close Executive Session. 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.

Motion made by Council Member Huntsinger to enter back into Open Session. Seconded by Council Member DuVall.
Voting Yea: Council Member DuVall, Council Member Huntsinger, Council Member Long, Council Member Newberry, Council Member Whitfield, Council Member Wolfe.

Motion carried 6-0.

City Attorney Paul Rosenthal announced that there was not action taken during Executive Session.

12. ITEMS FOR THURSDAY NIGHT

- A. May Minutes
- B. May Financial Report

13. ADJOURNMENT

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

Motion carried 6-0.

Meeting adjourned at 10:03pm.



CITY COUNCIL MEETING MINUTES
Thursday, June 13, 2024 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

Dan Curry gave the invocation and the pledge to the flag was led by Junior Hall.

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

Mayor Skip Baliles recognized Municipal Court Clerk Week and Lathan Sanitation workers Caleb Wade and Gabriel Ruiz Velasco who helped prevent a home being damaged by fire when a pool pump burned out.

C. Adoption of Agenda

Motion made by Council Member Long to move the Covington Street Storm Drainage Improvement Engineering from the consent agenda and adopt the agenda. Seconded by Council Member DuVall.

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

Motion carried 6-0.

2. CONSENT AGENDA

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

- A. Hidrostal Influent Pump - \$74,376.00 (ARPA Funds)
- B. Tommy Lee Fuller / Publix Driveway Design - \$164,535.00 (5% contingency) (ARPA Funds)
- C. May Minutes
- D. May 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. E&S Rentals, LLC is requested a variance at 164 Bobby Boss Drive for the following:

- 1. Change the detention ponds required 4:1 slope to concrete vertical walls.
- 2. Reduce the detention pond easement from 20ft to 10ft.

This request was denied by the Department of Utilities and the applicant is appealing the decision.

Motion made by Council Member Newberry to table this request for 60 days. Seconded by Council Member DuVall.

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

Motion carried 6-0.

B. Case #V24-015 – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432(a) Minimum Buffer Specifications which requires a 30-foot buffered strip between the CH zoning of this parcel and the R-16 of the adjacent parcel. The applicant has request this reduced to 15 feet.

Motion made by Council Member Newberry to table this request for 60 days. 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.

C. Case #V24-018 – E&S Rentals LLC requested a Major Variance for the property located at 164 Bobby Boss Drive Loganville, GA 30052, Walton County. Map/Parcel#LG060163. Present zoning is CH. Ordinance and Section from which relief is sought is City of Loganville Development Regulations 6.3.3 (C) as it relates to the length of a deceleration lane required for this project to place additional commercial buildings on the site.

Motion made by Council Member Newberry to table this request for 60 days. 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. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

A. Public Hearing - FYE 06/30/2025 Budget

City Manager Danny Roberts presented the proposed FYE 06/30/2025 and the second Public Hearing was held. There was no one present to speak regarding the proposed budget. The Mayor and Council will take action on the budget at a Called Meeting on Tuesday, June 18, 2024 at 6:30pm in the council chambers.

5. PUBLIC UTILITIES / TRANSPORTATION COMMITTEE REPORT

A. Covington Street Storm Drainage Improvements Engineering - \$46,819.50 (5% Contingency) (ARPA Funds)

Motion made by Council Member DuVall to approve the engineering as presented. Seconded by Council Member Huntsinger.

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

Voting Nay: Council Member Long, Council Member Wolfe.

Motion carried 4-2.

6. ECONOMIC DEVELOPMENT COMMITTEE REPORT

A. DDA Ex-Officio

Motion made by Council Member Whitfield to appoint the Mayor as the Ex-Officio to the DDA. Seconded by Council Member Huntsinger.

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

Voting Nay: Council Member Long, Council Member Wolfe

Motion carried 4-2.

7. CITY ATTORNEY'S UPDATES / REPORTS

A. Library IGA Extension

Motion made by Council Member Whitfield, Seconded by Council Member Huntsinger.

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

Voting Nay: Council Member Long, Council Member Wolfe

Motion approved 4-2.

B. City Council Policy On Procedures and Protocols

Motion made by Council Member Huntsinger, Seconded by Council Member Whitfield.

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

Voting Nay: Council Member Long, Council Member Wolfe

Motion approved 4-2.

8. ADJOURNMENT

Motion made by Council Member Huntsinger to adjourn. 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.

Meeting adjourned at 7:04pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk



CALLED CITY COUNCIL MEETING MINUTES
Tuesday, June 18, 2024 at 6:30 PM
Council Chambers

1. CALL TO ORDER

Mayor Skip Baliles called the meeting to order at 6:32pm.

PRESENT

- Mayor Skip Baliles
- Council Member Anne Huntsinger
- Council Member Melanie Long
- Council Member Branden Whitfield
- Council Member Patti Wolfe

ABSENT

- Council Member Bill DuVall
- Council Member Lisa Newberry

Motion made by Council Member Huntsinger to adopt the agenda as presented. Seconded by Council Member Wolfe.

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

Motion carried 4-0.

2. FINANCE / HUMAN RESOURCES COMMITTEE REPORT

A. FYE 06/30/2025 Budget

Motion made by Council Member Huntsinger to adopt the FYE 06-30-2024 Budget with the adjustments previously discussed of \$85,000 vs \$75,000.00 for Hotel / Motel Tax and \$0.25 per cup charge for Downtown. Seconded by Council Member Wolfe.

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

Motion carried 4-0.

3. PUBLIC SAFETY COMMITTEE REPORT

A. 2024-2025 Walton County School District IGA - School Resource Officers

Motion made by Council Member Long to approve the 2024/2024 Walton County SRO Contract with Walton County Schools. Seconded by Council Member Wolfe.

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

Motion carried 4-0.

- B. Fire Department Vehicle Purchase - 2024 Ford Explorer NTE \$53,000.00 (2019 Walton County SPLOST)

Motion made by Council Member Long to table until July. Seconded by Council Member Wolfe. Voting Yea: Council Member Huntsinger, Council Member Long, Council Member Whitfield, Council Member Wolfe

Motion carried 4-0.

4. PUBLIC WORKS / FACILITIES COMMITTEE REPORT

- A. Senior Center Air Conditioning Unit Replacement - \$21,210.00 with 5% Contingency - ARPA Funds

Motion made by Council Member Wolfe not to exceed \$21,210.00. Seconded by Council Member Huntsinger.

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

Motion carried 4-0.

5. ADJOURNMENT

Motion made by Council Member Wolfe to adjourn. Seconded by Council Member Whitfield.

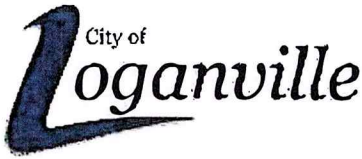
Voting Yea: Council Member Huntsinger, Council Member Long, Council Member Whitfield, Council Member Wolfe

Motion carried 4-0.

Meeting adjourned at 6:48pm.

Skip Baliles
Mayor

Kristi Ash
Deputy Clerk



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

Date: 3/8/24

Application # A 24-012

REQUEST FOR ANNEXATION

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

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION*, CONTACT PERSON, and PROPERTY INFORMATION. Includes fields for name, address, phone, and zoning details.

You must attach: [] Application Fee [] Legal Description [x] Plat of Property [x] Letter of Intent
[] Names/Addresses of Abutting Property Owners [] Shape file of property (GIS File) - LM 3/8/24 1:00pm

Pre-Application Conference Date: February 2nd 2024

Accepted by Planning & Development: Sean Biatt DATE: 3/8/24 FEE PAID: \$300.00

CHECK 45396 RECEIPT # 200166942 TAKEN BY: SB DATE OF LEGAL NOTICE: NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 4/27/24

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

Mayor City Clerk Date

PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton

Application # A

Applicant's Certification

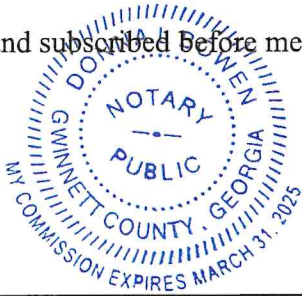
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature] _____ Date 3/7/24

Shane Lanham, Attorney for Applicant
Print Name and Title

Sworn to and subscribed before me this 7th day of March, 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.

Owner's Signature _____ Date _____

Print Name and Title _____

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

(Seal) _____
Signature of Notary Public

Application # A

Applicant's Certification

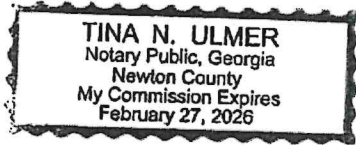
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Charles P. Richards 03/07/2024
Applicant's Signature Date

CHARLES P. RICHARDS CFO
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Tina N. Ulmer
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

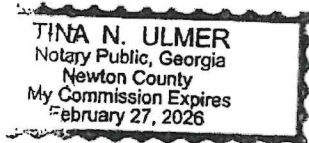
that all information contained in this application is complete and accurate to the best of their knowledge.

Sherry S. Grider _____
Owner's Signature Date

Sherry S. Grider, Managing Partner, Juck Family Farm LLP
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Tina N. Ulmer
Signature of Notary Public

Application # A

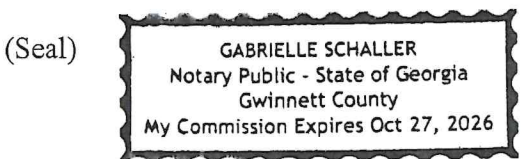
Owner's
Applicant's Certification

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.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.



Gabrielle Schaller
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 # A

owner's

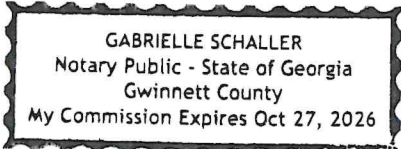
Applicant's Certification

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.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens Member
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  Gabrielle Schaller
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

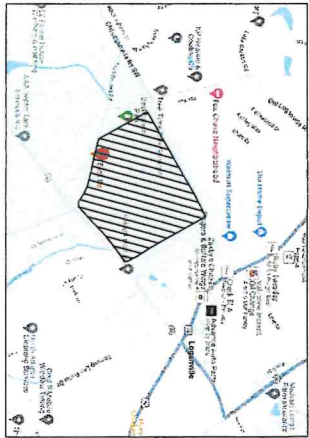
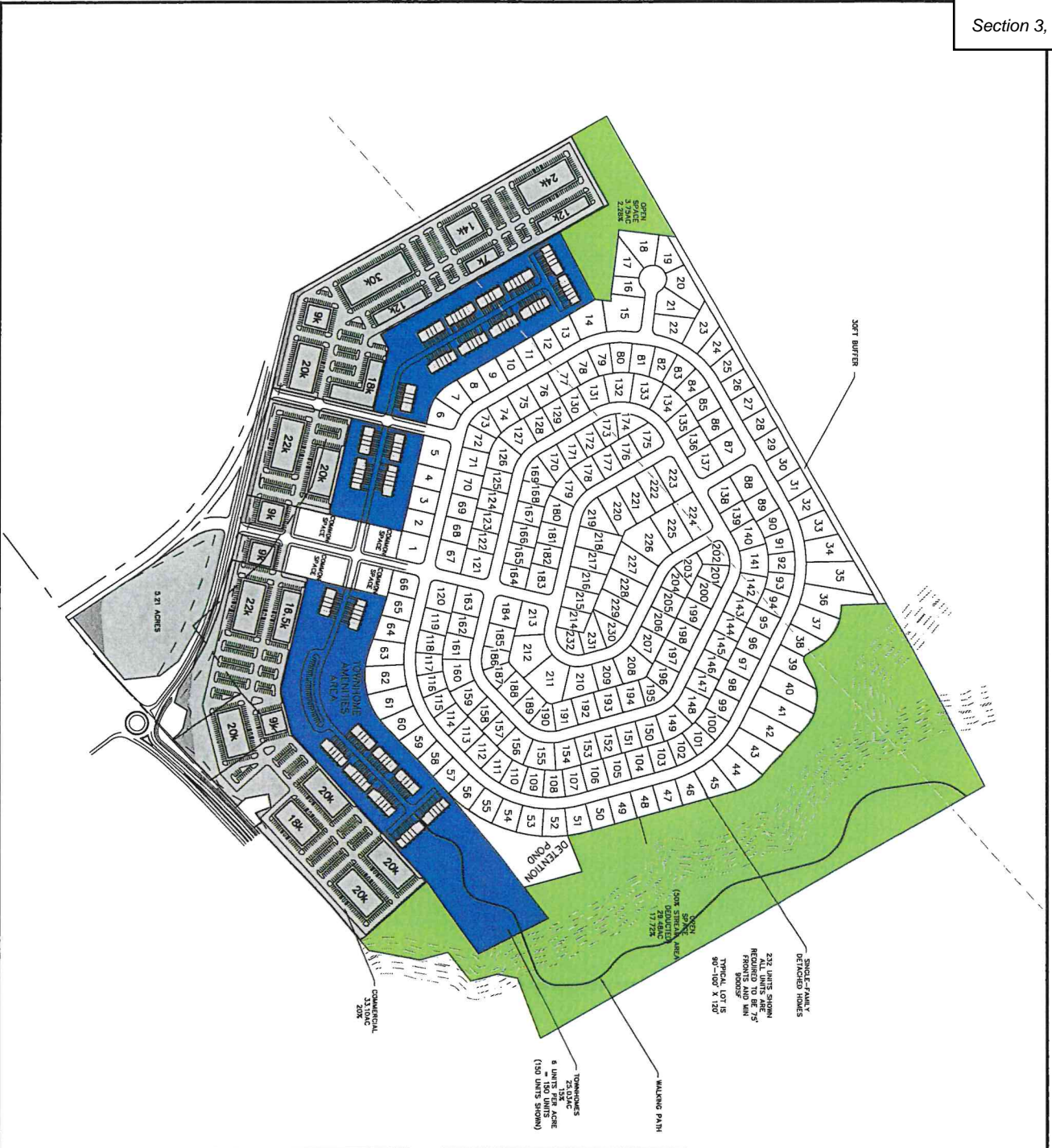
that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

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

(Seal) _____
Signature of Notary Public



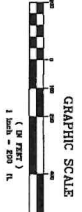
SITE LOCATION MAP

SITE DATA	
EXISTING TRACT	201.49 AC
OUTPARCEL	9.09 AC
PROPOSED PD TRACT	192.40 AC
ZONING	
EXISTING ZONING	RA-200
PROPOSED ZONING	PUV
CITY OF LOGANVILLE	
USE CALCULATIONS	
RESIDENTIAL R/W	16.44AC
DETENTION POND	3.22AC
STREAM AREA (50%)	5.87AC
PD USABLE AREA	166.87AC
SINGLE FAMILY HOMES	75.09AC 45%
RES AMENITY AREA	20,000 S.F.
TOWNHOMES	25.03AC 15%
COMMERCIAL	33.10AC 20%
OPEN SPACE	33.65AC 20%
COMMERCIAL SF REQ'D	10KSF*232/100 = 23,200SF
COMMERCIAL PROV.	333,500SF
SINGLE-FAMILY MAX	75.09AC *
SINGLE-FAMILY PROV.	232 UNITS
TOWNHOME /AC	3.1 UNITS/AC
TOWNHOME MAX	6 UNITS/AC
TOWNHOME PROV.	150 UNITS

CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE.

DO NOT DISTURB EXISTING SURVIVORS WITHOUT PERMISSION



TUCK FAMILY FARM

TUCK ROAD AT HWY 20
LOGANVILLE, GA

SHEET NUMBER: **C-200**

MOORE CIVIL

CONSULT-DESIGN-ENGINEER

706.224.1629 ROBERT@MOORECIVIL.COM

ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLENY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
COLGATE JAMES A ETAL 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, being partially in the City of Loganville containing 41.164 acres and being more fully described as follows:

Commencing at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;

Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point, said point being the True Point of Beginning;

Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 1406.99' to a Point;
Thence N 61°35'20" E a distance of 680.28' to an IPF;
Thence S 29°26'20" E a distance of 114.25' to a Point;
Thence S 46°37'26" W a distance of 3456.60" to the True Point of Beginning.

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR ANNEXATION, REZONING, AND
CONCURRENT VARIANCE APPLICATIONS OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide a vibrant, attractive mixed-use development along a major transportation corridor. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

MOORE CIVIL
CONSULTING ENGINEER
 ROBERT@MOORECIVIL.COM
 706.224.1629

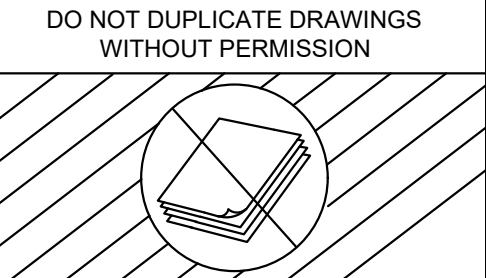
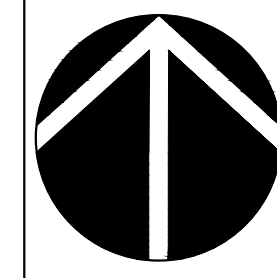
CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



LEVEL II CERTIFIED DESIGN PROFESSIONAL
 GSIWDC 8000004090
 EXPIRATION: 05/30/2026

NOT RELEASED FOR CONSTRUCTION

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Moore Civil Consulting, Inc. shall be without liability to Moore Civil Consulting, Inc. Copyright Moore Civil Consulting, Inc. 2018

24 HOUR CONTACT
 TBD

CLIENT:
 TBD

OWNER INFORMATION:
 TBD

REVISIONS:

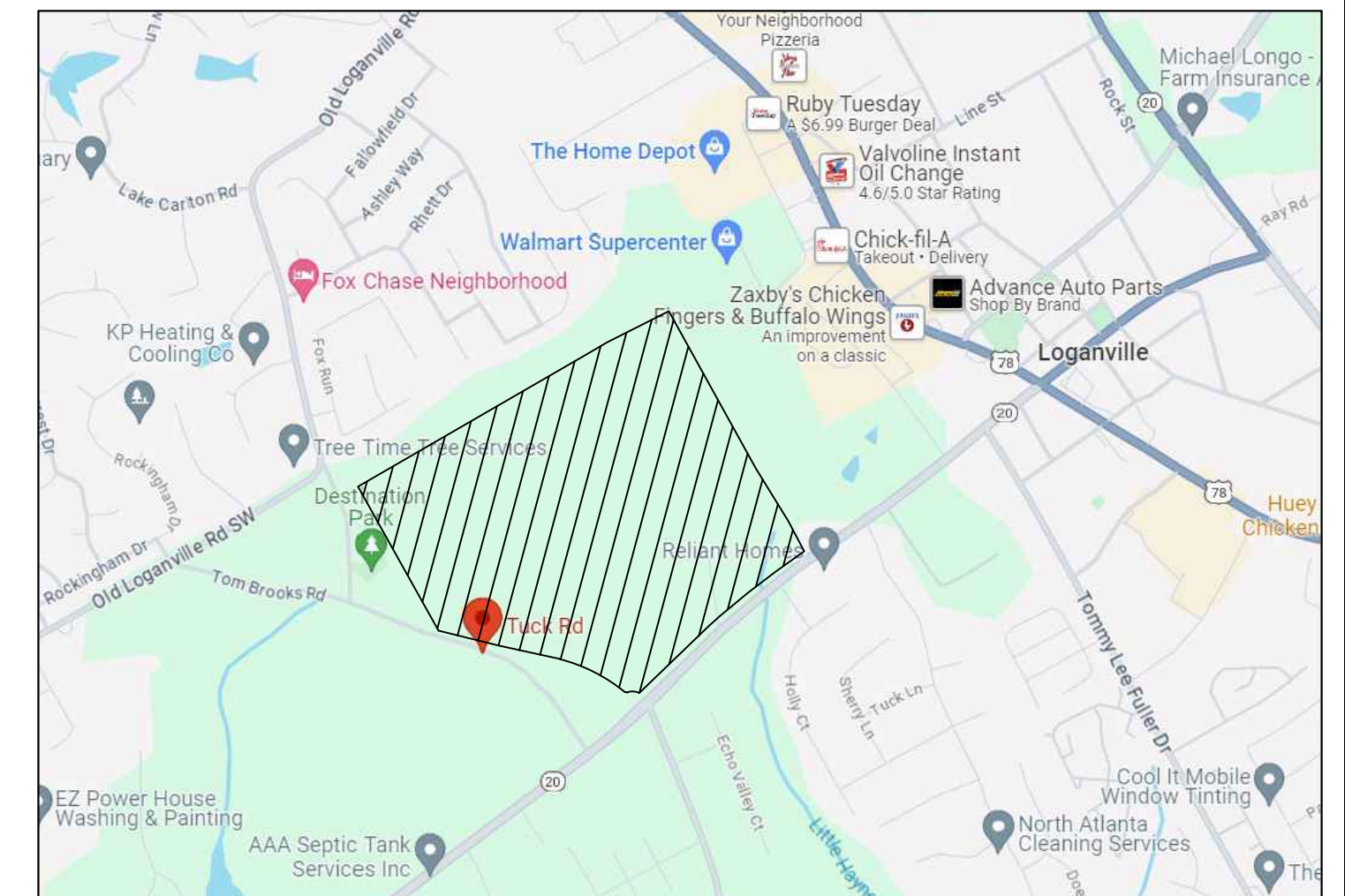
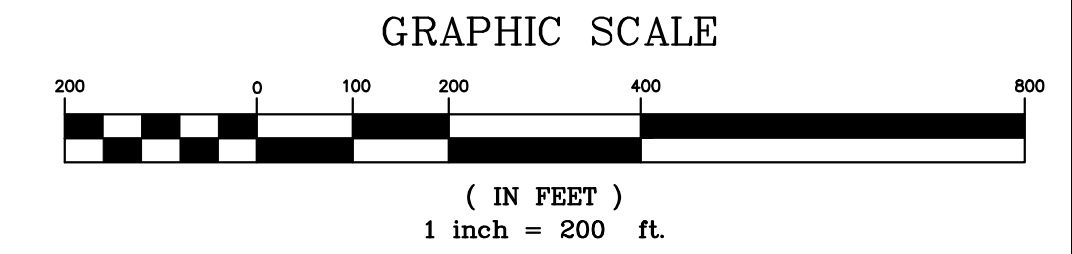
01/19/24	CONCEPT LAYOUT
02/20/24	CONCEPT LAYOUT
03/04/24	CONCEPT LAYOUT
04/24/24	CONCEPT LAYOUT
05/15/24	CONCEPT LAYOUT
05/22/24	CONCEPT LAYOUT
05/31/24	CONCEPT LAYOUT
06/10/24	CONCEPT LAYOUT
06/13/24	CONCEPT LAYOUT

TUCK FAMILY FARM
 TUCK ROAD AT HWY 20
 LOGANVILLE, GA

SHEET TITLE:
 SITE LAYOUT

SHEET NUMBER:
C.200

SINGLE-FAMILY DETACHED HOMES
 73.37AC
 36.85%
 225 UNITS SHOWN
 ALL UNITS ARE
 REQUIRED TO BE 75'
 FRONTS AND MIN
 9000SF
 TYPICAL LOT IS
 90'-100' X 120'



SITE LOCATION MAP

SITE DATA

EXISTING TRACT	201.376 AC
ACREAGE NOT ANNEXED	2.291 AC
PROPOSED PD TRACT	199.085 AC

ZONING

EXISTING ZONING	RA-200
PROPOSED ZONING	PUV
ZONING JURISDICTION	CITY OF LOGANVILLE

USE CALCULATIONS

RESIDENTIAL R/W	16.05AC	
DET POND + STRM BUF.	14.13AC	
SINGLE FAMILY RES	73.37AC	36.85%
SFR + RES R/W	89.42AC	44.92%
TOWNHOMES	27.01AC	13.57%
COMMERCIAL	39.81AC	20.00%
OPEN SPACE	42.845AC	21.52%
COMMERCIAL SF REQ'D	10KSF*385/100	38,500SF
COMMERCIAL PROV.		288,000SF
SINGLE-FAMILY MAX	73.37AC *	227 UNITS
SINGLE-FAMILY PROV.	3.1 UNITS/1AC	227 UNITS
TOWNHOME MAX	6 UNITS/AC	158 UNITS
TOWNHOME PROV.	6 UNITS/AC	158 UNITS

PROPERTY NOT BEING ANNEXED

COMMERCIAL 32.53C

COMMERCIAL 8.43AC

OPEN SPACE 42.845AC

DETENTION POND 2.38AC

OPEN SPACE

OPEN SPACE 3.27AC

30 FT BUFFERS

TOWNHOMES - 24 UNITS
 7.28AC

TOWNHOMES
 19.73AC
 134 UNITS SHOWN

22k

9k

22k

15k

22k

22k

14.3k

22k

13k

14.3k

5.9k

22k

22k

22k

22k

22k

22k

22k

27.5k



TYPICAL COMMERCIAL CHARACTER ELEVATION

TUCK FAMILY FARM

GREEN RIVER BUILDERS, LLC.

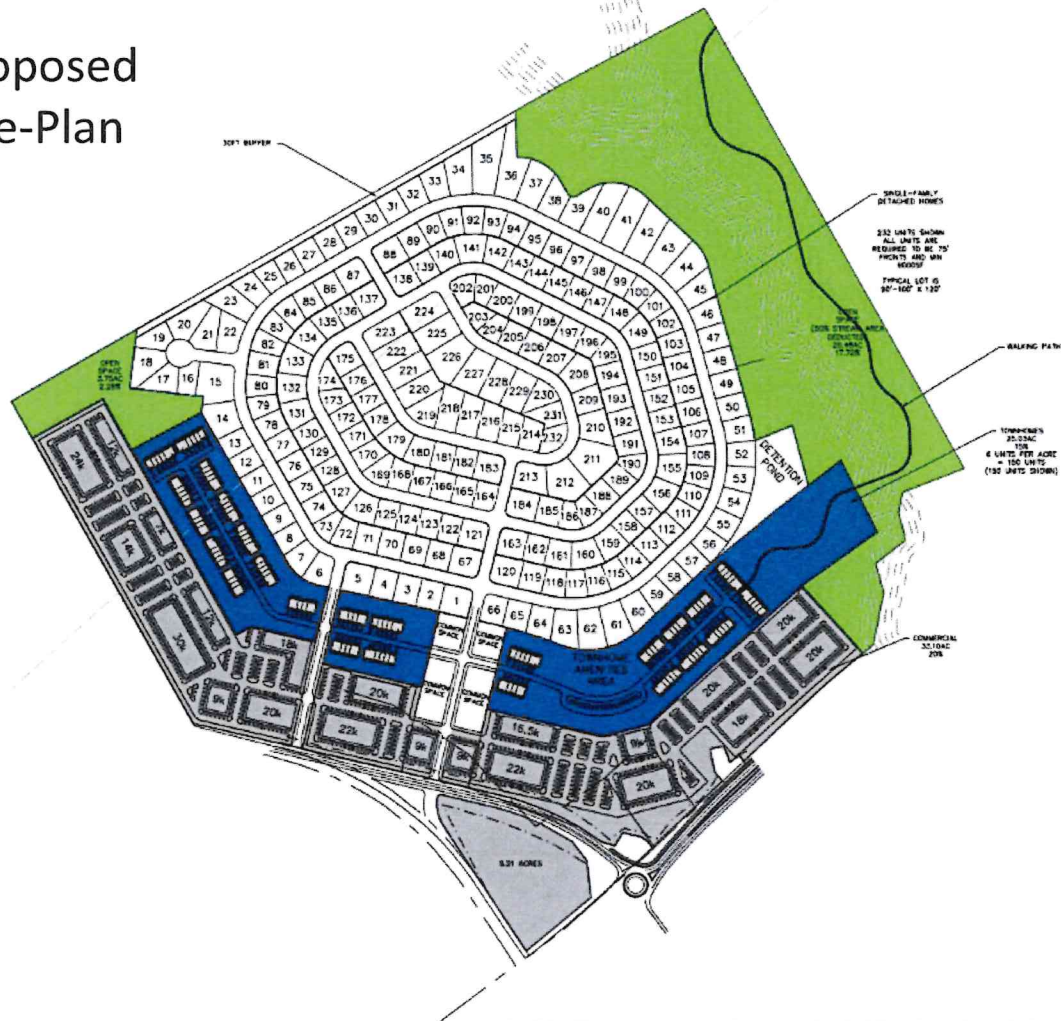
6-7-2024



The Landing @ Tuck Farm

Loganville, Ga

Proposed Site-Plan



CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA.

THE UNITS SHOWN ARE BASED ON THE CONTRACTOR'S LAYOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOGANVILLE, GEORGIA.

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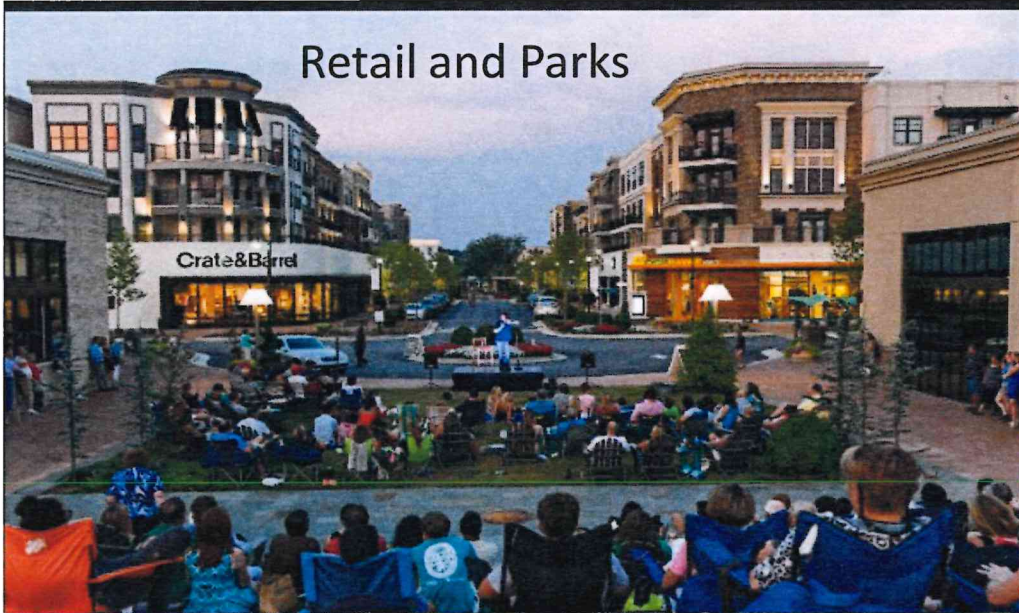
SITE DATA	
EXISTING TRACT	201.49 AC
OUTPARCEL	9.09 AC
PROPOSED PD TRACT	192.40 AC
ZONING	
EXISTING ZONING	RA-200
PROPOSED ZONING	PLV
ZONING JURISDICTION	CITY OF LOGANVILLE
USE CALCULATIONS	
RESIDENTIAL R/W	16.44AC
DETONATION POND	3.22AC
STREAM AREA (50%)	5.87AC
PD USABLE AREA	166.87AC
SINGLE FAMILY HOMES	75.09AC 45%
RES AMENITY AREA	20,000 S.F.
TOWNHOMES	25.03AC 15%
COMMERCIAL	33.10AC 20%
OPEN SPACE	33.65AC 20%
COMMERCIAL SF REQ'D 10KSF*232/100	= 23,200SF
COMMERCIAL PROV.	33,500SF
SINGLE-FAMILY MAX	75.09AC * 232 UNITS
SINGLE-FAMILY PROV.	3.1 UNITS/AC 232 UNITS
TOWNHOME MAX	6 UNITS/AC 150 UNITS
TOWNHOME PROV.	6 UNITS/AC 150 UNITS

MOORE CIVIL
CONSULTING ENGINEER

24 HOUR CONTACT

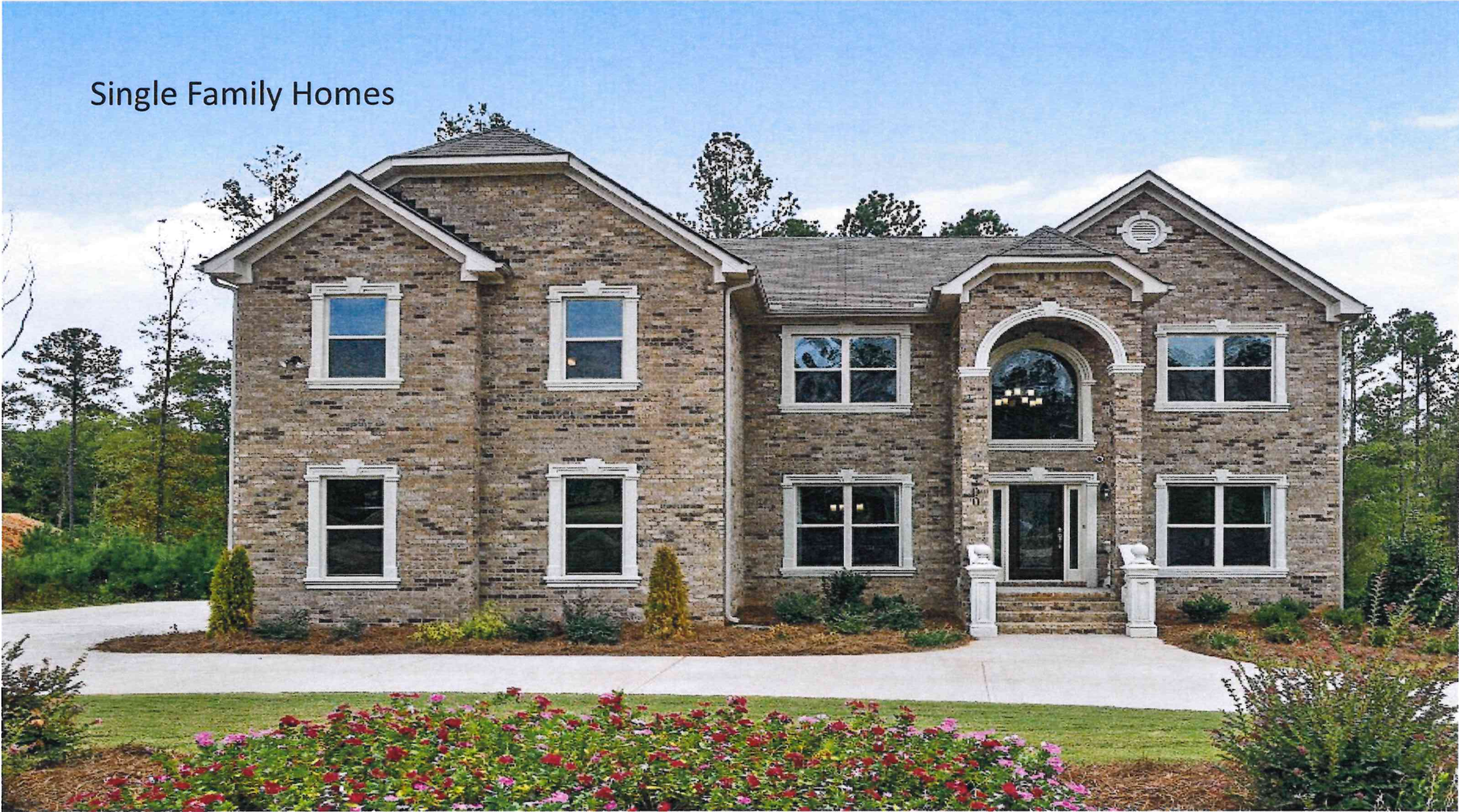
TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

DATE: 11/2023
SHEET: 1/003
C.200





Single Family Homes



Single Family Street Scape



***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia containing 61.213 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road; Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point; Thence N 33°36'59" W a distance of 286.04' to a Point; Thence N 34°20'52" W a distance of 118.18' to a Point; Thence N 37°49'15" W a distance of 88.43' to a Point; Thence N 40°30'54" W a distance of 53.72' to a Point; Thence N 43°33'55" W a distance of 44.86' to a Point; Thence N 45°34'10" W a distance of 50.92' to a Point; Thence N 48°44'24" W a distance of 29.83' to a Point; Thence N 49°17'45" W a distance of 30.39' to a Point; Thence N 50°52'14" W a distance of 59.25' to a Point; Thence N 53°13'13" W a distance of 88.83' to a Point; Thence N 57°25'45" W a distance of 81.86' to a Point; Thence N 60°57'34" W a distance of 106.61' to a Point; Thence N 64°04'09" W a distance of 71.10' to a Point; Thence N 65°54'41" W a distance of 67.48' to a Point; Thence N 67°46'51" W a distance of 98.69' to a Point; Thence N 71°07'45" W a distance of 46.85' to a Point; Thence N 74°41'11" W a distance of 62.13' to a Point; Thence N 75°57'11" W a distance of 211.32' to a Point; Thence N 75°59'01" W a distance of 67.61' to a Point; Thence N 75°12'02" W a distance of 51.85' to a Point; Thence N 73°57'56" W a distance of 36.70' to an IPF; Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point; Thence N 29°24'16" W a distance of 936.07' to a Point; Thence N 59°49'12" E a distance of 634.10' to an IPF; Thence N 59°37'56" E a distance of 100.02' to an IPF; Thence N 59°54'04" E a distance of 347.74' to an IPF; Thence N 59°46'07" E a distance of 185.38' to an IPF; Thence N 60°17'42" E a distance of 193.37' to a Point; Thence with a curve turning to the left with an arc length of 3157.40', with a radius of 5280.00', with a chord bearing of S 22°25'21" E, with a chord length of 3110.56', to a point on the northern Right-of-Way of Georgia Highway #20; Thence along said Right-of-Way S 48°28'15" W a distance of 93.50' to a Point; Thence S 49°11'16" W a distance of 94.58' to a Point; Thence S 50°29'06" W a distance of 73.73' to a Point;

Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

**AMENDMENT TO AN APPLICATION TO AMEND THE OFFICIAL
ZONING MAP OF THE CITY OF LOGANVILLE, GEORGIA**

APPLICANT: Green River Builders, Inc. c/o MAHAFFEY
PICKENS TUCKER, LLC

ZONING CASE NUMBER(S): A24-012, R24-013, V24-014

PRESENT ZONING DISTRICT(S): A2, R44, CH, and unzoned

REQUESTED ZONING DISTRICT(S): PUV

PROPERTY: Tuck Farm

SIZE: +/- 201.376 Acres

PROPOSED DEVELOPMENT: Mixed-use development

The Applicant, Green River Builders, Inc., hereby amends its application to amend the official zoning map of The City of Loganville, Georgia heretofore filed with the Planning Department of Loganville, Georgia by the addition of the attached Exhibit to the original application.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Attorneys for Applicant

JUSTIFICATION FOR REZONING APPLICATIONS

The portions of the Zoning Ordinance of Loganville, Georgia (the “Ordinance”) which classify or may classify the property which is the subject of this application (the “Property”) into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Ordinance as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner’s property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the PUV zoning classification as requested by the Applicant, and is not economically suitable for development under the present AZ, R44, CH, and Unzoned zoning classification of City of Loganville, Walton County and Gwinnett County. A denial of the Application would constitute an arbitrary and capricious act by the Loganville City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Loganville City Council to rezone the Property to the PUV zoning classification as set forth in the application with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the PUV zoning classification, subject to conditions which are different from the conditions by which the Applicant may amend its Application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner’s utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an

unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Accordingly, the Applicant respectfully requests that the rezoning Application submitted by it relative to the Property be granted and that the Property be rezoned to the zoning classifications as shown on the application.

This 3rd day of April 2024.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham
Attorneys for Applicant



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: A24-012

LANDOWNERS: Tuck Family Farm LLLP C/O Sherry S Grider

APPLICANT: Green River Builders Inc. C/O Pickens Tucker LLP

PROPERTY ADDRESS: Tuck Road, Conyers Road

MAP/PARCEL #: LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP)

PARCEL DESCRIPTION: Vacant Property

AREA: 61.213 acres

EXISTING ZONING: A2, Unzoned

PROPOSED ZONING: PUV

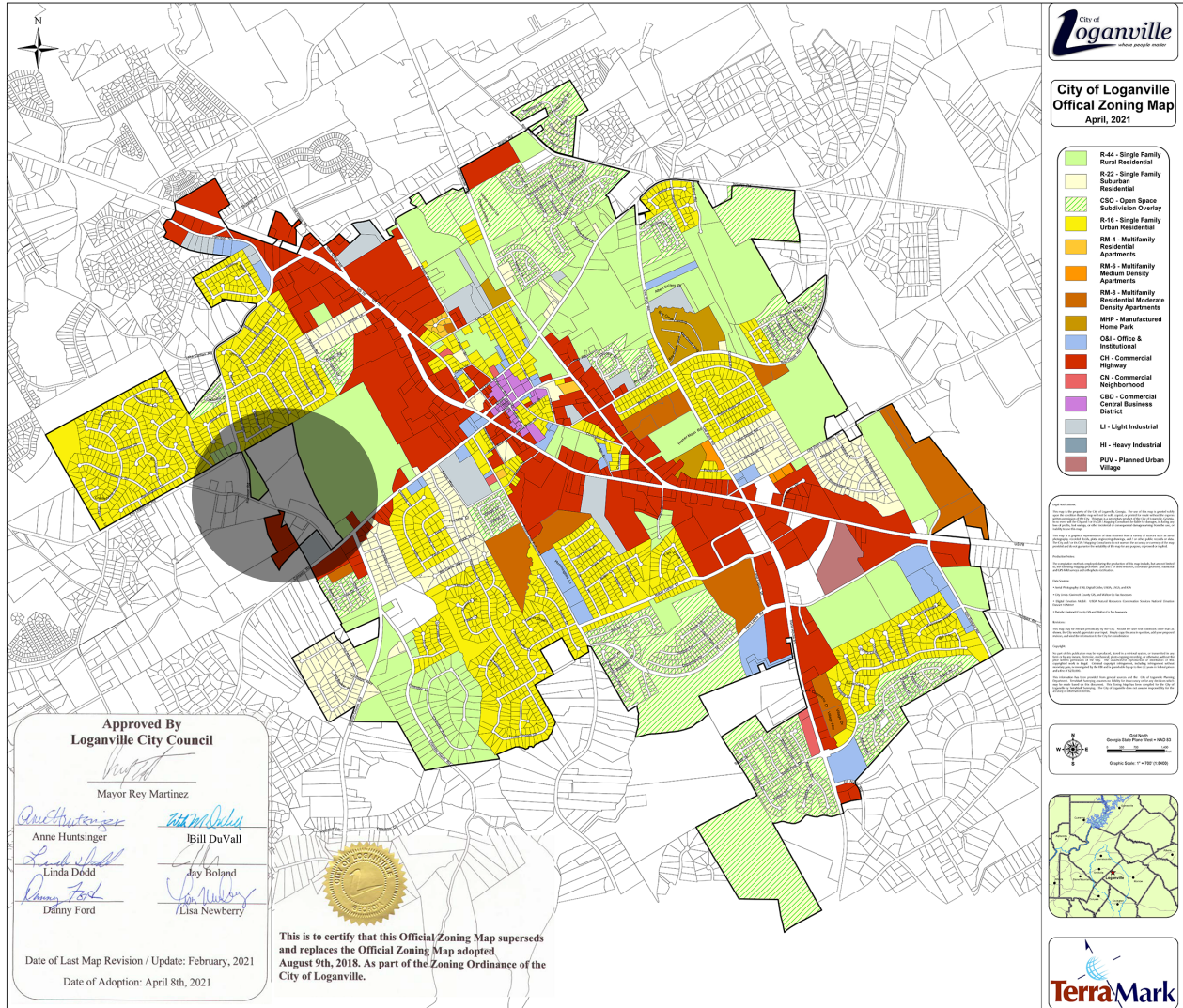
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Annexation is part of a 200+-acre mixed use development

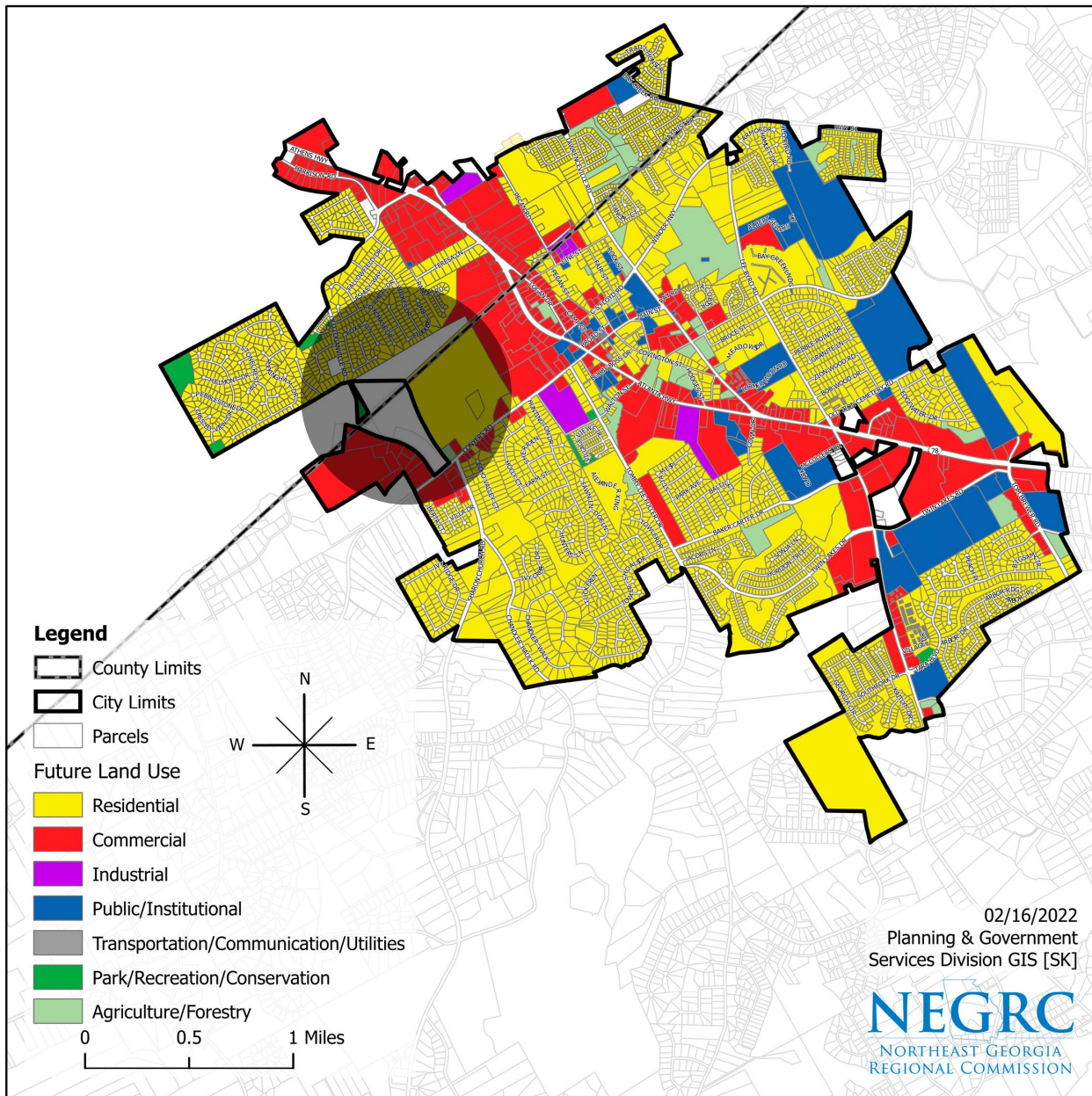
PLANNING COMMISSION HEARING: Was tabled April 25, 2024 until June 27, 2024

CITY COUNCIL HEARING: July 8, 2024 and July 11, 2024

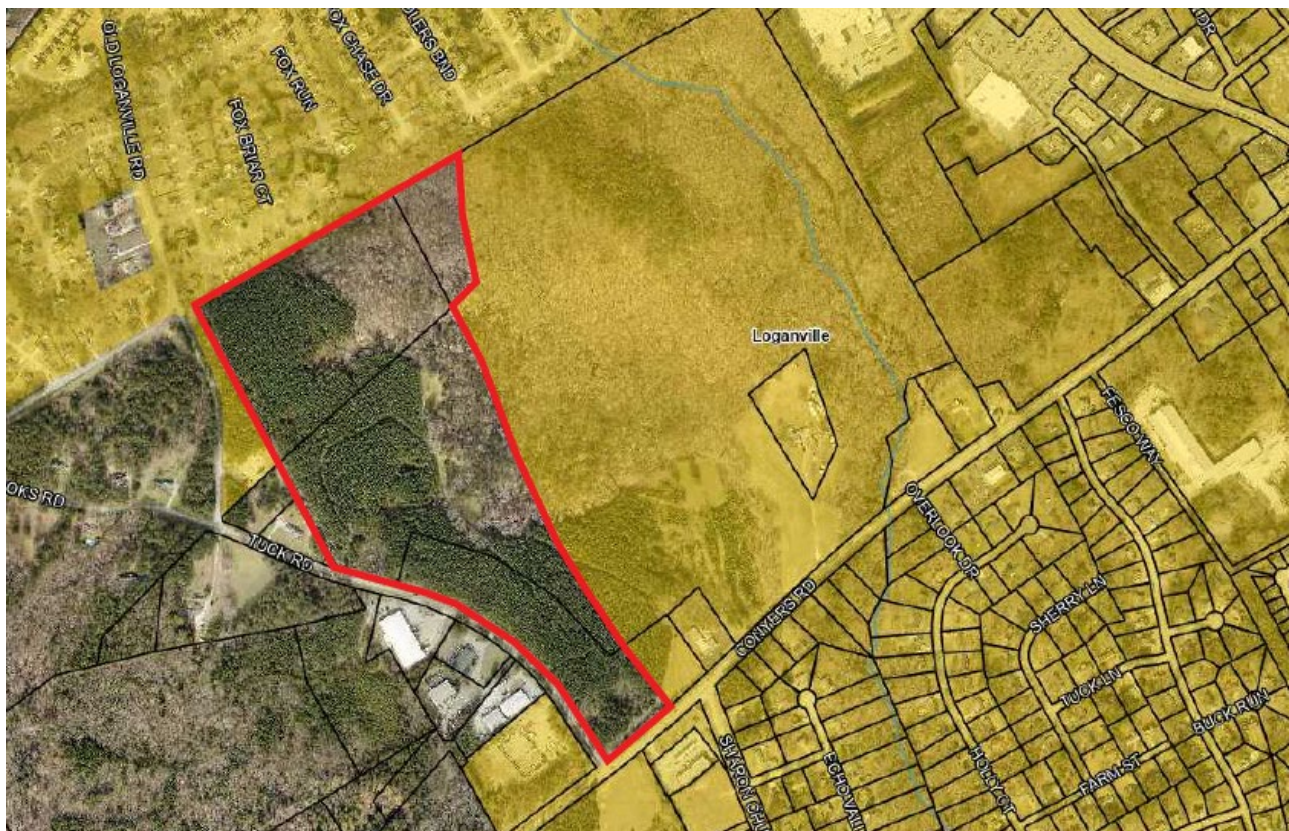
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

The applicant is applying to annex in 61.213 acres of land to become part of a larger project that will entail more than 200 acres of mixed use, including townhomes, single-family homes and commercial space.

Existing Conditions

The parcels are undeveloped and have been a part of the larger family farm. Both parcels are abutted by City limits by parcels LG060010 and LG060010A00.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? This annexation would bring inside city limits parcels that are almost completely encircled by land already part of the City of Loganville.

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety.

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 Future Land Use map of Walton and Gwinnett both show the areas as being residential.

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

What is the impact upon adjacent property owners if the request is not approved? The land would likely continue to remain undeveloped.

Recommended action: The parcels of land meet the requirements to be annexed into the City limits. Recommendation is for approval of these annexations.

Planning Commission Recommended Conditions

The Planning Commission vote was 3-3, with the Chairman casting the tiebreaking vote in favor of recommending approval of the annexation.

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? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Highway 20 pump station

Capacity of the sewer line? Upgrade to the pump station will be required

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain? Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands? Unknown.

Do stream bank buffers exist on the parcel? Yes.

Are there other topographical concerns on the parcel? Unknown.

Are the storm water issues related to the application? No.



TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?

Highway 20 (state route), 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? There are some along Old Loganville Road but none along Tuck Road or Highway 20.

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.

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) No service burdens to the fire department.



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: 3-8-24

Application # R 24-013

REQUEST FOR ZONING MAP AMENDMENT

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

Form with two main sections: APPLICANT INFORMATION and PROPERTY OWNER INFORMATION*. Includes fields for Name, Address, City, State, Zip, and Phone. Also includes a section for PROPERTY INFORMATION with fields for Map & Parcel #, Present Zoning, Requested Zoning, Address, County, Acreage, and Proposed Development.

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: February 2nd 2024
Accepted by Planning & Development: Sarah Black DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 45897 RECEIPT # 202406943 TAKEN BY: SB DATE OF LEGAL NOTICE : NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: [Signature] DATE: 6/27/24

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.

3/7/24

Applicant's Signature

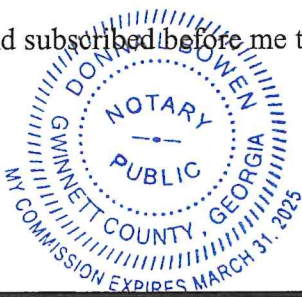
Date

Shane Latham, attorney for Applicant

Print Name and Title

Sworn to and subscribed before me this 7th day of March, 2024.

(Seal)



Donna L. Bowen
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

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.

Charles P. Richards 03/07/2024
Applicant's Signature Date

CHARLES P. RICHARDS CFO
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
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.

Sherry S. Grider 3-7-24
Owner's Signature Date

Sherry S. Grider, Managing Partner, Luck Family Farm LLLP
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
Signature of Notary Public

Application # **R** _____

Owner's

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.

Chad T. Stephens

3-7-24

Applicant's Signature

Date

Chad T. Stephens

Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)



Gabrielle Schaller

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

Owner's

Application # **R** _____

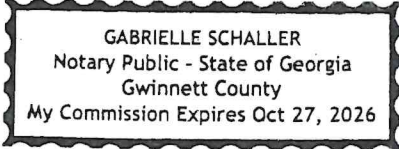
Applicant's Certification

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.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens Member
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal) 

Gabrielle Schaller
Signature of Notary Public

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

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

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

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

Owner's Signature Date

Print Name and Title

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

(Seal) _____
Signature of Notary Public

Application # **R** _____

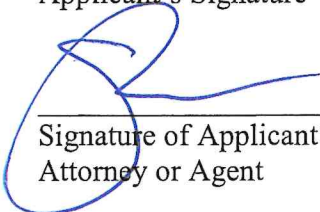
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Applicant's Signature

Date

Print Name



3/7/24

Shane Lanham

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 N/A

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL

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

DATE OF CONTRIBUTION

N/A

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

PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton

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?
Please see attached.

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

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

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

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

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

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

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

- 9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

APPLICANT’S RESPONSES TO EVALUATION CRITERIA

- 1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?

The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent parcels. Adjacent land uses include commercial, residential, and civic uses as well as vacant land. The proposed mixed-use development with residential, commercial, and open space/recreational amenities is compatible with existing land uses. The proposed commercial components of the development are located along exterior right-of-way and would provide an attractive streetscape for motorists travelling along Conyers Road (State Route 20) and Tuck Road.

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

The proposed development is located along Conyers Road, which is a major transportation corridor and a State Highway. Additionally, GDOT has announced plans to align Tuck Road with Sharon Church Road with the construction of a new roundabout. The Applicant is coordinating with GDOT relative to this road improvement, which will enhance connectivity and traffic flows in the area.

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

The proposed development would not contribute to overcrowding or urban sprawl as the property is located near the urban core of Loganville and the proposed land uses and densities are compatible with surrounding development. The subject property is located less than 1,500 feet from Atlanta Highway (U.S. Route 78), which is Loganville’s most heavily developed corridor. The proposed development is not an isolated, out-of-place development at Loganville’s fringes. It includes a mix of land uses that are already present in the area and continues established development patterns along major transportation corridors.

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

The proposed development would utilize public water, sewer, and other utilities, providing upgrades where necessary. Given the intensity of surrounding development and the property’s proximity to major transportation corridors, the proposed development would not negatively impact the provision of urban infrastructure or other municipal services.

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

The proposed development would provide high-quality, attractive homes at price points that would be commensurate with homes in the surrounding area. First-class amenities and a mix of housing types would provide additional stability to the proposed development. The proposed development would provide necessary residential critical mass to support proposed commercial components of the development as well as existing commercial uses in the surrounding area.

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

The proposed development would provide a mixture of residential, commercial, and recreational/open space uses that is compatible with the Future Land Use designations of Residential, Commercial, and Park/Recreation/Conservation. While the unincorporated portions of the subject property are not assigned Future Land Use designations, they are compatible with the designations of adjacent land. That is, one of the proposed open spaces portions of the subject property is located adjacent to Destination Park, which is designated as Park/Recreation/Conservation. The proposed commercial portions of the proposed development are located across the street from land designated as Commercial across Tuck Road and Conyers Road. The balance of the proposed development is the residential component, which is consistent with the Residential Future Land Use designation.

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

The proposed development would complement surrounding properties by enhancing the walkability of the surrounding area, increasing housing options in the City, and providing a high-quality, attractive mixed-use development near major transportation corridors.

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

The property would remain a large, underutilized tract near the center of Loganville. It would not meaningfully contribute to the tax base or provide residential critical mass to support local businesses. Large tracts are often difficult for families to maintain and have the potential to negatively impact the aesthetics of the surrounding area, if not maintained.

9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.

The subject property is located along a State Highway with convenient access to downtown Loganville. The proposed alignment of Tuck Road and Sharon Church Road with the construction of a roundabout enhances the subject property's vehicular access and will improve existing traffic flows. The proposed mixed-use development is compatible with the mixed-use character of the surrounding area which includes, residential, commercial, and recreational uses.

ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLANY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
COLGATE JAMES A ETAL 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

***** Legal Description *****

All that certain tract or parcel of land, lying and being in the 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 160.212 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 46°37'26" E a distance of 3456.60' to a Point;
Thence S 29°26'20" E a distance of 989.18' to an IPF;
Thence S 29°25'59" E a distance of 660.01' to an IPF;
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
Thence N 72°18'08" W a distance of 24.03' to a Point;
Thence S 28°13'12" W a distance of 11.41' to a Point;
Thence S 74°19'31" W a distance of 15.83' to a Point;
Thence N 74°51'49" W a distance of 8.68' to a Point;
Thence N 32°37'40" W a distance of 16.39' to a Point;
Thence S 89°31'15" W a distance of 14.08' to a Point;
Thence N 87°57'38" W a distance of 10.17' to a Point;
Thence S 86°26'17" W a distance of 41.00' to a Point;

Thence S 77°33'48" W a distance of 5.21' to a Point;
Thence S 09°52'21" W a distance of 19.06' to a Point;
Thence S 08°28'09" W a distance of 35.33' to a Point;
Thence S 33°04'51" E a distance of 16.99' to a Point;
Thence S 09°36'40" E a distance of 21.74' to a Point;
Thence S 74°01'58" W a distance of 25.01' to a Point;
Thence S 07°03'34" W a distance of 20.14' to a Point;
Thence S 38°47'34" W a distance of 16.52' to a Point;
Thence S 25°21'37" E a distance of 38.69' to a Point;
Thence S 39°19'43" E a distance of 31.34' to a Point;
Thence S 06°18'24" E a distance of 27.60' to a Point;
Thence S 40°13'36" W a distance of 38.09' to a Point;
Thence S 48°59'18" W a distance of 80.30' to a Point;
Thence S 80°00'00" W a distance of 57.67' to a Point;
Thence S 42°51'22" W a distance of 22.27' to a Point;
Thence S 24°46'13" E a distance of 68.30' to a Point;
Thence S 17°08'22" E a distance of 108.56' to a Point;
Thence S 35°15'33" E a distance of 30.52' to a Point;
Thence S 40°44'31" W a distance of 51.28' to a Point;
Thence S 64°31'43" W a distance of 35.70' to a Point;
Thence S 01°26'06" W a distance of 29.16' to a Point;
Thence S 04°56'23" E a distance of 41.60' to a Point;
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
Thence S 49°12'47" W a distance of 51.16' to a Point;
Thence S 48°33'09" W a distance of 105.67' to a Point;
Thence S 47°10'43" W a distance of 175.36' to a Point;
Thence S 46°31'43" W a distance of 191.40' to a Point;
Thence S 46°15'11" W a distance of 343.08' to a Point;
Thence S 45°37'12" W a distance of 451.87' to a Point;
Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR ANNEXATION, REZONING, AND
CONCURRENT VARIANCE APPLICATIONS OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide a vibrant, attractive mixed-use development along a major transportation corridor. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 201.376 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
Thence N 53°13'13" W a distance of 88.83' to a Point;
Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
Thence N 75°57'11" W a distance of 211.32' to a Point;
Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
Thence leaving said Right-of-Way N 29°24'16" W a distance of 645.20' to a Point;
Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 1406.99' to a Point;
Thence N 61°35'20" E a distance of 680.28' to an IPF;
Thence S 29°26'20" E a distance of 1103.43' to an IPF;
Thence S 29°25'59" E a distance of 660.01' to an IPF;
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
Thence along said centerline of creek S 63°24'16" W a distance of 141.13' to a Point;
Thence N 72°18'08" W a distance of 24.03' to a Point;
Thence S 28°13'12" W a distance of 11.41' to a Point;

Thence S 74°19'31" W a distance of 15.83' to a Point;
Thence N 74°51'49" W a distance of 8.68' to a Point;
Thence N 32°37'40" W a distance of 16.39' to a Point;
Thence S 89°31'15" W a distance of 14.08' to a Point;
Thence N 87°57'38" W a distance of 10.17' to a Point;
Thence S 86°26'17" W a distance of 41.00' to a Point;
Thence S 77°33'48" W a distance of 5.21' to a Point;
Thence S 09°52'21" W a distance of 19.06' to a Point;
Thence S 08°28'09" W a distance of 35.33' to a Point;
Thence S 33°04'51" E a distance of 16.99' to a Point;
Thence S 09°36'40" E a distance of 21.74' to a Point;
Thence S 74°01'58" W a distance of 25.01' to a Point;
Thence S 07°03'34" W a distance of 20.14' to a Point;
Thence S 38°47'34" W a distance of 16.52' to a Point;
Thence S 25°21'37" E a distance of 38.69' to a Point;
Thence S 39°19'43" E a distance of 31.34' to a Point;
Thence S 06°18'24" E a distance of 27.60' to a Point;
Thence S 40°13'36" W a distance of 38.09' to a Point;
Thence S 48°59'18" W a distance of 80.30' to a Point;
Thence S 80°00'00" W a distance of 57.67' to a Point;
Thence S 42°51'22" W a distance of 22.27' to a Point;
Thence S 24°46'13" E a distance of 68.30' to a Point;
Thence S 17°08'22" E a distance of 108.56' to a Point;
Thence S 35°15'33" E a distance of 30.52' to a Point;
Thence S 40°44'31" W a distance of 51.28' to a Point;
Thence S 64°31'43" W a distance of 35.70' to a Point;
Thence S 01°26'06" W a distance of 29.16' to a Point;
Thence S 04°56'23" E a distance of 41.60' to a Point;
Thence S 03°45'26" W a distance of 58.16' to a Point at the intersection of the centerline of creek and the northern Right-of-Way of Georgia Highway #20;
Thence along said Right-of-Way S 50°22'30" W a distance of 23.62' to a Point;
Thence S 49°12'47" W a distance of 51.16' to a Point;
Thence S 48°33'09" W a distance of 105.67' to a Point;
Thence S 47°10'43" W a distance of 175.36' to a Point;
Thence S 46°31'43" W a distance of 191.40' to a Point;
Thence S 46°15'11" W a distance of 343.08' to a Point;
Thence S 45°37'12" W a distance of 451.87' to a Point;
Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R24-013

LANDOWNERS: Tuck Family Farm LLLP C/O Sherry S Grider

APPLICANT: Green River Builders Inc. C/O Pickens Tucker LLP

PROPERTY ADDRESS: Tuck Road, Conyers Road

MAP/PARCEL #: LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

PARCEL DESCRIPTION: Mixture of residential, commercial, vacant properties

AREA: 201.36 acres

EXISTING ZONING: A2, R-44, CH, Unzoned

PROPOSED ZONING: PUV

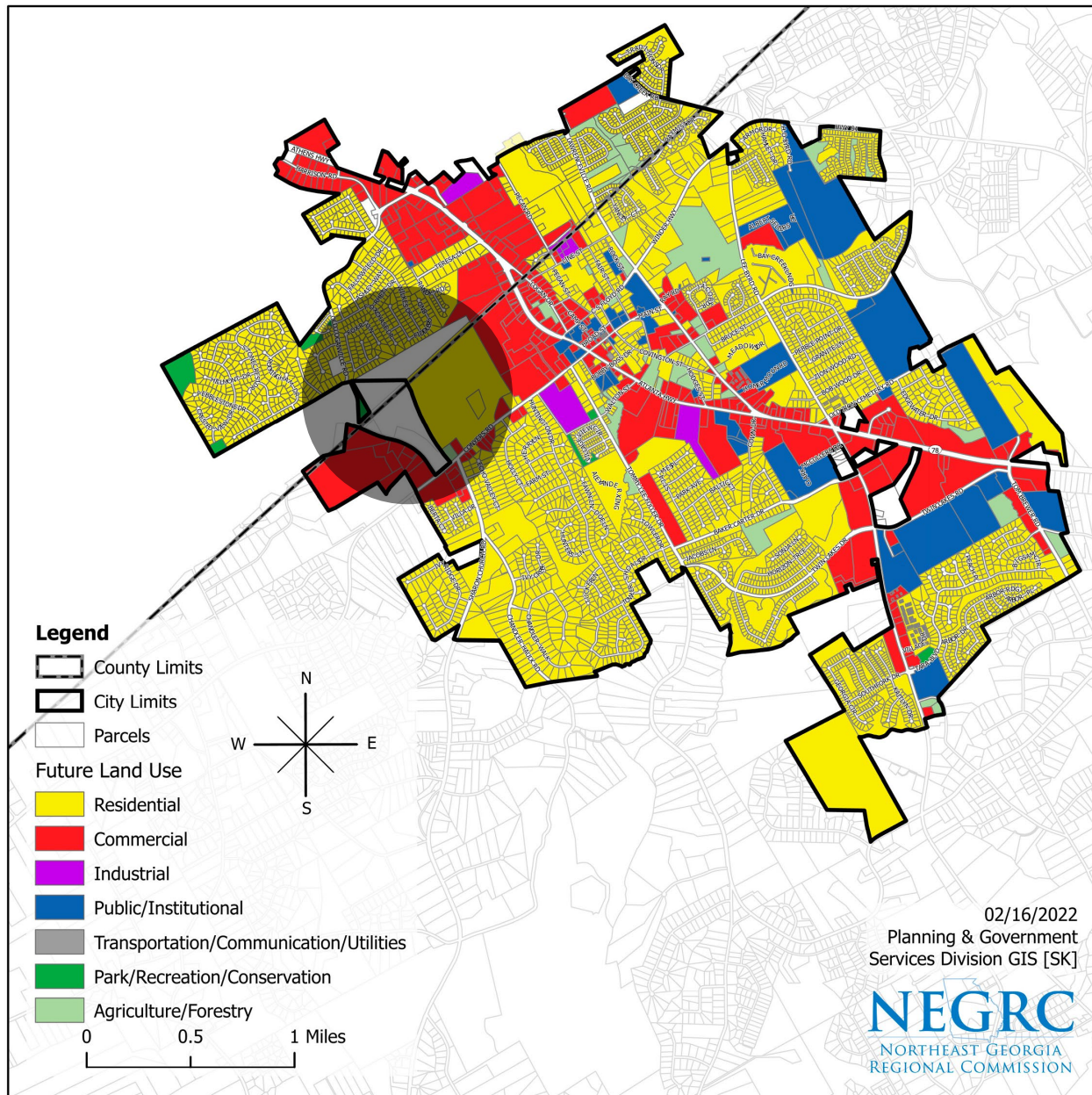
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Creation of a mixed-use development with 232 single-family homes, 150 townhomes, and 23,200-square-feet of commercial space as well as greenspace.

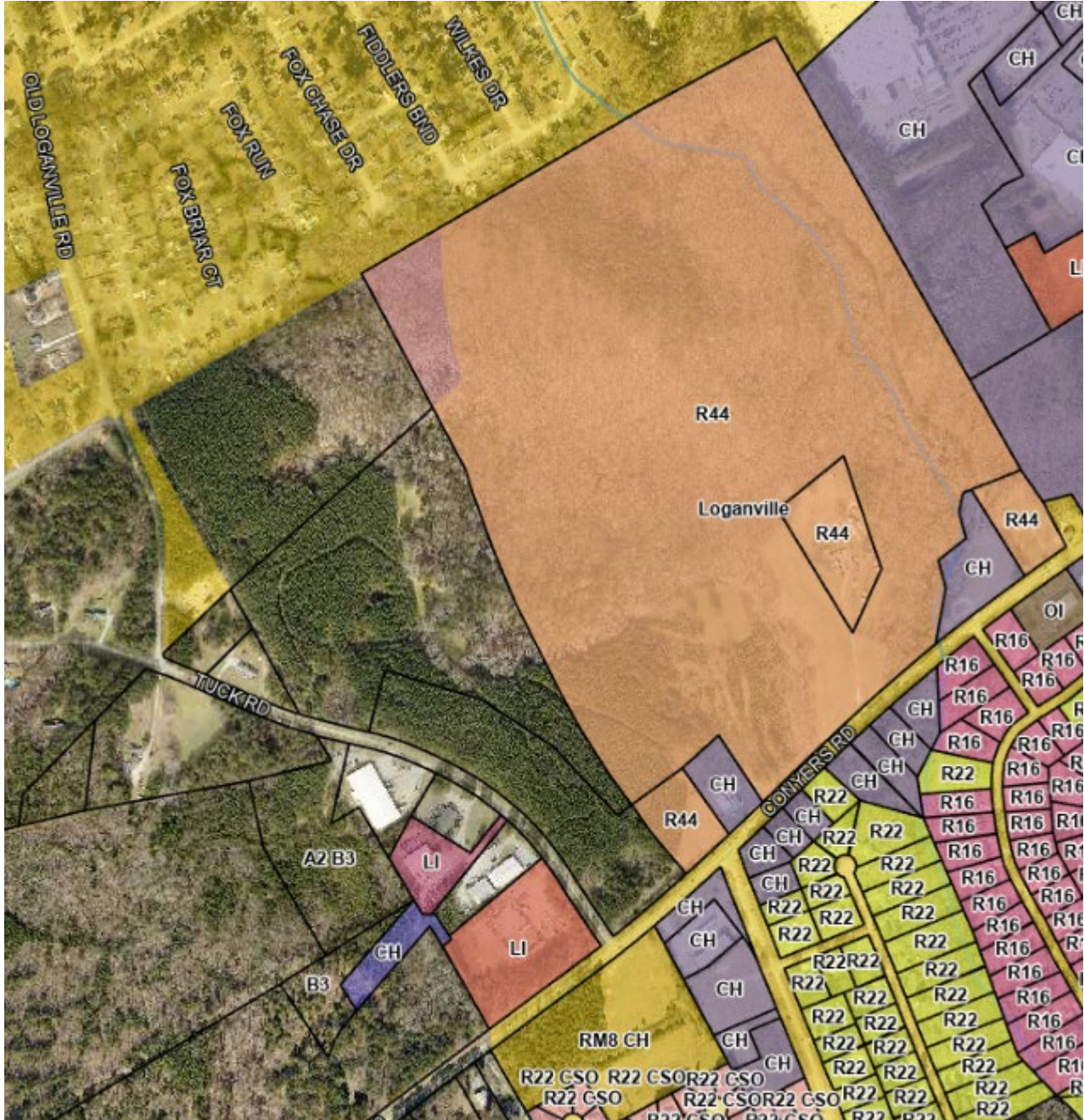
PLANNING COMMISSION HEARING: Was tabled April 25, 2024 until June 27, 2024

CITY COUNCIL HEARING: July 8, 2024 and July 11, 2024

FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

Rezone the property to allow for a proposed development that would include a mix of land uses including single-family detached homes, townhomes, commercial/retail/office and open space.

Existing Conditions

Most of the land is undeveloped, though there is a 2,844-square-foot home dating back to 1865 with accessory structures on one of the parcels being considered for this project and another parcel contains a 4,400-square-foot metal commercial building dating back to 2000.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? This project would alter the aesthetic landscape in the area as it transitions from an old family farm to a large tract of land with both residential and commercial purposes being proposed.

What is the impact upon thoroughfare congestion and traffic safety? There is some uncertainty that remains with the future improvements planned for Highway 20 and Tuck Road. The last known plans included a two-lane roundabout, with construction scheduled to start in the summer of 2025. The secondary outlet for traffic will be Tuck Road or Tom Brooks Road and Old Loganville Road, which will likely be impacted by this project.

Traffic counts in the area include about 8,000 cars per day at Old Loganville Road south of Chase Court and 10,800 cars per day on Highway 20 at Center Hill Church Road. The City's comprehensive traffic study included comments from the citizenry that included the difficulty of pulling out from Tuck Road onto Conyers Road and the curve on Old Loganville Road being dangerous and prone to flooding for those near the intersection of Tuck Road. Another comment included that, due to the increase in housing in the area of Tuck Road, the speed limit on Highway 20 should not go up to 55 mph until after the intersection with Tuck Road if you are heading toward Conyers.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Considering the fact most of the land sits vacant at the moment, there will be a noticeable increase in population density with the addition of a large-scale project such as this one being proposed. A development such as this would meet the definition of urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map of Walton and Gwinnett both show the area as being residential. While the City of Loganville's future land use map does not include these parcels, it is reasonable to assume that continued development of CH along the Highway 20 would be consistent with existing trends and then residential developments being created along Tuck Road.



What is the impact upon adjacent property owners if the request is approved? Due to the scale of the project, traffic would likely increase in the immediate area. But the project will also provide residents of the area potential commercial options that may afford them and the new residents alike the opportunity to enjoy commerce in the area without having to get into a car. This would also place commercial across the street on Tuck Road from residences.

What is the impact upon adjacent property owners if the request is not approved? The land would likely continue to remain undeveloped.

Recommended action: The purpose of the PUV is to encourage cultural, retail and residential uses in a mixed-use, urban setting with uses in close proximity to maximize opportunities for pedestrian traffic, thereby reducing the need of automobile dependency and demand for parking. This project achieves that goal and does so with access to a state highway that is in the process of being improved upon by GDOT. The staff recommendation is for approval of this rezone with the condition that the applicant work with the Utilities Department to ensure adequate water and sewer can be made available to the area.

Planning Commission Recommended Conditions

The Planning Commission vote was 3-3, with the Chairman casting the tiebreaking vote in favor of recommending approval of the rezone with the following conditions:

- The mailbox kiosk be placed in a central location that is not exclusively inside area of the townhomes or single-family residences but rather in between
- The project features an enclosed meeting space in a centralized location to both the single-family residences and townhomes
- The project includes a paved walking trail in the open space adjacent to Tuck Road connecting to Destination Park
- As allowed, develop a nature trail along the townhomes to the Walmart property
- Have it expressly state in the covenants that commercial and residential owners help maintain the trails at a minimum of once a year
- 8-foot privacy fence between the buffer and the property of Chris Green at 4565 Tuck Road
- Minimum of two community swimming pools as allowed
-

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? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Highway 20 pump station

Capacity of the sewer line? Upgrade to the pump station will be required

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain? Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands? Unknown.

Do stream bank buffers exist on the parcel? Yes.

Are there other topographical concerns on the parcel? Unknown.

Are the storm water issues related to the application? No.



TRANSPORTATION

What is the road effected by the proposed change? What is the classification of the road?

Highway 20 (state route), 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? There are some along Old Loganville Road but none along Tuck Road or Highway 20.

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.

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) No service burdens to the fire department.



e
Memorandum

To: Green River Builders, Inc.
From: Abdul Amer, PE
Date: June 5th, 2024
Subject: Trip Generation Memorandum for Proposed Mixed-Use Development,
Walton County, Georgia | A&R 24-108

The purpose of this memorandum is to estimate the trip generation that will result from the proposed mixed-used development that will be located in Walton County, Georgia. The development will consist of 229 single-family houses, 152 townhomes, and 233,650 square feet of combined retail, restaurant, office space. The location of the development is shown below.





METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE land uses below:

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use: 215 – Single-Family Attached Housing: A single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Land Use: 821 – Shopping Plaza (40-150k): A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA).

Land Use: 932 – High-Turnover (Sit-Down) Restaurant: This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining.

Land Use: 930 – Fast Casual Restaurant: A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves.

Land Use: 710 – General Office Building: A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers.



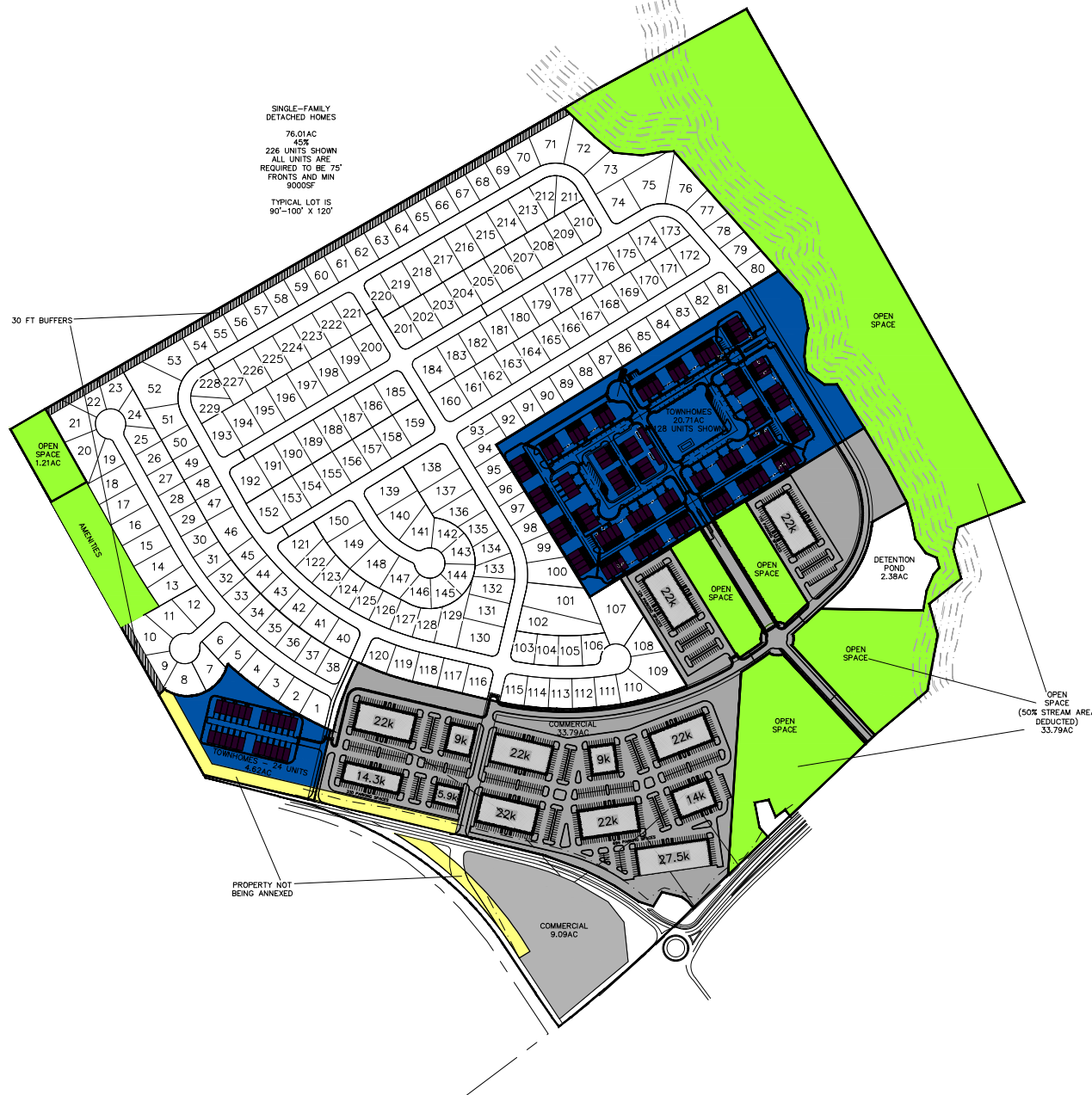
TRIP GENERATION

The calculated site-generated peak hour traffic volumes for the development are shown in Table 1, below.

TABLE 1 — TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 210 - Single-Family Detached Housing	229 Units	40	118	158	136	81	217	2,163
Mixed-use reduction		-12	-20	-32	-39	-41	-80	-772
ITE 215 - Single-Family Attached Housing	152 Units	18	55	73	51	36	87	1,108
Mixed-use reduction		-6	-10	-16	-20	-21	-41	-395
ITE 710 – General Office Building	46,730 SF	77	10	87	15	73	88	599
Mixed-use reduction		-8	-2	-10	-5	-18	-23	-117
ITE 821 – Shopping Plaza (40-150k) – Supermarket - Yes	116,825 SF	125	77	202	297	309	606	7,888
Mixed-use reduction		--17	-14	-31	-41	-33	-74	-667
Pass-by Trips (0%) 40%		0	0	0	-102	-110	-212	-2,120
ITE 930 – Fast Casual restaurant	35,048 SF	25	25	50	337	277	614	3,405
Mixed-use reduction		-7	-6	-13	-18	-14	-32	-288
ITE 932 – High-Turnover Sit-Down restaurant	35,048 SF	184	151	335	193	124	317	3,757
Mixed-use reduction		-8	-6	-14	-20	-16	-36	-318
Pass-by Trips (0%) 43%		0	0	0	-74	-47	-121	-1,210
Total Trips without Reductions		469	437	906	1,029	900	1,929	18,919
Total Trips with Reductions		411	379	790	710	600	1,310	13,032

Based on trip generation rates published in the ITE Trip Generation Manual, 11th edition, the mixed-use development generates 411 entering and 379 exiting trips in the AM peak hour, 710 entering and 600 exiting in the PM peak hour and 13,032 overall two-way trips in a 24-hour duration.

Section 3, Item B.



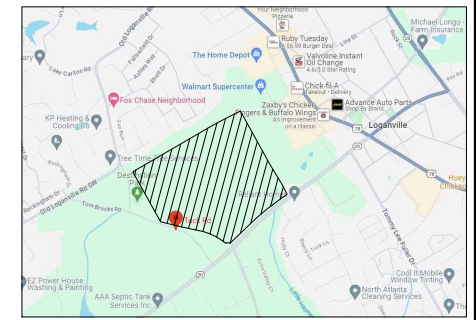
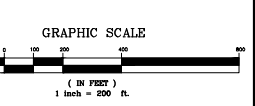
CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



SITE LOCATION MAP

SITE DATA		
EXISTING TRACT	201.49 AC	
OUTPARCEL	9.09 AC	
PROPOSED PD TRACT	192.40 AC	
ZONING		
EXISTING ZONING	RA-200	
PROPOSED ZONING	PUV	
ZONING JURISDICTION	CITY OF LOGANVILLE	
USE CALCULATIONS		
RESIDENTIAL R/W	15.23AC	
DETENTION POND	2.38AC	
STREAM AREA (50%)	5.87AC	
PD USABLE AREA	168.52AC	
SINGLE FAMILY HOMES	76.01AC	45.0%
RES AMENITY AREA	161,828 S.F.	
TOWNHOMES	25.33AC	15.0%
COMMERCIAL	33.79	20.5%
OPEN SPACE	33.79AC	21.2%
COMMERCIAL SF REQ'D	10KSF*226/100	22,600SF
COMMERCIAL PROV.		233,650SF
SINGLE-FAMILY MAX	75.82AC *	235 UNITS
SINGLE-FAMILY PROV.	3.1 UNITS/1AC	226 UNITS
TOWNHOME MAX	6 UNITS/AC	152 UNITS
TOWNHOME PROV.	6 UNITS/AC	152 UNITS

MOORE CIVIL
CONSULTING-DESIGN-ENGINEER
706.224.1626
MOORE@MOORECIVIL.COM

LEVEL II CERTIFIED DESIGN PROFESSIONAL
GSVCC #0000048990
EXPIRATION: 06/30/2026

NOT RELEASED FOR CONSTRUCTION

This document, together with the schedule and design presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. It is not to be used in any other project or for any other purpose without the express written consent of Moore Civil Consulting, Inc. shall be without liability to Moore Civil Consulting, Inc. Copyright Moore Civil Consulting, Inc. 2016

24 HOUR CONTACT
TEL: TDD

OWNER INFORMATION:
TEL: TDD

REVISIONS:

01/19/24	CONCEPT LAYOUT
02/01/24	CONCEPT LAYOUT
03/04/24	CONCEPT LAYOUT
04/04/24	CONCEPT LAYOUT
05/15/24	CONCEPT LAYOUT
05/22/24	CONCEPT LAYOUT
05/31/24	CONCEPT LAYOUT

TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

SHEET TITLE:
SITE LAYOUT

SHEET NUMBER:
C.200



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: 3-8-24

Application # V 24-014

APPLICATION FOR MAJOR VARIANCE

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION*, CONTACT PERSON, PROPERTY INFORMATION, MAP & PARCEL #, PRESENT ZONING, ACREAGE, ADDRESS, COUNTY, Ordinance and Section from Which Relief is Sought, Description of Request.

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

Pre-Application Conference Date:
Accepted by Planning & Development: Sarah Black DATE: 3/8/24 FEE PAID: \$500.00

CHECK # 45899 RECEIPT # 202106945 TAKEN BY: JB DATE OF LEGAL NOTICE: NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: [x] Approve [] Approve w/conditions [x] Deny [] No Recommendation
Commission Chairman: [Signature] DATE: 6/27/24

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

Mayor City Clerk Date

PROPERTY OWNER LIST - REZONING

Name	Address	Parcel No.	County
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010A00	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG060010ADP	Walton
Tuck Family Farm, LLLP	1221 Dials Plantation Dr Statham, GA 3066	LG0600100DP	Walton
Stephens, Chad Tuck & Stephens, Sandra Pendley	P.O. Box 1058 Loganville, GA 30052	LG060009	Walton
CSAT Enterprises LLC	P.O. Box 1058 Loganville, GA 30052	LG060011	Walton

Application # V

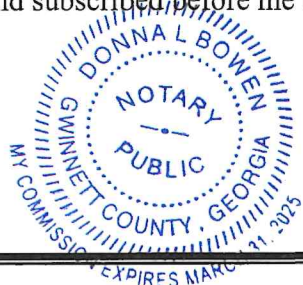
Applicant's Certification

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

[Signature]
Applicant's Signature 3/7/24
Date

Shane Lanham, attorney for Applicant
Print Name and Title

Sworn to and subscribed before me this 7th day of March, 2024.

(Seal)  Donna L. Bowen
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 # V

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.

Charles P. Richards CFO 03/07/2024
Applicant's Signature Date

CHARLES P. RICHARDS CFO
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
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)

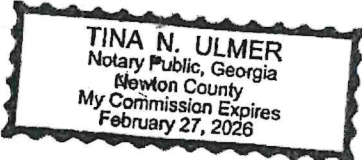
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Sherry S. Grider 3-7-24
Owner's Signature Date

Sherry S. Grider, Managing Partner, Juck Family Farm LLP
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  *Tina Ulmer*
Signature of Notary Public

Application # V

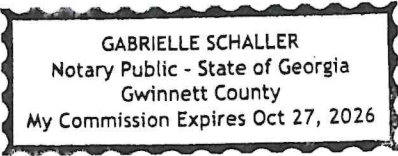
Owner's
Applicant's Certification

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.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal)  Gabrielle Schaller
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 # V

Owner's

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.

Chad T. Stephens 3-7-24
Applicant's Signature Date

Chad T. Stephens Member
Print Name and Title

Sworn to and subscribed before me this 7 day of March, 2024.

(Seal) 

Gabrielle Schaller
Signature of Notary Public

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

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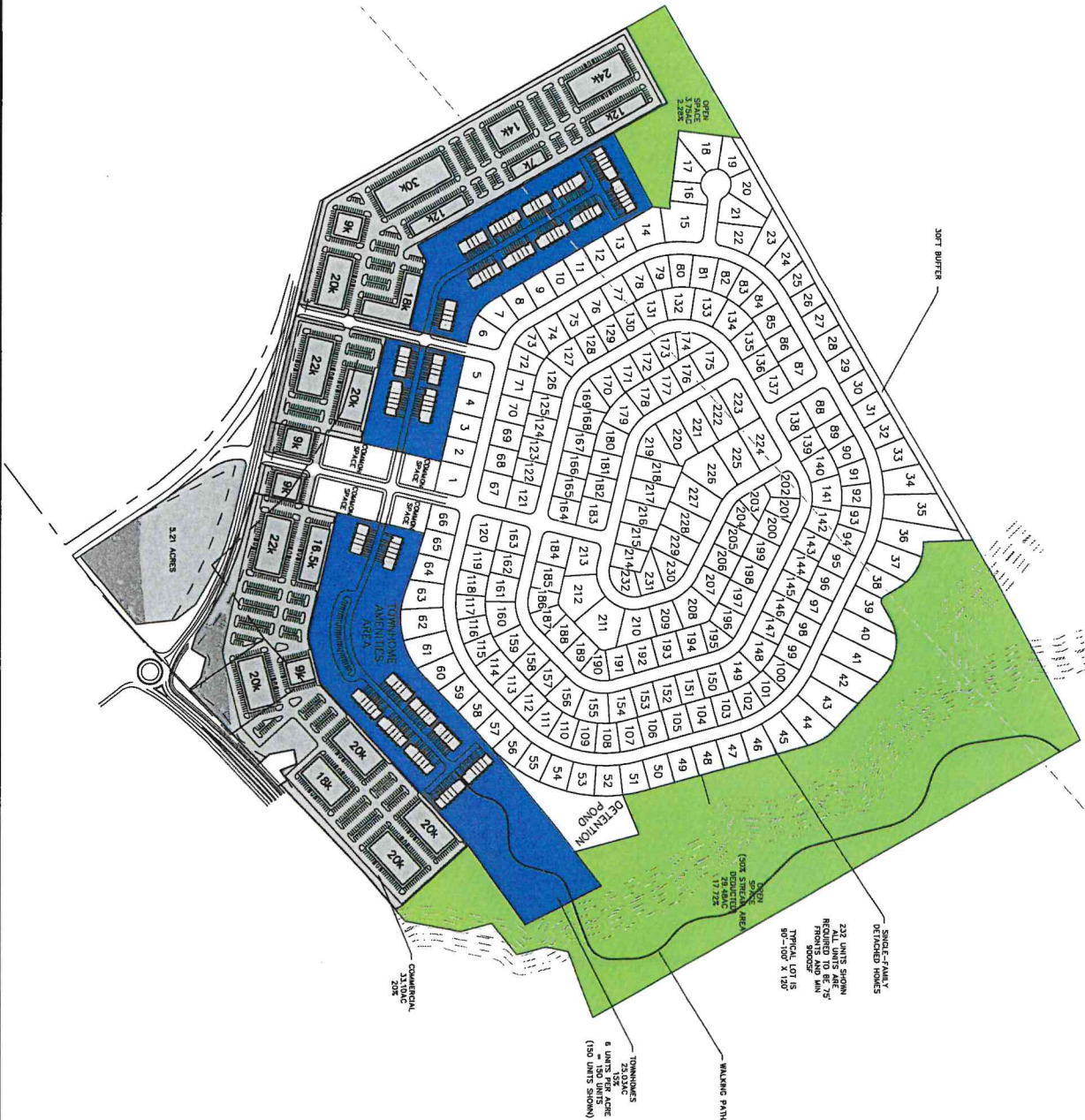
that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature Date

Print Name and Title

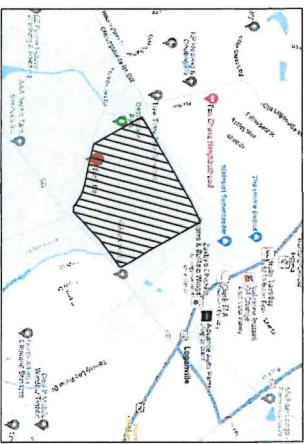
Sworn to and subscribed before me this _____ day of _____, 20____.

(Seal) _____
Signature of Notary Public



SINGLE-FAMILY DETACHED HOMES
232 UNITS SHOWN
REQUIRED TO BE 75'
FRONT AND 50'
TYPICAL LOT IS
80'-100' X 120'

TOWNHOMES
6 UNITS
355 ACRES
(150 UNITS SHOWN)



SITE LOCATION MAP



CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE, GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE, GEORGIA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOGANVILLE, GEORGIA.

DO NOT SURVEY THE SHOWN

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PROPOSED PD TRACT	192.40 AC
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PROPOSED ZONING	P.U.V.
CITY OF LOGANVILLE	
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OPEN SPACE	33.65AC
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COMMERCIAL PROV.	333,500SF
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SINGLE-FAMILY UNITS	232 UNITS
TOWNHOME MAX	6 UNITS/AC
TOWNHOME UNITS	150 UNITS

TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

MOORE CIVIL
CONSULTING ENGINEER
706.224.1425 ROBERT@MOORECIVIL.COM

C-200

ABUTTING PROPERTY OWNERS LIST

Name/Address	Parcel Number
GREEN CHRISTOPHER JAMES & GREEN MICHELLE YVONNE 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009B00
GREEN CHRISTOPHER J & GREEN MICHELLE Y 4565 TUCK ROAD LOGANVILLE, GA 30052	C0040009D00
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060008
JTV INVESTMENT GROUP LLC PO BOX 235 LOGANVILLE, GA 30052	LG060007
1618 LAND HOLDINGS LLC 1550 NORTH BROWN RD SUITE 130 LAWRENCEVILLE, GA 30043	LG060005
WAL-MART REAL ESTATE BUSINESS TRUST %RE PROPERTY TAX DEPT PO BOX 8050 MS 0555 BENTONVILLE, AR 727160555	LG040001
WAL-MART REAL ESTATE BUSINESS PO BOX 8050 BENTONVILLE AR 72716-8055	R5160 001
EPIC ENDEAVORS REAL ESTATE LLC 4560 TRUMBLE TER SNELLVILLE GA 30039	R5160 258
MARTINEZ ANA MARINA 4411 FIDDLERS BND LOGANVILLE GA 30052	R5129 191
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 190
CANALES JOSE G 4391 FIDDLERS BND LOGANVILLE GA 30052	R5129 189
SWH 2017-1 BORROWER LP PO BOX 803467 DALLAS TX 75380	R5129 188

FYR SFR BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261	R5129 187
BTR SCATTERED SITE OWNER LLC 5001 PLAZA ON THE LK STE 200 AUSTIN TX 78746	R5129 186
POLMAN SHARON 4351 FIDDLERS BND LOGANVILLE GA 30052	R5129 185
CAULDER REX A & LINDA S 4341 FIDDLERS BND LOGANVILLE GA 30052	R5129 184
CALDERON ISABELLA RINADA 4331 FIDDLERS BND LOGANVILLE GA 30052	R5129 183
BUSTAMANTE LUIS HERRERA MONCADA MARTHA J. AQUIRRE 4310 FOX CHASE DR LOGANVILLE GA 30052	R5129 175
FELDER KATHLEEN 4325 FOX CHASE DR LOGANVILLE GA 30052	R5129 174
TAMAYO HECTOR A PEREZ IRLINY TEJEDA 4315 FOX CHASE DR LOGANVILLE GA 30052	R5129 173
MORRIS THUYTIEN MORRIS BRUCE 293 FOX RUN LOGANVILLE GA 30052	R5129 297
BURKE DAVID W BURKE KAREN 177 FOX RUN LOGANVILLE GA 30052	R5129 331
ROBERTSON DARRYL B Jr ROBERTSON LACINDA MICHELLE 179 FOX RUN LOGANVILLE GA 30052	R5129 332
IJITIMEHIN CHERLYN M IJITIMEHIN OLARINDE 181 FOX RUN LOGANVILLE GA 30052	R5129 333
HUMANS ANGELA V 183 FOX RUN LOGANVILLE GA 30052	R5129 334

DEPIETRO CLAUDIO DEPIETRO SANDRA S 185 FOX RUN LOGANVILLE GA 30052	R5129 335
JONES KIM R WILSON TONISHA 187 FOX RUN LOGANVILLE GA 30052	R5129 336
VALDEZ JENNY ZAVALETA MARTHA ROJAS 189 FOX RUN LOGANVILLE GA 30052	R5129 337
COLGATE JAMES A ETAL 191 FOX RUN LOGANVILLE GA 30052	R5129 338
WASHINGTON JAPRITA MATICE WASHINGTON ALFONSO 195 FOX RUN LOGANVILLE GA 30052	R5129 339
HOPKINS JAN LISA 199 FOX RUN LOGANVILLE GA 30052	R5129 340
CITY OF LOGANVILLE 4385 PECAN ST LOGANVILLE GA 30052	R4216 024

Application # **V** _____

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

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

- 1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?**

Please see attached.

- 2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?**

- 3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?**

- 4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?**

- 5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?**

APPLICANT’S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

The subject property is exceptionally large and has significant topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

The Applicant is not seeking relief from the prescribed land use mix as set forth in the Ordinance. Rather, the Applicant is merely seeking flexibility from the timing of construction. The Applicant would welcome the opportunity to establish certain other development requirements and conditions of approval to safeguard the surrounding community and ensure the timely construction of the project.

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

The application of the ordinance to the subject property creates unnecessary hardship by forcing an unnecessary and artificial development timeline. Prematurely forcing construction of commercial components before the market has matured undermines the stability of the greater development. Moreover, the unpredictable GDOT timeline impacts the attractiveness of the commercial component to end users.

4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

No. To the contrary, granting the requested relief would reduce the risks of a failed development and would provide a benefit to the public good without impairing the purpose and intent of the applicable ordinance.

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?

No. The Applicant is not requesting to alter the required land use mix or to allow a use of land or building or structure that is otherwise prohibited by the applicable ordinance. Rather, the requested relief relates only to the timing of construction for land uses that are otherwise allowed by the ordinance.

***** Legal Description *****

All that certain tract or parcel of land, lying and being in Land Land 187 in the 4th District of Gwinnett County, Georgia, also being in 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 201.376 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
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Thence N 57°25'45" W a distance of 81.86' to a Point;
Thence N 60°57'34" W a distance of 106.61' to a Point;
Thence N 64°04'09" W a distance of 71.10' to a Point;
Thence N 65°54'41" W a distance of 67.48' to a Point;
Thence N 67°46'51" W a distance of 98.69' to a Point;
Thence N 71°07'45" W a distance of 46.85' to a Point;
Thence N 74°41'11" W a distance of 62.13' to a Point;
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Thence N 75°59'01" W a distance of 67.61' to a Point;
Thence N 75°12'02" W a distance of 51.85' to a Point;
Thence N 73°57'56" W a distance of 36.70' to an IPF;
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Thence N 29°24'16" W a distance of 936.07' to a Point;
Thence N 59°49'12" E a distance of 634.10' to an IPF;
Thence N 59°37'56" E a distance of 100.02' to an IPF;
Thence N 59°54'04" E a distance of 347.74' to an IPF;
Thence N 59°46'07" E a distance of 185.38' to an IPF;
Thence N 60°17'42" E a distance of 1406.99' to a Point;
Thence N 61°35'20" E a distance of 680.28' to an IPF;
Thence S 29°26'20" E a distance of 1103.43' to an IPF;
Thence S 29°25'59" E a distance of 660.01' to an IPF;
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Thence S 07°03'34" W a distance of 20.14' to a Point;
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Thence S 04°56'23" E a distance of 41.60' to a Point;
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Thence S 48°28'15" W a distance of 359.08' to a Point;
Thence S 49°11'16" W a distance of 94.58' to a Point;
Thence S 50°29'06" W a distance of 73.73' to a Point;
Thence S 51°53'40" W a distance of 87.99' to the Point of Beginning.

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Shane M. Lanham
Jessica P. Kelly

Julia A. Maxwell
Jeffrey R. Mahaffey
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

**COMBINED LETTER OF INTENT FOR ANNEXATION, REZONING, AND
CONCURRENT VARIANCE APPLICATIONS OF
GREEN RIVER BUILDERS, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached annexation, rezoning, and concurrent variance applications (the “Applications”) on behalf of Green River Builders, Inc. (the “Applicant”), relative to a proposed mixed-use development on an approximately 201.376-acre tract of land (the “Property”) located at the intersection of Tuck Road at Conyers Road (State Route 20). The Property straddles the Gwinnett and Walton County line and includes portions that are within the municipal boundary of the City of Loganville as well as unincorporated portions. The Property is currently zoned A2, R-44, and CH and also includes a portion in Gwinnett County that appears to be unzoned according to Gwinnett County’s official zoning map.

The proposed development would include a mix of land uses including single-family detached homes, single-family attached townhomes, commercial/retail/office, and open space. Two central boulevards provide access to the Property off of Tuck Road. The eastern boulevard would proceed through the commercial component into an area designated for common area which could accommodate a plaza, town green, or other gathering space. The commercial component is focused along the exterior right-of-way of Tuck Road and Highway 20 with building facades pushed up towards the road with the majority of parking to the sides or rear of the commercial buildings. This design will enhance the aesthetics of those roadways and contribute to the neighborhood village concept encouraged by the PUV zoning classification. The proposed townhome component would provide a transition between the commercial and single-family detached components. The proposed single-family detached component is located internal to the

Property with convenient access to open space areas and the proposed commercial areas. An internal sidewalk network and trails would provide walkability for residents and visitors with a potential trail connection to adjacent commercial uses which front on Highway 78. The proposed open space is provided in two main areas. The larger open space area is located in the northeastern portion of the site along an existing creek. This area would remain mostly natural and would provide passive recreational opportunities for residents. A smaller, +/-3.75-acre open space area is provided in the western corner of the Property adjacent to the City's Destination Park.

The proposed mixed-use development is designed to activate the existing node at the intersection of Tuck Road and Highway 20 while providing an appropriate transition to single-family detached homes to the north. The proposed development would also enhance the walkability of the surrounding area by creating opportunities for people to live, work, and play within walking distance of downtown Loganville. The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comprehensive Plan, and is an appropriate land use due to the Property's location on and in close proximity to major transportation corridors. The surrounding area is characterized by a mix of zoning classifications and land uses including commercial, office, industrial, and residential. In fact, the Property lies in between two developed nodes—Tuck Road at Highway 20 and Highway 20 at Highway 78. To the east, the Property is located adjacent to land zoned CH including the Walmart as well as a large undeveloped commercial tract. To the west across Tuck Road are existing heavy commercial and/or industrial uses including land in the City zoned LI (Light Industrial) and CH (Commercial Highway). The proposed mixed-use development continues the existing development pattern of commercial uses along major corridors and then provides an appropriate internal transition. Moving north away from Highway 20, the proposed land uses step down from commercial, to townhomes and then to detached homes. The proposed development would also include a 30-foot wide buffer adjacent to the Foxbury Commons and Fox Chase subdivisions.

In order to develop the Property as depicted on the site plan, the Applicant also requests the relief from the Loganville Zoning Ordinance building permit concurrency requirements. As described in the Applicant's Responses to the Variance Evaluation Criteria, the concurrency requirements, as set forth in the Zoning Ordinance, would create an unnecessary hardship on the Property owner and Applicant. The subject property is exceptionally large and has significant

topography. A creek runs along the easterly property boundary line, which also presents challenges for the development of the property and construction of buildings. Moreover, the proposed GDOT project to align Tuck Road with Sharon Church Road and construction of a roundabout provide significant challenges relative to the timing of construction. Forcing development of the commercial component of the mixed-use development to occur before planning and/or construction of such major road improvements would create an unnecessary hardship on the Applicant and the property owner. Moreover, as evidenced by commercially-zoned, but vacant properties in the area, commercial development relies on residential critical mass to be successful. Prematurely constructing commercial uses before a stable market is present would result in unnecessary risk and cost to the Applicant and property owner. Moreover, artificially restraining residential development would prolong the development timeline and unnecessarily expose the project to market risks. On the other hand, allowing the development to proceed according to timelines dictated by the free market would allow the natural development of the project while also increasing the attractiveness of the commercial component as residential units come online and establish a built-in customer base.

The proposed development is compatible with surrounding zoning classifications and land uses, is inline with the land use policy of the Comprehensive Plan, and would provide a vibrant, attractive mixed-use development along a major transportation corridor. The Applicant welcomes the opportunity to meet with staff of the City of Loganville Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 8th day of March, 2024.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

***** Legal Description *****

All that certain tract or parcel of land, lying and being in the 417th G.M.D. of Walton County, Georgia being partially in the City of Loganville containing 160.212 acres and being more fully described as follows:

Beginning at the Northern Right-of-Way intersection of Georgia Highway #20 and Tuck Road;
Thence along said Right-of-Way of Tuck Road N 36°03'25" W a distance of 38.21' to a Point;
Thence N 33°36'59" W a distance of 286.04' to a Point;
Thence N 34°20'52" W a distance of 118.18' to a Point;
Thence N 37°49'15" W a distance of 88.43' to a Point;
Thence N 40°30'54" W a distance of 53.72' to a Point;
Thence N 43°33'55" W a distance of 44.86' to a Point;
Thence N 45°34'10" W a distance of 50.92' to a Point;
Thence N 48°44'24" W a distance of 29.83' to a Point;
Thence N 49°17'45" W a distance of 30.39' to a Point;
Thence N 50°52'14" W a distance of 59.25' to a Point;
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Thence N 46°37'26" E a distance of 3456.60' to a Point;
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Thence S 29°25'59" E a distance of 660.01' to an IPF;
Thence S 29°53'39" E a distance of 474.15' to a Point in the centerline of creek;
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STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: V24-014

LANDOWNERS: Tuck Family Farm LLP C/O Sherry S Grider

APPLICANT: Green River Builders Inc. C/O Pickens Tucker LLP

PROPERTY ADDRESS: Tuck Road, Conyers Road

MAP/PARCEL #: LG060010, LG060010A00, LG060010ADP, LG0600100DP, portion of 4580 Tuck Road (unzoned parcel in Gwinnett County between Foxbury Commons and LG0600100DP), LG060009, LG060011

PARCEL DESCRIPTION: Mixture of residential, commercial, vacant properties

AREA: 201.36 acres

EXISTING ZONING: A2, R-44, CH, Unzoned

PROPOSED ZONING: PUV

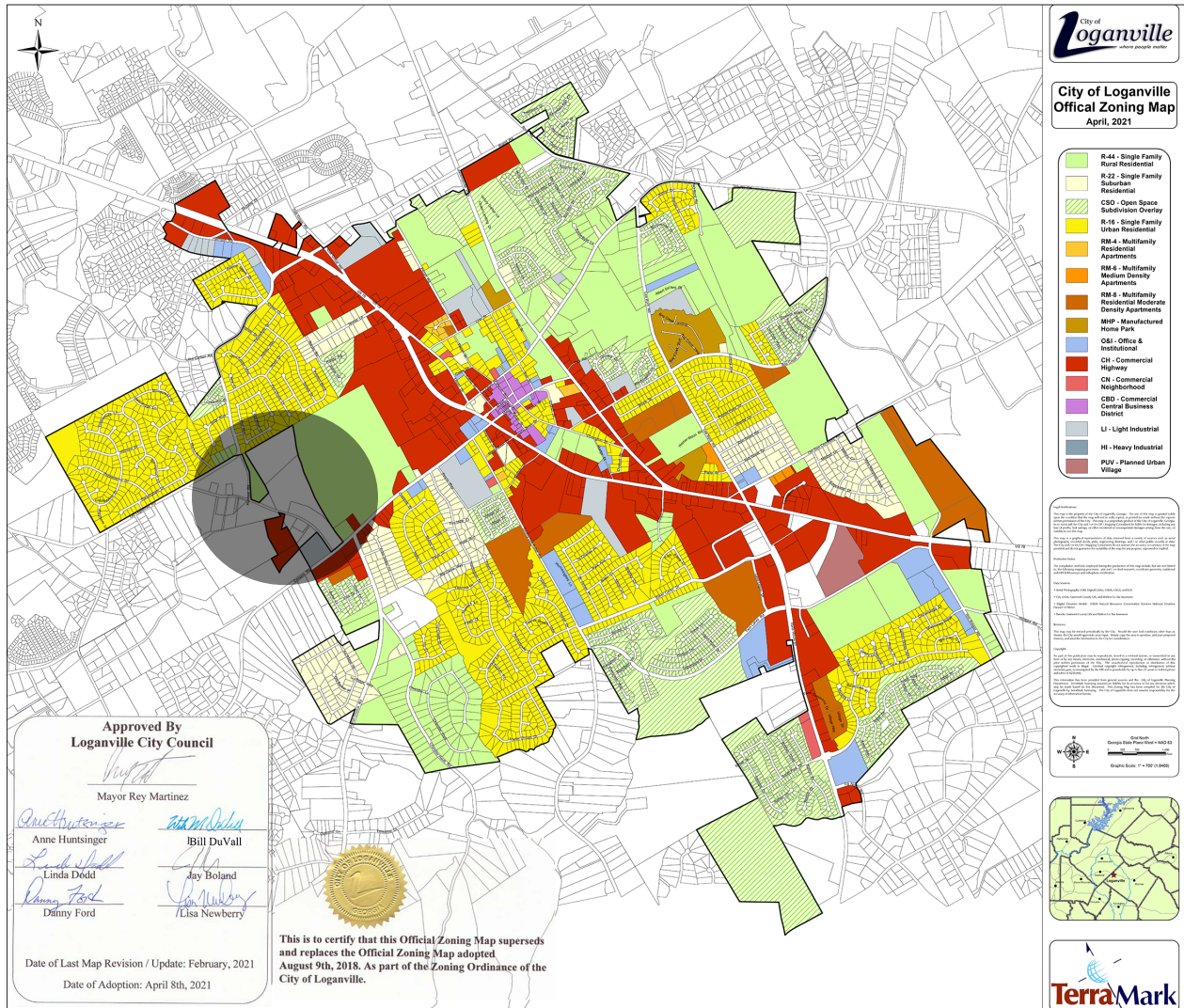
FUTURE LAND USE MAP: Neighborhood Residential (Walton) / Established Neighborhood (Gwinnett)

REASON FOR REQUEST: Seeking relief from Sec. 119-221(d)(2): Building permits in the PUV zoning classification will be issued in 25 percent increments of the total amount of proposed development of each of the three types of structures allowed in this classification (i.e., 25 percent of the total proposed commercial development; 25 percent of the total proposed single-family dwellings; and 25 percent of the total proposed townhomes). No additional building permits shall be issued until the previously permitted 25 percent of each type of structure has been fully completed and a certificate of occupancy has been issued for all of the structures subject to the previous permit.

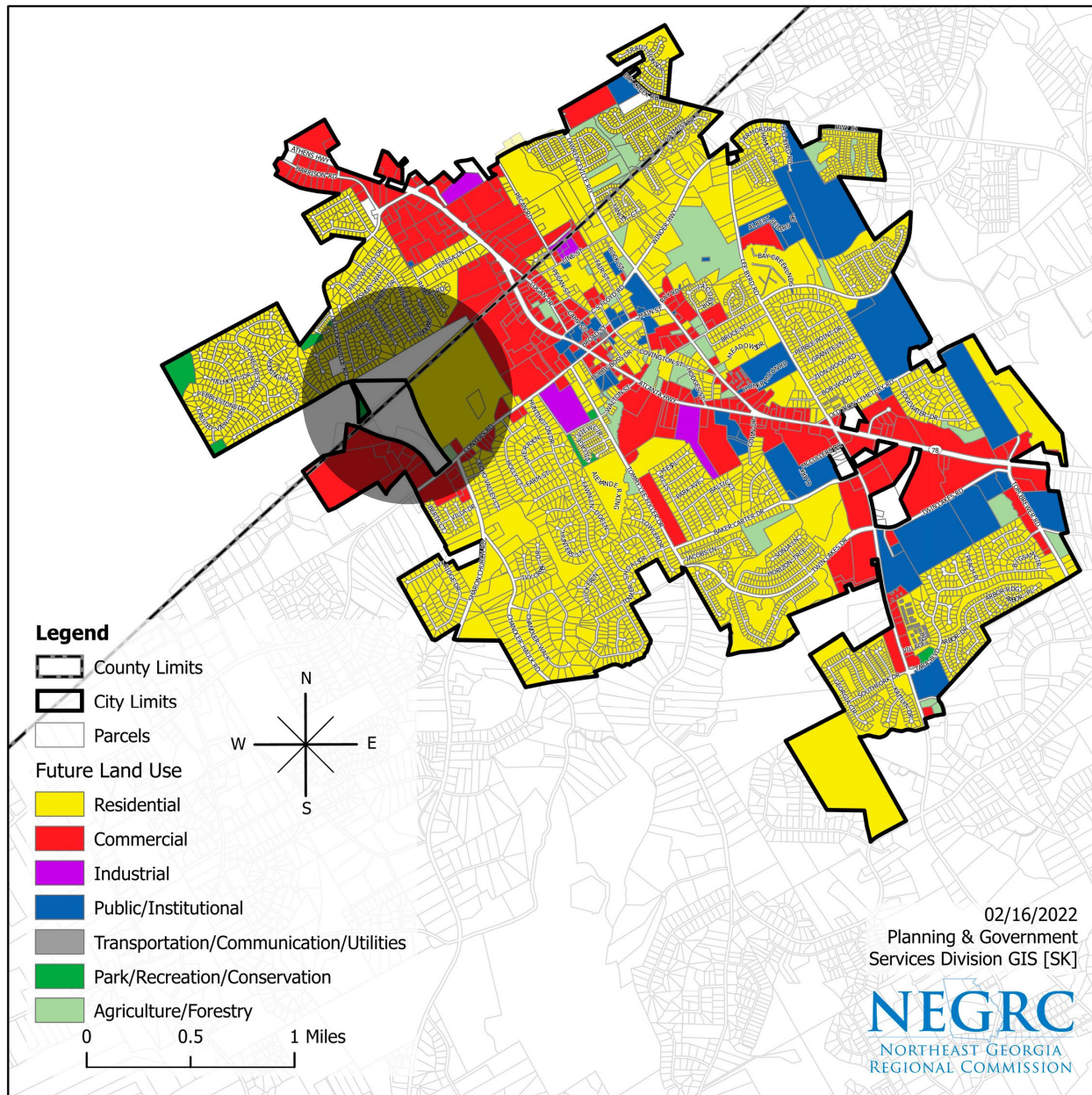
PLANNING COMMISSION HEARING: Was tabled April 25, 2024 until June 27, 2024

CITY COUNCIL HEARING: July 8, 2024 and July 11, 2024

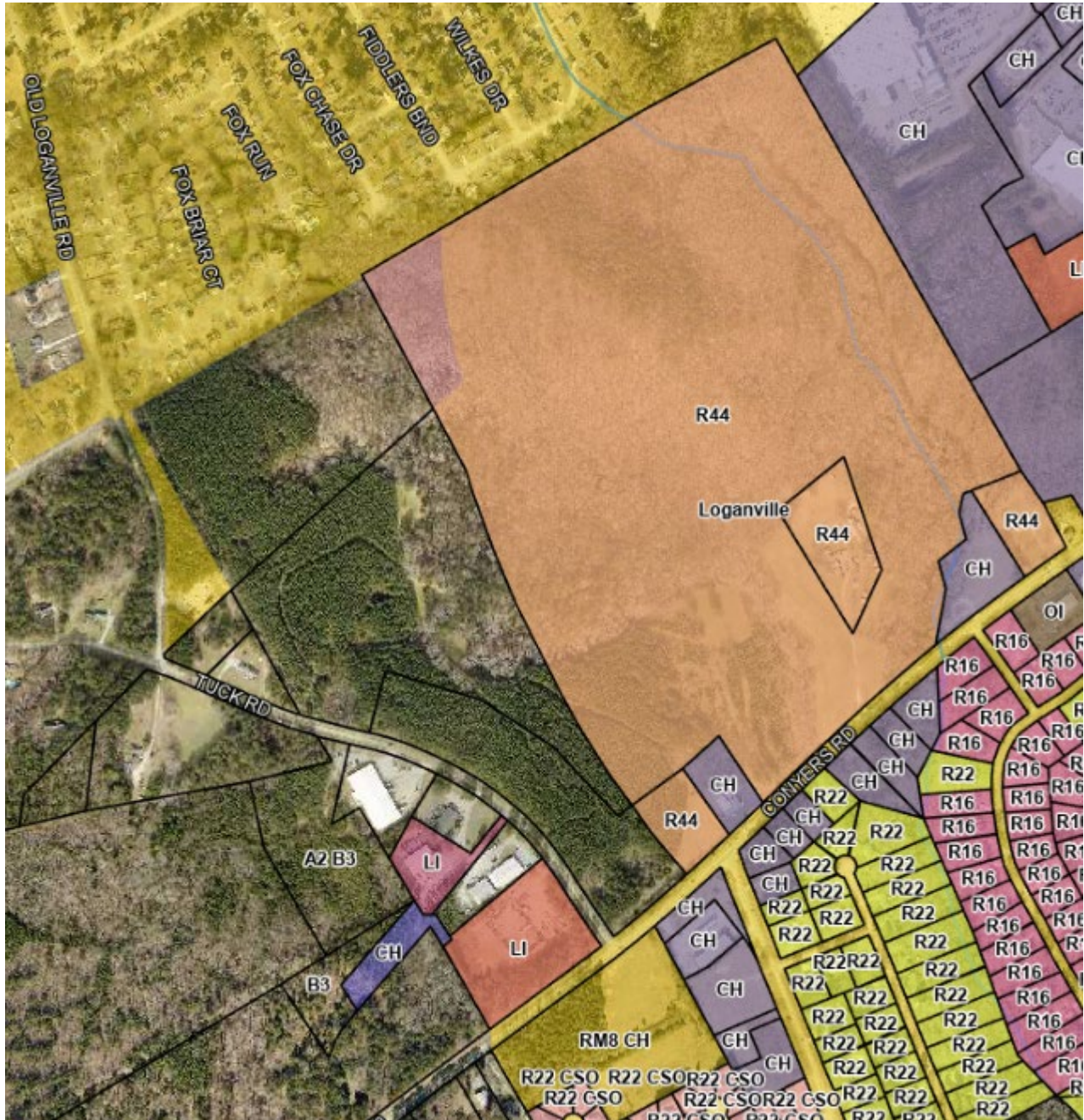
ZONING MAP



FUTURE LAND USE MAP



AREA ZONING





Applicant's Request

The applicant is seeking a variance from the PUV requirement to develop each of the three categories – commercial, single-family home, multi-family residential – in 25 percent increments. More specifically, the developer wants relief from the requirement that each of the three classifications is completed before building permits are issued for the next 25 percent of the development.

Existing Conditions

The proposed GDOT project re-aligning Tuck Road with Sharon Church Road and the expanding of Highway 20 will directly impact this project's ability to meet construction deadlines established by the ordinance.

Impact Analysis/Recommendation

What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief? None.

What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned? The planned GDOT improvements in the area, and the continually moving timeline for construction to begin, could potentially have an impact on the ability of the developer to build out some of its commercial space.

How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship? There is no refuting that the GDOT improvements will likely have an impact on this project and its ability to build each of the three categories in the phased in approach. But the question that remains is why the project could not go ahead and develop the commercial properties that front Tuck Road that will not be impacted by the GDOT project? The applicant's comments about the market maturing are superficial and do not meet what should be considered a true hardship.

Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance? Granting relief would not have a substantial detriment to the public good but could be viewed as a way to get around a specific criterion established for this zoning: building concurrency. As mentioned above, the project could develop along Tuck Road which is outside the scope of work being done as part of the GDOT project.

Recommended action: The lack of a viable timeline for the GDOT project at the time that this application was filed does create a potential for hardship of the overall development of this project. Absent the concerns related to the GDOT project, the applicant's concerns seem to correlate more with economic viability rather than true hardship. While the applicant has suggested the willingness to create other timeline requirements, it is hard to see where these can



be shifted and still assuage concerns that led to the creation of the standards for project concurrency. The staff recommendation is for denial of this variance.

Planning Commission Recommended Conditions

The Planning Commission voted 6-0 to recommend denial of this variance request.

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? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches that feeds into Highway 20 pump station

Capacity of the sewer line? Upgrade to the pump station will be required

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain?
Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands?
Unknown.

Do stream bank buffers exist on the parcel? Yes.

Are there other topographical concerns on the parcel? Unknown.

Are the storm water issues related to the application? No.



TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road?

Highway 20 (state route), 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? There are some along Old Loganville Road but none along Tuck Road or Highway 20.

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.

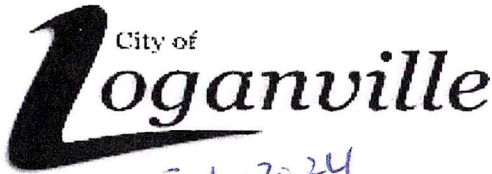
EMERGENCY SERVICES

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) No service burdens to the fire department.



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: 5-6-2024
4/26/2024

Application # R 24-021

REQUEST FOR ZONING MAP AMENDMENT

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

Table with 2 columns: APPLICANT INFORMATION and PROPERTY OWNER INFORMATION*. Includes fields for Name, Address, City, State, and Phone.

Applicant is: Property Owner (circled) Contract Purchaser Agent Attorney

CONTACT PERSON: Terry L Clayton PHONE: 770-480-1420
EMAIL: tlccont@bell.south.net FAX: X

PROPERTY INFORMATION
MAP & PARCEL # LGD50133 PRESENT ZONING: Res R16 REQUESTED ZONING: Commercial CH
ADDRESS: 180 C.S. Floyd Rd COUNTY: Walton ACREAGE: 0.49
PROPOSED DEVELOPMENT: Convert to commercial zoning

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

Pre-Application Conference Date: N/A
Accepted by Planning & Development: [Signature] DATE: 5/6/2024 FEE PAID: \$500.00

CHECK # 3375 RECEIPT # R00176472 TAKEN BY: SB DATE OF LEGAL NOTICE: 6/2/2024 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions (circled) Deny No Recommendation
Commission Chairman: [Signature] DATE: 6/27/24

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

Mayor City Clerk Date

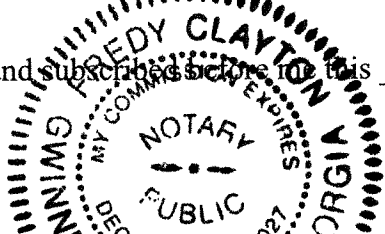
Application # **R**

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.

Calvin Clayton 4/26/2024
Applicant's Signature Date

Calvin Clayton
Print Name and Title

Sworn to and subscribed before me this 26 day of April, 2024.
(Seal)  [Signature]
Signature of Notary Public

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

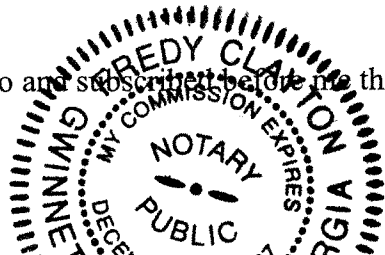
The undersigned hereby certifies that they are: (check all that apply)

- 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.

Terry L. Clayton 4/26/2024
Owner's Signature Date

TERRY L. CLAYTON owner
Print Name and Title

Sworn to and subscribed before me this 26 day of April, 2024.
(Seal)  [Signature]
Signature of Notary Public

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.

Calvin Clayton 4/26/2024 Calvin Clayton
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?

Home has been Fully Remodeled. Will improve aesthetics

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

It should not have any adverse impact

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

No impact

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

No impact

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

Home will be maintained to Highest standards

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

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

None

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

None

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.

None

Return document to:
Rebecca Polston Dally, P.C.
P.O. Box 745
Social Circle, GA 30025
(770) 464-3330
File No: 23-11684

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 28th day of August, 2023 between, **CLAYTON BROOKS and ROBERT BROOKS**, as parties of the first part, hereinafter called Grantors, and **TMC REAL ESTATE, INC**, as party of the second part, hereinafter called Grantee (the words “Grantors” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 186 of the 4th Land District, Buncombe GMD 417, City of Loganville, Walton County, Georgia, containing 0.445 acre, more or less, as more particularly described on plat of survey for **SHIRLEY A. & C. E. BROOKS**, dated January 10, 1984, prepared by Sims Surveying Co, certified by Kenneth C. Sims, Ga. R.L.S. No. 1783, which is recorded in Plat Book 32, page 55, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

Subject property is improved with a dwelling known as 180 C. S. Floyd Road, Loganville, Georgia 30052 according to the current system of numbering property in the City of Loganville, Walton County, Georgia.

Tax Map No: LG050133

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **TMC REAL ESTATE, INC**, the said Grantee, forever in **Fee Simple**.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

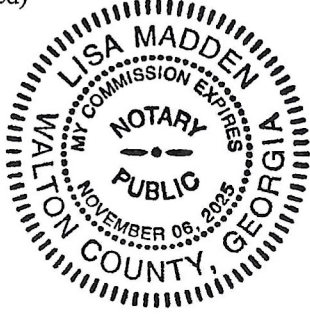
Signed this 28th day of August, 2023
in the presence of.

[Handwritten Signature]
Unofficial Witness

[Handwritten Signature]
CLAYTON BROOKS (SEAL)

[Handwritten Signature]
Notary Public
(My commission expires) 11-6-25
(Notary Public Seal Affixed)

[Handwritten Signature]
ROBERT BROOKS (SEAL)



Letter of Intent for Rezoning of Property from Residential to Commercial

Dear City of Loganville,

I am writing to express my intent to apply for the rezoning of my property located at [Property Address], from its current Residential zoning classification to a Commercial zoning classification. This letter serves as a formal request to initiate the rezoning process, and I am prepared to follow through with all necessary steps and comply with local zoning laws and regulations.

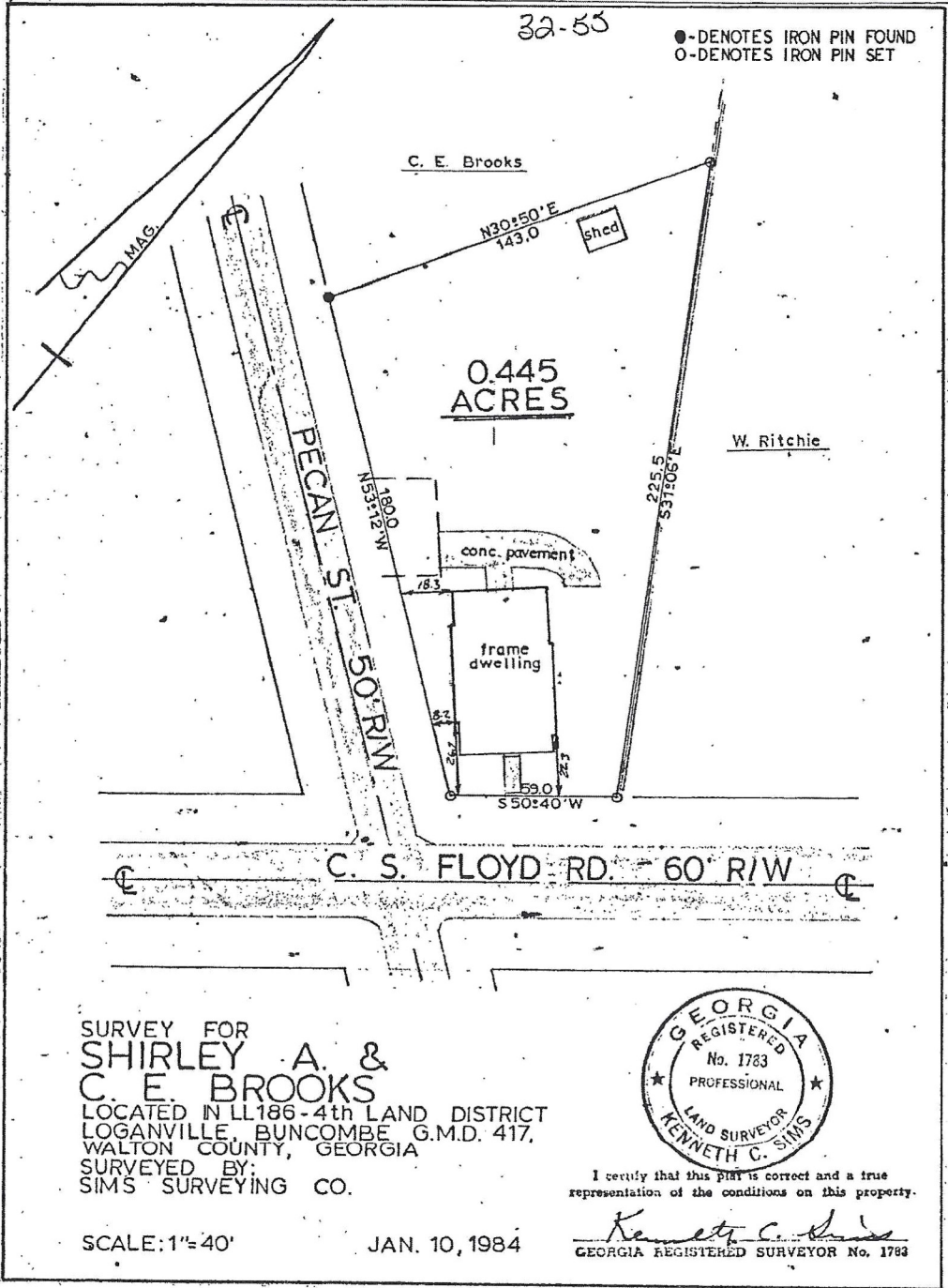
The property in question is currently zoned as Residential. However, due to its strategic location I believe that rezoning it for commercial use would not only be in my best interest but also serve the community and local economy. The intended commercial use of the property is to provide two services, one is a residential cleaning service and the other is a home renovation company, both of which I believe will complement the area's development and meet the needs of the local population.

In conclusion, I respectfully request that the Planning Department consider my application for rezoning the aforementioned property from Residential to Commercial. I believe that this change will not only benefit my proposed business venture but also contribute positively to the community and local economy. I look forward to the opportunity to discuss this proposal further and am available at your convenience for a meeting or to provide additional information as required.

Thank you for considering my request. I am eager to contribute to the growth and development of our community through this initiative.

Sincerely,

Terry Clayton



RECORDED
This 17 day of Jan, 1984
Thomas S. Batchelor
Clerk, Walton Superior Court

Abutting properties per COL

Jimmy L Woodward & Linda K Woodward
295 Chattahoochee Glen Rd
Clarkesville, GA 30523-3574

Rossana S Martinez Mangual
PO Box 202
Lawrenceville, GA 30046

Loganville Flower Basket LLC
PO Box 674
Lawrenceville, GA 30046

Arko Holdings LLC
2842 Hawthorne Dr NE
Atlanta, GA 30345



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R24-021

LANDOWNERS: Terry L. Clayton

APPLICANT: Terry L. Clayton

PROPERTY ADDRESS: 180 CS Floyd Road

MAP/PARCEL #: LG050133

PARCEL DESCRIPTION: Residence on corner of CS Floyd Road, Pecan Street

AREA: 0.49 acres

EXISTING ZONING: R-16

PROPOSED ZONING: CH

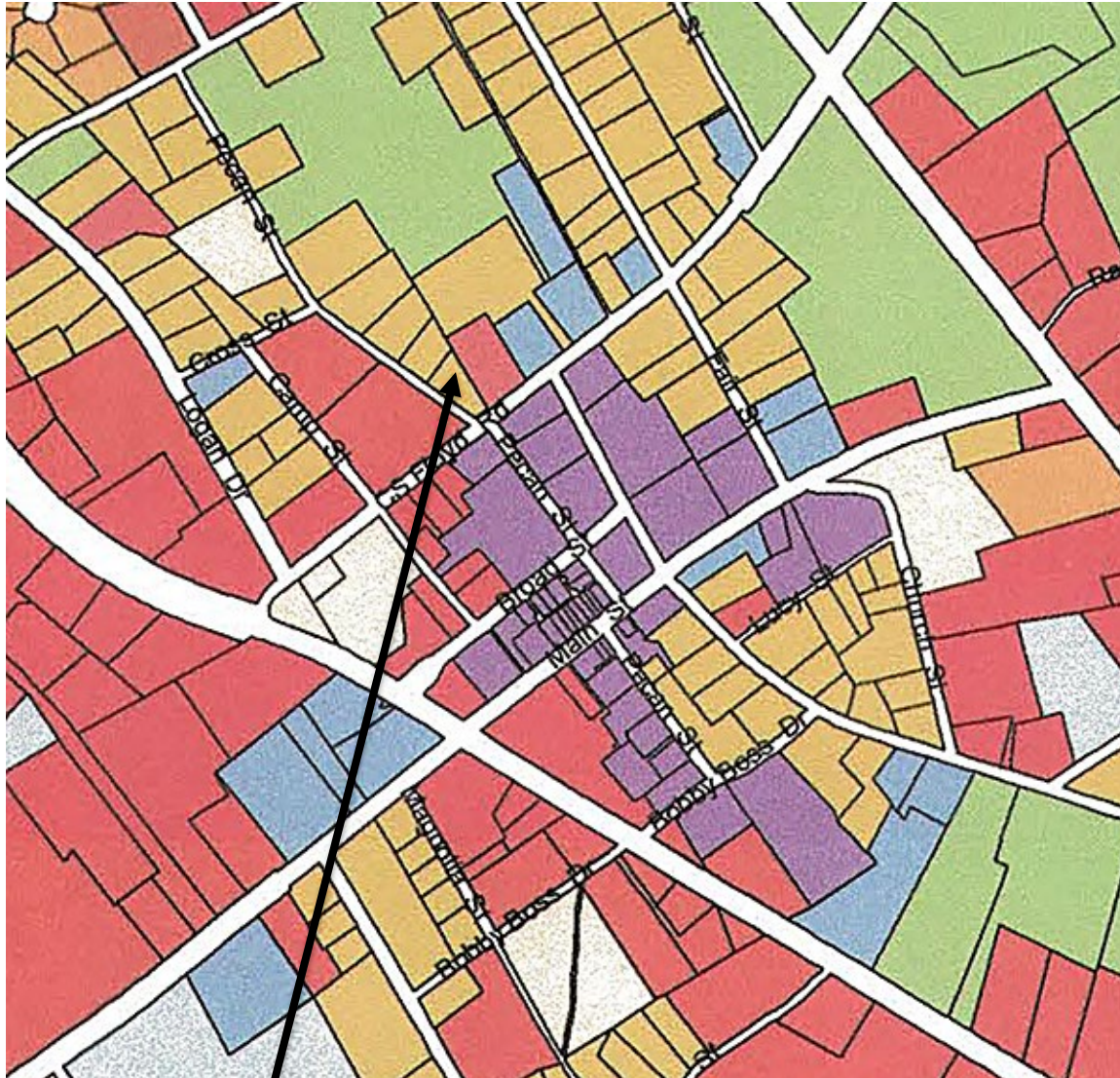
FUTURE LAND USE MAP: Residential

REASON FOR REQUEST: Convert from residential to commercial purpose.

PLANNING COMMISSION HEARING: June 27, 2024

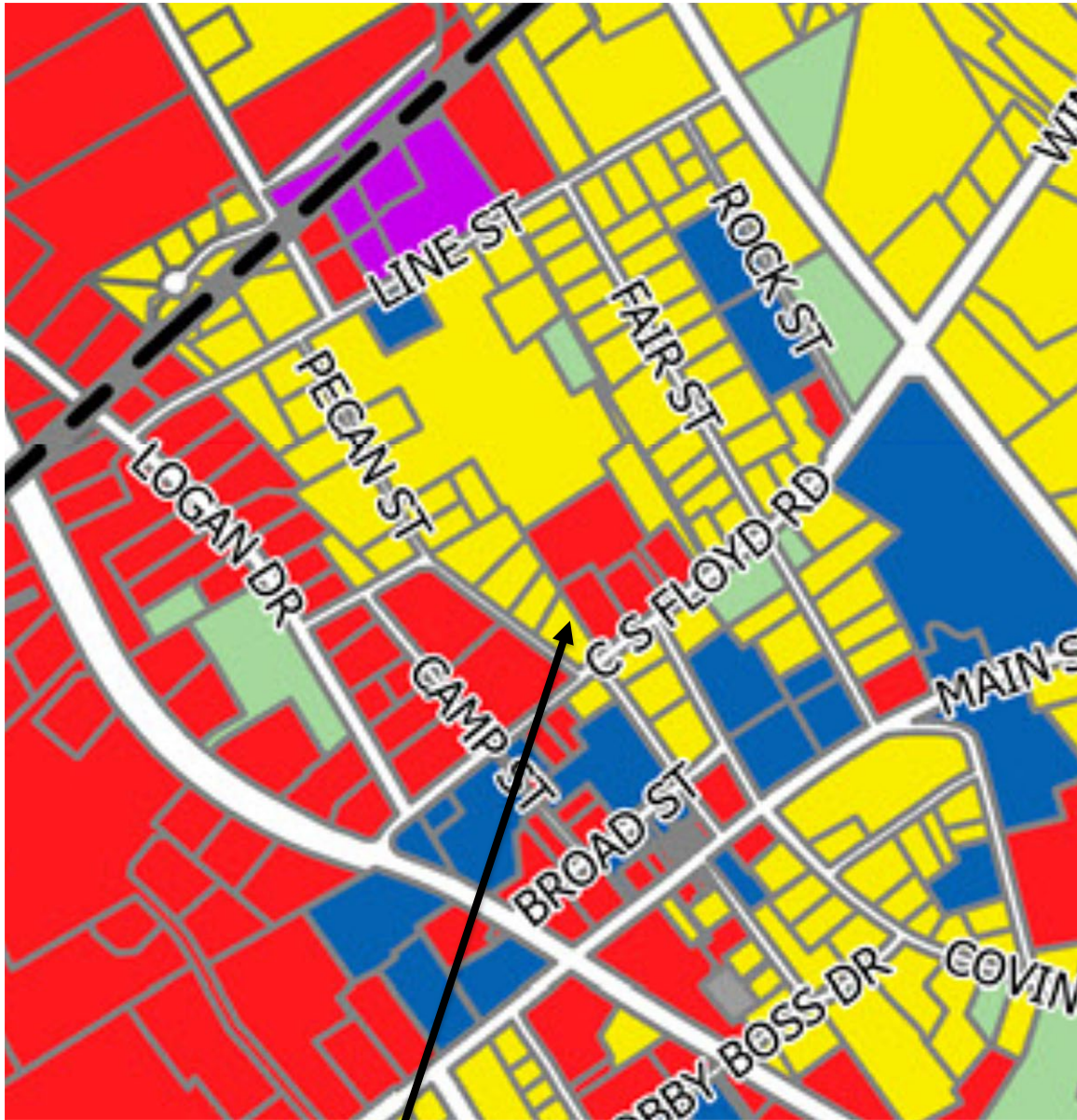
CITY COUNCIL HEARING: July 8 & 11, 2024

ZONING MAP



Subject Property

FUTURE LAND USE MAP



Subject Property

AREA ZONING



Applicant's Request

After recently remodeling the house, the applicant is seeking to transition the property from a residential purpose to commercial for a residential cleaning service and office for a home renovation company.

Existing Conditions

According to County records, the house was built in 1920 and has 1,627 square feet of heated space. The house is located on .49 acres of land and in 1980 a hay barn / pole shed was added to the site. The house was purchased in 2023 with improvements done to the property, according to their permit, including repairing the floors, installing new windows as well as board and batten siding, new doors and bringing an old addition to the house up to code, as well as re-doing the plumbing and electrical. A fence was also installed on the property.

Impact Analysis/Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? Improvements to the site have drastically improved the aesthetics that the property has on adjacent parcels. One potential issue on aesthetics in the area would be related to signage. If re-zoned for commercial purposes, signage should be limited to CS Floyd Road as Pecan Street still remains primarily residential.

What is the impact upon thoroughfare congestion and traffic safety? Any shift from a residential usage to commercial would naturally result in additional traffic in the area.

GDOT traffic counts on CS Floyd Road northeast of this property has shown an increase of traffic from 4,290 in 2020 to 4,550 in 2021 and 4,670 in 2022. The City of Loganville Comprehensive Traffic Study projects a traffic count between Logan Drive and Camp Street to be 6,675 in 2025 and 8,550 by 2045. The study also identified the capacity of the road to be 11,500 before the level of service decreases and negatively impacts traffic flow due to density.

It is likely that due to parking requirements, and taking into consideration similar properties in the area that have transitioned from residential to commercial, the number of additional cars would be negligible.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The transition of a single-family house to commercial would have a minor impact on population density and overcrowding. Due to its proximity to the downtown area, and mimicking the transition of other properties along CS Floyd Road, this project does not represent any significant amount of urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The Future Land Use map shows this property maintaining its residential status. That being said, CS Floyd Road is transitioning from its residential roots to serve a variety of commercial endeavors, with nearby zoning including Commercial Highway, Commercial Neighborhood, Commercial Central Business as well as Office & Institutional. Most of the remaining residential on this road is located at the other end of CS Floyd Road near Fair Street.

What is the impact upon adjacent property owners if the request is approved? This project would likely complement other business parcels along CS Floyd Road but could potentially impact the residence currently under construction at 4352 Pecan Street.

What is the impact upon adjacent property owners if the request is not approved? The site will likely remain residential for a period of time before another request will likely be filed.



Recommended action: As mentioned before, the end of CS Floyd Road starting at Highway 78 and going toward SR20 is transitioning from residential to commercial. While this reality is not reflected in the Future Land Use Plan, it is still something that is taking shape. There are concerns about the types of permitted uses allowed under Commercial Highway and whether or not all of them are conducive to the area. The purpose of the CH designation is to accommodate the traveling public and for uses that benefit from direct access to major streets. A better fit for this project would be either Commercial Central Business District but Commercial Neighborhood is also acceptable. In all cases, if the property is granted a rezone for commercial purposes, it is staff recommendation that signage be limited to CS Floyd Road.

Planning Commission Recommended Conditions

The Planning Commission voted 6-0 to recommend approval of the re-zone of this property to Commercial Central Business District with the condition that signage for the businesses is limited to the property's road frontage on CS Floyd Road.

City Council Conditions



DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? Yes, a water line is adjacent to the property.

Size of the water line? 6 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? To be determined.

SEWER

Is a sewer line adjacent to the property? If not, how far is the closest sewer line? Yes, a sewer line is adjacent to the property.

Size of the sewer line? 8 inches

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? To be determined.

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property? What percentage of the property is in a floodplain? Unknown.

What is the drainage basin for the property? Little Haynes Creek

Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? If so, is the use compatible with the possible presence of wetlands? Unknown.

Do stream bank buffers exist on the parcel? No.

Are there other topographical concerns on the parcel? No.

Are the storm water issues related to the application? No.

TRANSPORTATION

What is the road effected by the proposed change? What is the classification of the road? CS Floyd Road and Covington Street (both classified as minor collector)



What is the traffic count for the road? GDOT traffic counts on CS Floyd Road northeast of this property has shown an increase of traffic from 4,290 in 2020 to 4,550 in 2021 and 4,670 in 2022. The City of Loganville Comprehensive Traffic Study projects a traffic count between Logan Drive and Camp Street to be 6,675 in 2025 and 8,550 by 2045. The study also identified the capacity of the road to be 11,500 before the level of service decreases and negatively impacts traffic flow due to density.

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? There are long-range goals for the intersections of CS Floyd Road with Highway 78 and State Route 20, but nothing in the immediate future.

EMERGENCY SERVICES

Nearest city fire station from the development? Station 15 @ 789 Lee Byrd Road

Distance of the nearest station? 1.5 miles

Most likely station for 1st response? Station 15

Service burdens at the nearest city fire station (under, at, or above capacity) No service burdens to the fire department.

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF
LOGANVILLE, GEORGIA, FOR THE PURPOSE OF UPDATING THE
DEVELOPMENT REGULATIONS OF THE CITY OF LOGANVILLE TO
UPDATE FINAL PLAT CERTIFICATIONS AND SPECIFY
PRIVATE DRIVE MAINTENANCE REQUIREMENTS**

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAINS:

WHEREAS, the City of Loganville, Georgia (the “City”) has been vested with substantial legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law (O.C.G.A. § 36-35-3); and,

WHEREAS, on February 8, 2024, the City adopted its amended Development Regulations of the City of Loganville (the “Regs”); and

WHEREAS, Section 2.23 – Acts of City Council provides that any act of the city council to amend the charter or the code of ordinances or any other act required by general state law to be done by ordinance shall be done by ordinance; and,

WHEREAS, the City desires to amend Article VI – Access and Right-of-Way Requirements and Street Improvement and Construction Requirements, Section 6.1.4 of the Regs to require that all private streets located in the City be required to be owned and maintained by mandatory homeowner’s associations; and,

WHEREAS, the City also desires to amend Article X – Plan and Plat Specifications of the Regs to update Section 10.3.7(c) of the Regs and add Section 10.3.7(d) to the Regs to amend the required certifications for final plat approval for new developments within the City of Loganville.

NOW, THEREFORE, BE IT ORDAINED, that the Mayor and Council of Loganville do hereby declare and adopt this Resolution as follows:

- (1) The preamble of this Resolution shall be considered to be, and is hereby incorporated by reference as if fully set out herein; and,
- (2) The Development Regulations of the City of Loganville officially adopted on February 8, 2024, is hereby amended by implementing the text amendments shown on Exhibit “A” attached hereto; and,
- (3) All resolutions, ordinances, or parts of ordinances in conflict herewith are hereby repealed; and,
- (4) This action shall be effective immediately upon the date resolved.

SO ORDAINED this ____ day of July, 2024.

CITY OF LOGANVILLE, GEORGIA

By: _____ **(SEAL)**

Skip Baliles, Mayor

Attest: _____ **(SEAL)**

Kristi Ash, Deputy Clerk

https://rosenthalwright-my.sharepoint.com/personal/team_rosenthalwright_com/Documents/Server/City of Loganville/2024 Dev. Reg. Update re Final Plat and Private Drives/Drafts/2024.06.03. Dev. Reg. Update re Final Plat and Private Drives.docx

EXHIBIT “A”

Note: Text which is stricken shall be deleted and text which is underlined shall be added.

ARTICLE 6

ACCESS AND RIGHT-OF-WAY REQUIREMENTS;
AND STREET IMPROVEMENT AND CONSTRUCTION
REQUIREMENTS

6.1 ACCESS

6.1.1 When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets.

6.1.2 No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land. Every development shall be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property. Locations of interparcel access shall be as required by and subject to the approval of the Department.

6.1.3 Any lot required to provide minimum frontage by the zoning district in which the lot is located shall provide vehicular access directly from a public street along the frontage or along any other property line which abuts a public street, except as provided in Section 6.1.5.

6.1.4 Private streets as may be approved under the provisions of the Zoning Ordinance shall be constructed to the roadway construction standards of the City of Loganville, as contained herein. *(Amended 03/12/2020)*. Private street rights-of-way must be owned and maintained by a mandatory homeowners' association. Street rights-of-way must comply with all the requirements set forth in this Code, including, but not limited to, the requirements set forth in this chapter and in the City zoning ordinance. An access easement and a utility easement must entirely overlay the rights-of-way and must be dedicated to the City for public use. All applicable setbacks, lot widths and lot areas must be measured from the homeowner's association right-of-way.

6.1.5 Vehicular access easements may be provided from a public street indirectly via easement in any one or more of the following circumstances:

a. The property is not required to provide a minimum frontage by the applicable zoning district, provided that the easement shall be in a location and the access

driveway shall have a width and alignment acceptable to the Fire Services Division and the Department.

b. The property is a buildable lot of record, as defined herein, but does not meet the minimum frontage requirement of the applicable zoning district. The property must be served by an exclusive access easement which shall be limited to the provision of access to only one principal use or structure.

c. The access easement serves a single-family residence on a lot which is otherwise a buildable lot of record, and which is sharing a common driveway with no more than one other single-family residence.

d. The access easement was lawfully established as such under the code, ordinances, or regulations of the City of Loganville prior to the adoption of these Development Regulations.

e. The access easement coincides with a private roadway approved under the code, ordinances, or regulations of the City of Loganville. All new private roadways must be constructed to the roadway standards of these Development Regulations, and their ownership and maintenance responsibility by private party(s) must be clearly established on the Final Plat of the development.

f. The access easement serves a buildable lot of record which meets the minimum frontage requirements of the Zoning Ordinance, but at which point the access is not achieved. *(Amended 03/12/2020)*

ARTICLE 10

PLAN AND PLAT SPECIFICATIONS

10.3.7. Each Final Plat shall carry the following certificates or statements printed or stamped thereon as follows:

a. Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ per angle point, and was adjusted using _____ rule. This plat has been calculated for closure and is found

to be accurate within one foot in _____ feet, and contains a total of _____ acres. The equipment used to obtain the linear and angular measurements herein was _____.

By: _____

REGISTERED GEORGIA LAND SURVEYOR

REG NO _____

DATE OF EXPIRATION _____

b. Owners Acknowledgment and Declaration:

(STATE OF GEORGIA)(COUNTY OF GWINNETT or WALTON as appropriate) (City of Loganville)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicated by this Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed.

SUBDIVIDER _____ OWNER _____

PRINTED NAME _____ PRINTED NAME _____

DATE _____ DATE _____

c. ~~Final Plat Approval:~~

~~The Director of the Department of Planning and Development of the City of Loganville, Georgia, certifies that this plat complies with the City of Loganville Zoning Ordinance, and the City of Loganville Development Regulations as amended, and has been approved by all other affected City Departments, as appropriate. The Director hereby accepts on behalf of the City of Loganville the dedication of the right of way of all public streets and drainage easements, public water, sewer, drainage, and other public facilities and appurtenances shown thereon; further, the Director hereby accepts on behalf of the City of Loganville Public Utilities Department all water and sanitary sewer easements; all subject to ratification by the Mayor and City Council of the City of Loganville. This plat is approved, subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and the City of Loganville.~~

_____ DATED THIS _____ DAY OF _____, 20____.

_____ Director,

_____ DEPARTMENT OF PLANNING AND DEVELOPMENT

c. Final Plat Approvals

1. CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF LOGANVILLE (text follows):

The Director of Planning and Development certifies that this plat complies with the Zoning Ordinance and Development Regulations of the City of Loganville and has been approved by all other affected City Departments, as appropriate. This plat is approved, subject to the provisions and requirements of the Performance and Maintenance Surety Agreement executed for this project between the owner and the City of Loganville.

By: _____

Date: _____

Director of Planning and Development: _____

2. CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL (text follows):

The City of Loganville Mayor and City Council hereby accept on behalf of the City of Loganville the dedication of all public streets, easements, and other public facilities located inside the public street right-of-ways together with all public utility and access easements not located in the public street right-of-ways along with any appurtenances shown thereon. This plat is approved subject to the provisions and requirements of the Performance and Maintenance Surety Agreement executed for this project between the owner and the City of Loganville.

Dated this _____ day of _____, 20____

By: _____, Mayor The City of Loganville Mayor and City Council

Attest: _____ City Clerk, City of Loganville

d. Health Department Certification by Gwinnett Co. (for Subdivisions Served by Septic Tanks):

The lots shown hereon have been reviewed by the Gwinnett and/or Walton County Health Department and with the exception of lots _____ are approved for development. Each lot is to be reviewed by the Gwinnett and/or Walton County Health Department and approved for septic tank installation prior to the issuance of a building permit.

DATED THIS _____ DAY OF _____, 20__.

BY: _____

TITLE: _____

GWINNETT (OR WALTON) COUNTY HEALTH DEPARTMENT

e. Public Notice - Drainage:

Every residential Final Plat shall contain the following statements:

NOTE: The City of Loganville assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. The City of Loganville does not assume the responsibility for the maintenance of pipes in drainage easements beyond the City public street right-of-way.

(2) NOTE: Stream Buffer Easements are to remain in a natural and undisturbed condition.

(3) NOTE: Structures are not allowed in drainage easements.

Every nonresidential Final Plat shall contain the following statement:

(1) NOTE: The City of Loganville assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. The City of Loganville does not assume the responsibility for the maintenance of pipes in drainage easements beyond the City public street right-of-way.

Stream Buffer Easements are to remain in a natural and undisturbed condition.

NOTE: Structures are not allowed in drainage easements.

f. RM-6 and RM-8 Fee-Simple Layout Plan:

Every Final Plat for a subdivision zoned RM-6 or RM-8 proposing single-family detached houses on fee-simple ownership lots shall contain the following statement:

NOTE: Lot layout required on each lot to be approved by the Department prior to a building permit being issued. This lot layout plan must be drawn by a Registered Land Surveyor, architect, or other professional, or may be drawn by the builder on a certified boundary survey of the lot. It must show all proposed improvements and easements on the lot, and must also show the same information on all adjoining lots. It will be the builder's responsibility to ensure that the house is staked out on the site to match the approved lot layout plan. Prior to a Certificate of Occupancy being issued, a record drawing prepared by a Registered Land Surveyor and meeting the above requirements must be submitted for approval.

g. House Location Plans (HLP):

On any Final Plat containing a lot for which a House Location Plan approval will first be required prior to issuance of a building permit, the following statement shall be included:

HLP - HOUSE LOCATION PLAN

A House Location Plan shall be required to be approved by the Department prior to issuance of a Building Permit on those lots labeled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of permit. It is not required that this plan be prepared by a land surveyor or professional engineer. The purpose of this plan is to ensure that the house is properly located on the lot. Please refer to the City of Loganville Development Regulations or contact the City of Loganville Department of Planning and Development for further information.

h. Residential Drainage Plan (RDP) or Study (RDS): On any Final Plat containing a lot for which a Residential Drainage Plan (RDP) or Residential Drainage Study (RDS) will first be required prior to issuance of a Building Permit, the following statement shall be included, as applicable:

RDP - RESIDENTIAL DRAINAGE PLAN

RDS - RESIDENTIAL DRAINAGE STUDY

A Residential Drainage Plan or Residential Drainage Study shall be required to be approved by the Department of Planning and Development prior to issuance of a Building Permit on those lots labeled "RDP" or "RDS", respectively. Please refer to the City of Loganville Development Regulations and contact the City of Loganville Department of Planning and Development for further information.