



PLANNING COMMISSION MEETING AGENDA

Thursday, January 23, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 10/24/24

5. NEW BUSINESS

A. **A24-023** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.

B. **Case #A24-025** - Uprise Development LLC, requests annexation of property located at 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.

C. **Case #A24-027** - Uprise Development LLC, requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.

D. **Case # R24-024** - Uprise Development, LLC, filed an application to rezone 9.34+/- acres located on 4332 Tom Brooks Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia, and 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. The property owners are TN Brooks and O H Brooks/Benny Stephenson, Trustee. The current zoning is A2/B3/R100. The requested zoning is PUV for the development of a planned urban village.

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

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

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

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, October 24, 2024 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

PRESENT

- Chairman Keith Colquitt
- Commissioner Linda Dodd
- Commissioner Barbara Forrester
- Commissioner Michael Joyner
- Commissioner Cathy Swanson
- Commissioner William Williams II

ABSENT

- Commissioner Tiffany Ellis

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 7.25.24

Motion made by Commissioner Williams II to approve, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

5. NEW BUSINESS

- A. Case #A24-023** – Uprise Development LLC requests annexation of property located at 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C0040009A00, Walton County, GA. 9.34+/- acres.
- B. Case # R24-024** – Uprise Development LLC filed an application to rezone 9.34+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia. The property owner is TN Brooks. The current zoning is A2. The requested zoning is PUV for the development of a planned urban village.
- C. Case #A24-025** – Uprise Development LLC requests annexation of property located at 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, GA. 0.83+/- acres.
- D. Case # R24-026** – Uprise Development LLC filed an application to rezone 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. The property owner is TN Brooks. The current zoning is R100. The requested zoning is PUV for the development of a planned urban village.
- E. Case #A24-027** – Uprise Development LLC requests annexation of property located at 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, GA. 47.15+/- acres.
- F. Case # R24-028** – Uprise Development LLC filed an application to rezone 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. The property owner is O H Brooks/Benny Stephenson, Trustee. The current zoning is A2/B3. The requested zoning is PUV for the development of a planned urban village.

Cases #A24-023 – R24-028 were withdrawn by the applicant. They will be heard at the 1/23/25 Planning Commission Meeting.

- G. Case #A24-029** – Juan Ramon requests annexation of property located at 520 Brand Road Loganville, GA 30052. Map/Parcel #R5160 059, Gwinnett County, GA. 3.0+/- acres.
- H. Case # R24-030**– Juan Ramon filed an application to rezone 3.0+/- acres located on 520 Brand Road Loganville, GA 30052. Map/Parcel #R5160 059, Gwinnett County, Georgia. The property owner is Red Lion Acquisition & Management. The current zoning is R100. The requested zoning is LI for the development of an office suite.

Tim Prater, of Smoke Rise Lane, Auburn, GA, was the representative of Juan Ramon on Case #A24-029 and R24-030. The request was to annex and rezone a parcel for an office suite for Mr. Ramon's business. Mr. Prater stated that Gwinnett County showed this parcel as a mixed-use property and that LI (light industrial) would be the best fit for Loganville's zoning district. He stated that Mr. Ramon would have about 4 employees at this office. The proposed work to the property would be minor, converting a house into an office suite. They would have equipment on the property, but it would be in the back and a 6ft fence would surround it.

Motion made by Commissioner Forrester to approve the annexation of the property, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

Motion made by Commissioner Forrester to approve the rezone of the property to LI, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

- I. Case # R24-031**- Bamm Real Estate LLC, c/o Mahaffey Pickens Tucker LLP, filed an application to rezone 5.09+/- acres located on Atlanta Hwy Loganville, GA 30052. Map/Parcel #LG060129, Walton County, Georgia. The property owner is Ann R Jones. The current zoning is R-44. The requested zoning is CH for the development of a medical office building.
- J. Case #V24-032** – Bamm Real Estate LLC, c/o Mahaffey Pickens Tucker LLP, requested a Major Variance for the property located on Atlanta Hwy Loganville, GA 30052 at Parcels #LG060129, Walton County, GA. Present zoning is R-44. Ordinance and Section from which relief is sought is Zoning Ordinance 119-432; relief from buffer requirements.
- K. Case #V24-033** – Bamm Real Estate LLC, c/o Mahaffey Pickens Tucker LLP, requested a Major Variance for the property located on Atlanta Hwy Loganville, GA 30052 at Parcels #LG060129, Walton County, GA. Present zoning is R-44. Ordinance and Section from which relief is sought is Zoning Ordinance 119-380; relief from the minimum parking requirements.

Shane Lanham with MPT LLP, was the representative for Cases #R24-031, V24-032 and V24-033. The rezone request was to place a 50,000 sq ft medical building (Northside Hospital) on the property. The main entrance would be off of HWY 78 and another on Covington Street with a parking area around the back. The first variance request was to reduce the 30ft buffer to the adjacent property and add a 20ft wide landscape strip on the property owner's (Ann Jones) side. The second variance request was to reduce the number of minimum parking spaces required of a building this size.

Jeffrey Carter, Monroe, GA, the property owner west of JDL Enterprises, wanted to verify that this new building would not take up any of their parking spaces. Mr. Lanham assured that the parking they were requesting, 225 spaces, would be enough to not affect parking on others properties.

Motion made by Commissioner Williams II to approve the rezone of the property, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

Motion made by Commissioner Williams II to approve the variance request V24-032, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Williams II

Voting Nay: Commissioner Swanson. Motion passed 4-1.

Motion made by Commissioner Joyner to approve the variance request V24-033, Seconded by Commissioner Forrester.

Voting Yea: Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Swanson, Commissioner Williams II. Motion passed 5-0.

- L. Case # R24-034** – Kittle Homes, filed an application to rezone 26.07+/- acres located on 4615 Atlanta Hwy Loganville, GA 30052. Map/Parcel #LG110187, LG110187A00, LG110185C00, LG110185B00, Walton County, Georgia. The property owner is Camp Family Partnership. The current zoning is CH. The requested zoning is RM-6 for the development of a townhome community.

Zach Kittle, of Roswell, GA, was the applicant for this case. The proposed rezone is for a 125-townhome community with two commercial spaces (proposed restaurants). The development would have two entrances, one off of 78 and the other off of Cown. Mr. Kittle stated that they would be willing to help upgrade the sewer pumps for this development for \$360,000. The townhomes would be 3 beds/2.5 baths and price around \$375,000.

When the zoning case was first proposed, Katy Allen, at 1765 Knight Circle, emailed the Planning Department to protest the case. Carla Denney, of 968 Village View Circle, also emailed planning with her request to deny this rezone.

During the meeting, Daniel Holler, of 247 Cown Drive, stated his protest as well. He stated that Cown Drive is a one lane road and that this development would add more vehicles traveling this road daily.

Shane Way, of 206 Cown Drive, stated the same issue - the traffic impact of Cown Drive would be problematic for those who live on that street.

Rita Caskell, 2968 Horseshoe Road, and Susan Thompson, 244 Cown Drive, also stated their protest in reference to the traffic on Cown Drive (one way in, one way out) and the location of Growers Outlet, which causes major backup during busy season.

Motion made by Commissioner Dodd to approve rezone, Seconded by Commissioner Williams II.

Voting Yea: Commissioner Dodd & Commissioner Williams II

Voting Nay: Commissioner Forrester, Commissioner Joyner, Commissioner Swanson. Motion denied 3-2.

6. ADJOURN

Motion made by Commissioner Williams II to adjourn, Seconded by Commissioner Dodd.

Voting Yea: Commissioner Swanson, Commissioner Dodd, Commissioner Forrester, Commissioner Joyner, Commissioner Williams II. Meeting adjourned 7:37pm.



CITY OF LOGANVILLE Section 5, Item A.
 Department of Planning & Development
 P.O. Box 39
 4303 Lawrenceville Road
 Loganville, GA 30052
 770.466.2633

Date: 7/9/24

Application # **A** 24-023

REQUEST FOR ANNEXATION

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

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

Applicant is: Property Owner Contract Purchaser Agent Attorney

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

PROPERTY INFORMATION

MAP & PARCEL # C0040009A00 PRESENT ZONING: A2 (Separate rezoning request required)
 ADDRESS: 4332 Tom Brooks Road COUNTY: Walton ACREAGE: 9.34
 PROPOSED DEVELOPMENT: PUV

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

Pre-Application Conference Date: 3/5/2024
 Accepted by Planning & Development: Sarah Black DATE: 7/9/24 FEE PAID: \$300.00

CHECK # 18759 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: 10/2/24 & 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: _____ DATE: _____

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

 Mayor City Clerk Date

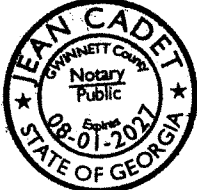
Applicant's Certification

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

[Signature] _____ Date 9-6-24

MARK STRELFORT - MANAGER / MEMBER
Print Name and Title

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

(Seal)  [Signature]
Signature of Notary Public

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

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


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

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

[Signature] _____ Date 9-6-24

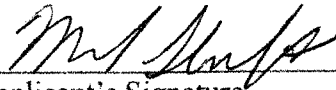
TONY BROOKS - EXECUTOR OF THE ESTATE OF THOMAS NATHAN BROOKS
Print Name and Title

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

(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.

 7-3-24 Mark Streifert
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.

Walton County, GA

Summary

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

[View Map](#)



Owner

BROOKS T N
 4332 TOM BROOKS ROAD
 LOGANVILLE, GA 30052

Rural Land

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

Residential Improvement Information

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

Accessory Information

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

Sales

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

Valuation

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



Overview



Legend

- Parcels
- Roads

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

(Note: Not to be used on legal documents)

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

Developed by Schneider
GEOSPATIAL

ANDERSEN | TATE | CARR

September 6, 2024

COMBINED LETTER OF INTENT AND JUSTIFICATION FOR ANNEXATION AND REZONING

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

Applicant:
Uprise Development

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

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

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

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

I. INTRODUCTION

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



Walton County



Gwinnett County

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

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

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

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

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

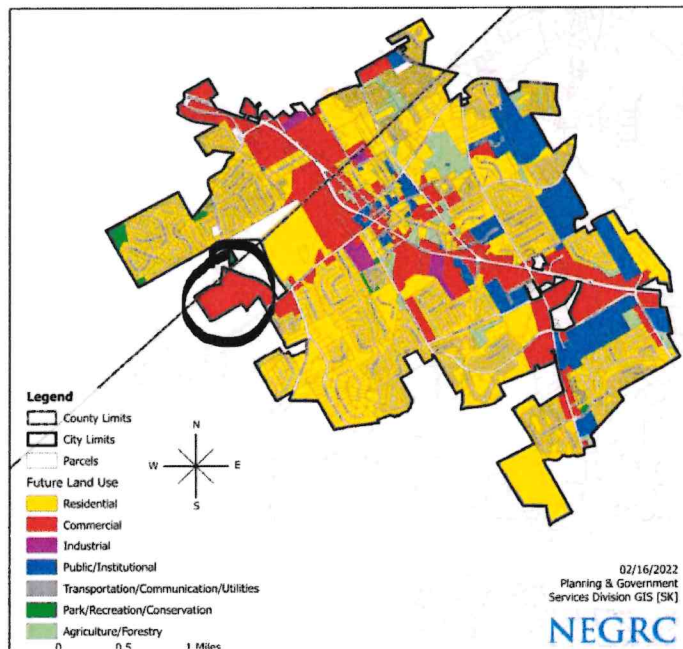
II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

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

Future Land Use Map



III. PROJECT SUMMARY

A. Planned Urban Village (PUV)

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

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

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

IV. SITE IMPACT ANALYSIS

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

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

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

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

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

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

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

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

V. JUSTIFICATION FOR REZONING

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

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

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

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

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

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

VI. CONCLUSION

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

Respectfully submitted this 6th day of September, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

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

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

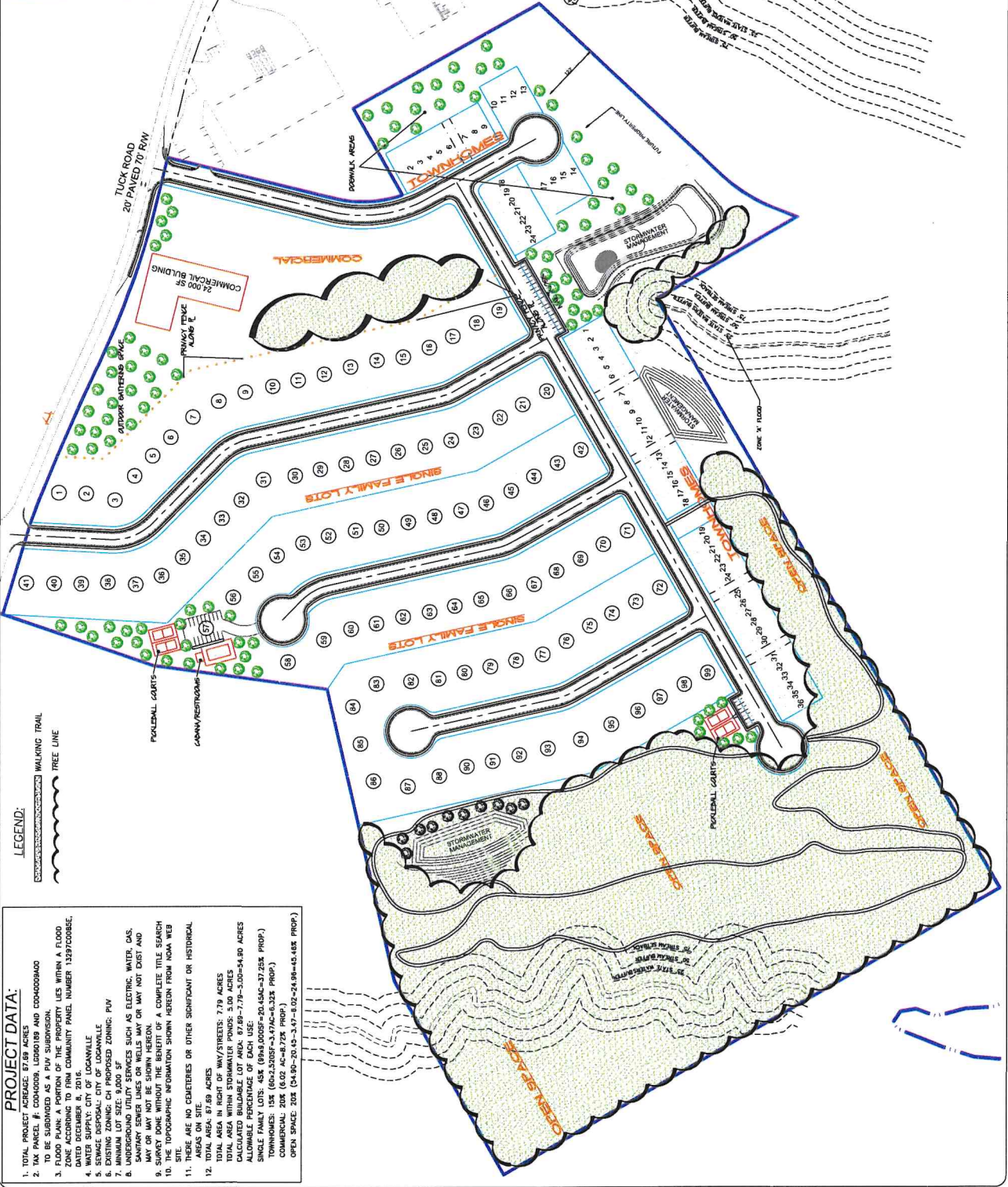
CITY OF LOGANVILLE, GA
CONCEPT PLAN A1 FOR:
BROOKS LANDING

OWNER & DEVELOPER
UPRISE DEVELOPMENT
P.O. BOX 2748
LOGANVILLE, GA 30052
PHONE: (770) 918-5329
FAX CONTACT: (770) 918-5329
MARK STIERFERT

ENGINEERS - PLANNERS
CIVIL SOLUTIONS, INC.
750 BRUNNEN ROAD
ATLANTA, GA 30308
OFFICE: 770-555-4443



REVISIONS	DATE



- PROJECT DATA:**
- TOTAL PROJECT ACRES: 87.69 ACRES
 - TAX PARCEL #F: C040088, L080189 AND C040090/80
 - TO BE SUBMITTED AS A PAV SUBMISSION
 - PLANNING ZONE: RESIDENTIAL (LES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0088E, DATED DECEMBER 8, 2016.
 - WATER SUPPLY: CITY OF LOGANVILLE
 - SEWERAGE: CITY OF LOGANVILLE
 - PLANNING ZONING: PVW
 - MINIMUM LOT SIZE: 9,000 SF
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 - FOR A COMPLETE TITLE SEARCH, SEE THE TITLE CURATIVE REPORT.
 - FOR A COMPLETE TITLE SEARCH, SEE THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
 - THERE ARE NO CEMETRIES OR OTHER SIGNIFICANT OR HISTORICAL SITES ON THIS PROJECT.
 - TOTAL AREA: 87.69 ACRES
 - TOTAL AREA IN RIGHT OF WAY/STREETS: 779 ACRES
 - TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 - CALCULATED BUILDABLE LOT AREA: 87.69-7.76=79.93=54.90 ACRES
 - ALLOWABLE PERCENTAGE OF EACH USE:
 - SINGLE-FAMILY LOTS: 65% (99x1,000SF=99,000-SF=64,350 SF PROP.)
 - TOWNHOMES: 15% (60x1,000SF=60,000-SF=9,000 SF PROP.)
 - COMMERCIAL: 20% (60x1,000SF=60,000-SF=12,000 SF PROP.)
 - OPEN SPACE: 20% (60x1,000SF=60,000-SF=12,000 SF PROP.)



Front Elevation

3 sided Masonry/Stone Waterfall





Front Elevation

End units to be 3 sided Masonry/Stone Waterfall

LAND PARCELS

Attribute	Value
OBJECTID	779636
Parcel ID (PIN)	4216 002
Location Address	4944
LOT	
Deeded Acreage	2.56
LOCADDR	4944 DONALD DR
LOCCITY	LOGANVILLE
Owner 1	SHARPLE MATTHEW
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	256501
Property ID Link	R4216 002
PIN	4216 002
Location Address	4944 DONALD DR
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	SHARPLE MATTHEW
Owner2	
Mailaddr	4944 DONALD DR
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2819
Strnum	4944

LAND PARCELS

Attribute	Value
OBJECTID	773339
Parcel ID (PIN)	4216 006
Location Address	750
LOT	
Deeded Acreage	7.27
LOCADDR	750 OLD LOGANVILLE RD
LOCCITY	LOGANVILLE
Owner 1	GREEN MARIANNE
Owner 2	SPARKS TOBY M
DISTNUM	01
Assessor Information	
Lrsn	256536
Property ID Link	R4216 006
PIN	4216 006
Location Address	750 OLD LOGANVILLE RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	GREEN MARIANNE
Owner2	SPARKS TOBY M
Mailaddr	750 OLD LOGANVILLE RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2578
Strnum	750

LAND PARCELS

Attribute	Value
OBJECTID	782123
Parcel ID (PIN)	4216 005
Location Address	
LOT	
Deeded Acreage	6.76
LOCADDR	LOGANVILLE RD
LOCCITY	LOGANVILLE
Owner 1	BROOKS JACKIE W
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	256528
Property ID Link	R4216 005
PIN	4216 005
Location Address	LOGANVILLE RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BROOKS JACKIE W
Owner2	
Mailaddr	4253 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2654
Strnum	

LAND PARCELS

Attribute	Value
OBJECTID	782178
Parcel ID (PIN)	4216 014
Location Address	4253
LOT	
Deeded Acreage	11.87
LOCADDR	4253 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	BROOKS JACKIE W
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	256609
Property ID Link	R4216 014
PIN	4216 014
Location Address	4253 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BROOKS JACKIE W
Owner2	
Mailaddr	4253 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2654
Strnum	4253

LAND PARCELS

Attribute	Value
OBJECTID	781913
Parcel ID (PIN)	4216 022
Location Address	4293
LOT	
Deeded Acreage	3.00
LOCADDR	4293 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	BROOKS BECKY R
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	256625
Property ID Link	R4216 022
PIN	4216 022
Location Address	4293 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BROOKS BECKY R
Owner2	
Mailaddr	4293 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2654
Strnum	4293

LAND PARCELS

Attribute	Value
OBJECTID	781897
Parcel ID (PIN)	4216 032
Location Address	4293
LOT	
Deeded Acreage	2.00
LOCADDR	4293 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	BROOKS BECKY R
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	1919983
Property ID Link	R4216 032
PIN	4216 032
Location Address	4293 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BROOKS BECKY R
Owner2	
Mailaddr	4293 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2654
Strnum	4293

LAND PARCELS

Attribute	Value
OBJECTID	781889
Parcel ID (PIN)	4216 030
Location Address	4303
LOT	
Deeded Acreage	2.36
LOCADDR	4303 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	BAILEY DAVID M ETAL
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	1630347
Property ID Link	R4216 030
PIN	4216 030
Location Address	4303 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BAILEY DAVID M ETAL
Owner2	
Mailaddr	4303 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2654
Strnum	4303

LAND PARCELS

Attribute	Value
OBJECTID	781885
Parcel ID (PIN)	4216 017
Location Address	4303
LOT	
Deeded Acreage	0.65
LOCADDR	4303 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	BAILEY WILMA YVONNE ETAL
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	256617
Property ID Link	R4216 017
PIN	4216 017
Location Address	4303 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BAILEY WILMA YVONNE ETAL
Owner2	
Mailaddr	4303 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2654
Strnum	4303

LAND PARCELS

Attribute	Value
OBJECTID	781873
Parcel ID (PIN)	4216 001
Location Address	4332
LOT	
Deeded Acreage	0.83
LOCADDR	4332 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	BROOKS T N
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	256498
Property ID Link	R4216 001
PIN	4216 001
Location Address	4332 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BROOKS T N
Owner2	
Mailaddr	4332 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-7369
Strnum	4332

LAND PARCELS

Attribute	Value
OBJECTID	780726
Parcel ID (PIN)	4216 011
Location Address	4322
LOT	
Deeded Acreage	14.92
LOCADDR	4322 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	BROOKS TONY N ETAL
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	256587
Property ID Link	R4216 011
PIN	4216 011
Location Address	4322 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	BROOKS TONY N ETAL
Owner2	
Mailaddr	4322 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-2653
Strnum	4322

LAND PARCELS

Attribute	Value
OBJECTID	782237
Parcel ID (PIN)	4216 064
Location Address	4292
LOT	
Deeded Acreage	1.00
LOCADDR	4292 TOM BROOKS RD
LOCCITY	LOGANVILLE
Owner 1	DUNCAN TAMMY LARUE
Owner 2	
DISTNUM	01
Assessor Information	
Lrsn	2943181
Property ID Link	R4216 064
PIN	4216 064
Location Address	4292 TOM BROOKS RD
Location City	LOGANVILLE
Location State	
ZIP Code	30052
Owner1	DUNCAN TAMMY LARUE
Owner2	
Mailaddr	4292 TOM BROOKS RD
Mailcity	LOGANVILLE
Mailstat	GA
Mailzip	30052-7393
Strnum	4292

C0040009A00 & C0040009

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

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

UPRISE DEVELOPMENT LLC
P O BOX 2748
LOGANVILLE, GA 30052

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

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

C0040009

PHE PROPERTIES LLLP
P O BOX 338
SUWANEE, GA 30024

MARSON HOLDINGS LLC
P O BOX 2748
LOGANVILLE, GA 30052

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

VELASQUEZ CARLOS HUMBERTO
4964 DONALD DR
LOGANVILLE, GA 30052

JORDAN ROBERT
4954 DONALD DR
LOGANVILLE, GA 30052

SHARPLE MATTHEW
4944 DONALD DR
LOGANVILLE, GA 30052



Civil Solutions, Inc.
750 Belmont Road
Athens, Georgia 30605

Cell: 706-255-2443 Email: bwood.csi@gmail.com

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

June 24, 2024

RE: Water-Sewer Demands

To Whom It May Concern:

This letter is to confirm the water and sewer demands for a proposed Planned Urban Village project located at 4550 Tuck Road in Loganville, Georgia. The project is to include up to 100 single family lots, up to 60 townhome units, and 8 commercial lots.

Assuming:

100 Single Family Homes

60 Townhomes

Commercial lots are assumed to have up to 25 employees @ 25 gal/day per lot

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

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

$25 \text{ employees @ } 25 \text{ gal/day} = 625 \text{ gal/day}$, $625 \text{ gal/day} \times 8 \text{ lots} = 5,000 \text{ gal/day}$

$40,000 + 24,000 + 5,000 = 69,000 \text{ gal/day} / 1440 = 47.92 \text{ gal/min}$

Peak Demand with pump station: $69,000 (2.5) = 172,500 / 1440 = 119.79 \text{ gal/min}$

Sincerely,

Brian Wood, P.E.

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

Staff Report — Annexation

ZONING CASE #: A24-023

LANDOWNERS: T N Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4332 Tom Brooks Road

MAP/PARCEL #: C0040009A00

PARCEL DESCRIPTION: Single Family Home

AREA: 9.34 acres

EXISTING ZONING: A2 (Walton County)

PROPOSED ZONING: PUV

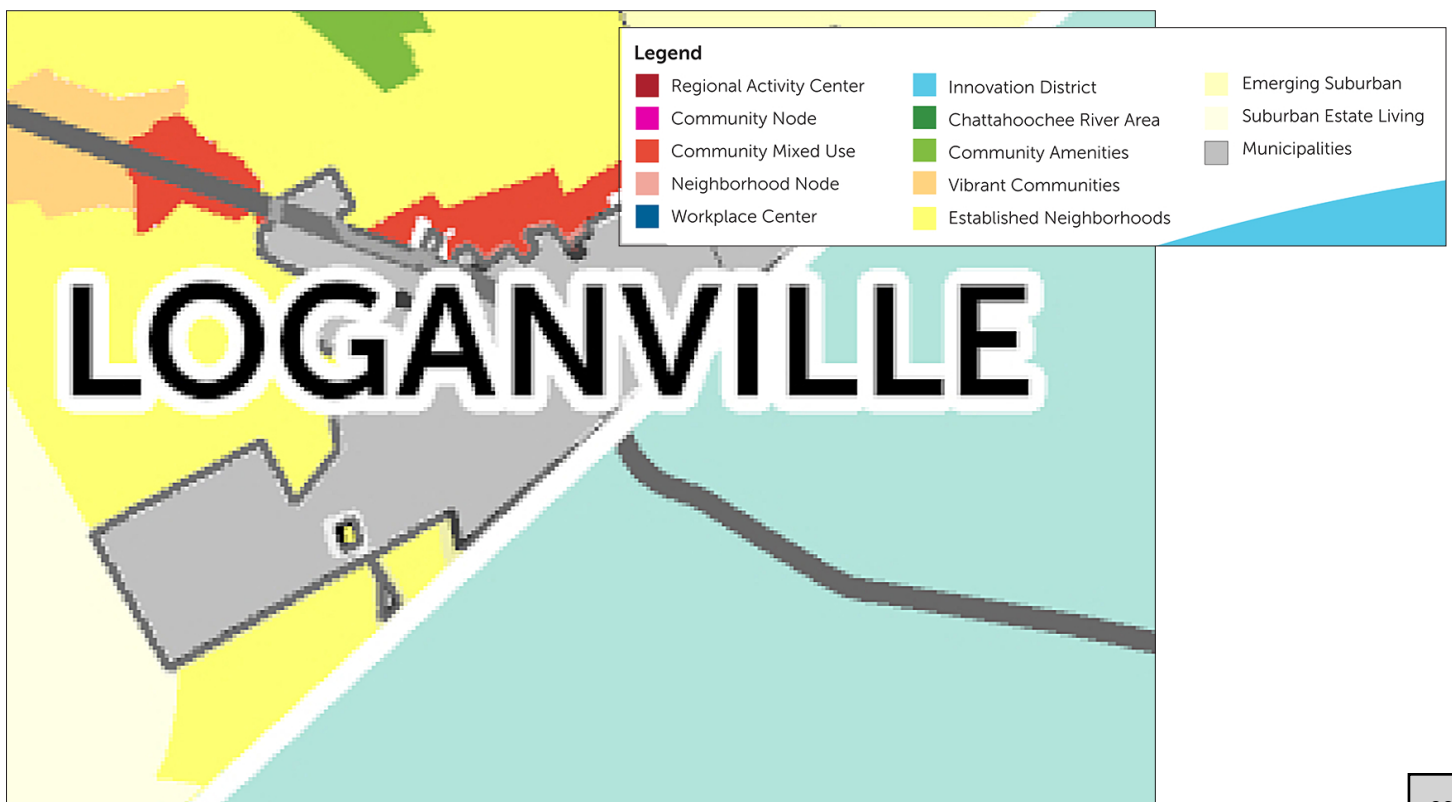
FUTURE LAND USE MAP: Neighborhood Residential (Walton County)

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

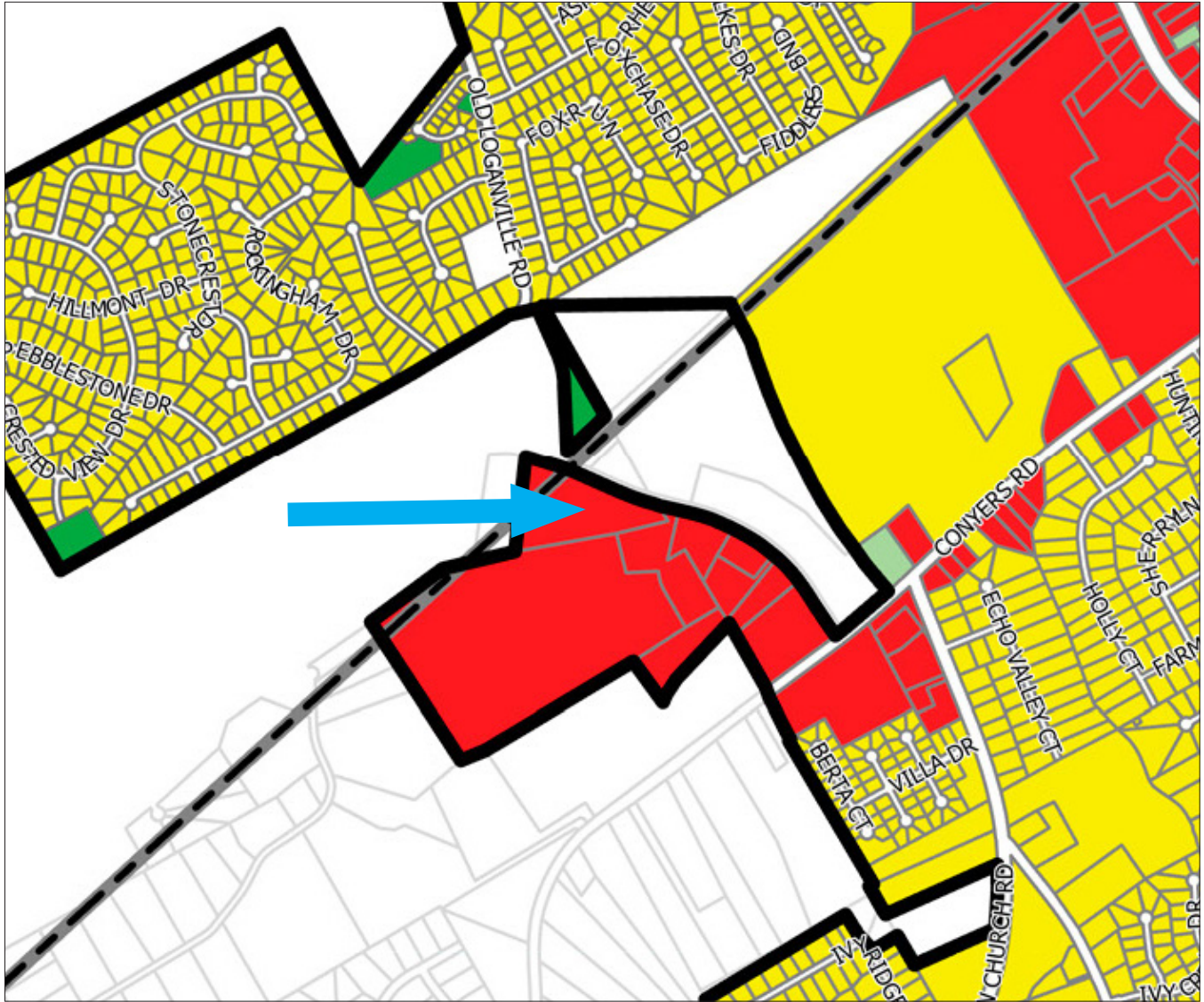
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety, though going from a single-family house to a mixed-use development typically results in more traffic.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Annexations by themselves do not have a direct impact on overcrowding and urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The City of Loganville's Future Land Use Map has this parcel as being commercial.

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

What is the impact upon adjacent property owners if the request is not approved? None.

Recommended action: The parcel of land meets the requirements to be annexed into the City limits. *Recommendation is for approval of this annexation.*

Planning Commission Recommended Conditions

City Council Conditions



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

Section 5, Item B.

Date: 7/19/24

Application # A 24-025

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Uprise Development, LLC</u>	NAME: <u>T N Brooks</u>
ADDRESS: <u>P.O. Box 2743</u>	ADDRESS: <u>4332 Tom Brooks Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(770) 318-5329</u>	PHONE: _____
	(*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

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

PROPERTY INFORMATION

MAP & PARCEL # R4216 001 PRESENT ZONING: Residential Va 60 ft (Separate rezoning request required)
 ADDRESS: 4332 Tom Brooks Road COUNTY: Gwinnett ACREAGE: 0.83
 PROPOSED DEVELOPMENT: PLV

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

Pre-Application Conference Date 3/5/24
 Accepted by Planning & Development: Sarah Black

DATE: 7/19/24 FEE PAID: \$300.00

CHECK # 13758 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: 7/12/24 & 7/15/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: _____ DATE: _____

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

Mayor _____

City Clerk _____

Date _____

Application # R A24-025

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 9-6-24

MARK STRELFERT - MANAGER / MEMBER
Print Name and Title

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



[Signature]
Signature of Notary Public

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

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

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

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

[Signature] _____ Date 9-6-24

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


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



[Signature]
Signature of Notary Public

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 Mark Streifert

Signature of Applicant's Attorney or Agent _____ Date _____ Print Name _____

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

_____ YES NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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



Property Detail

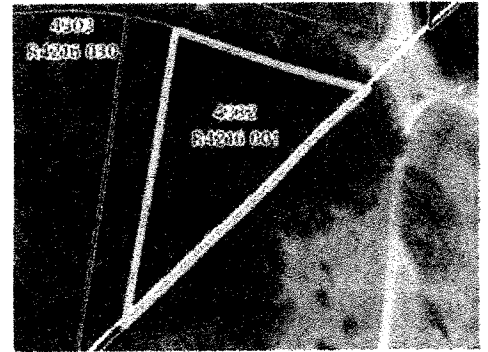
[Go Back](#)

[Neighborhood Sales](#)

[Property Report](#)

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

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



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

Sales history does not exist for this account.

Improvements do not exist for this account.

Primary Use

Land Use
Undeveloped

Area
0.83

Net Prompts
0

Net Points
0

Site
1

Use of Rights
HARRISON RD

Staff Report — Annexation

ZONING CASE #: A24-025

LANDOWNERS: T N Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4332 Tom Brooks Road

MAP/PARCEL #: 4216 001

PARCEL DESCRIPTION: Single Family Home

AREA: 0.83 acres

EXISTING ZONING: R100 (Gwinnett County)

PROPOSED ZONING: PUV

FUTURE LAND USE MAP: Established Neighborhood (Gwinnett County)

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

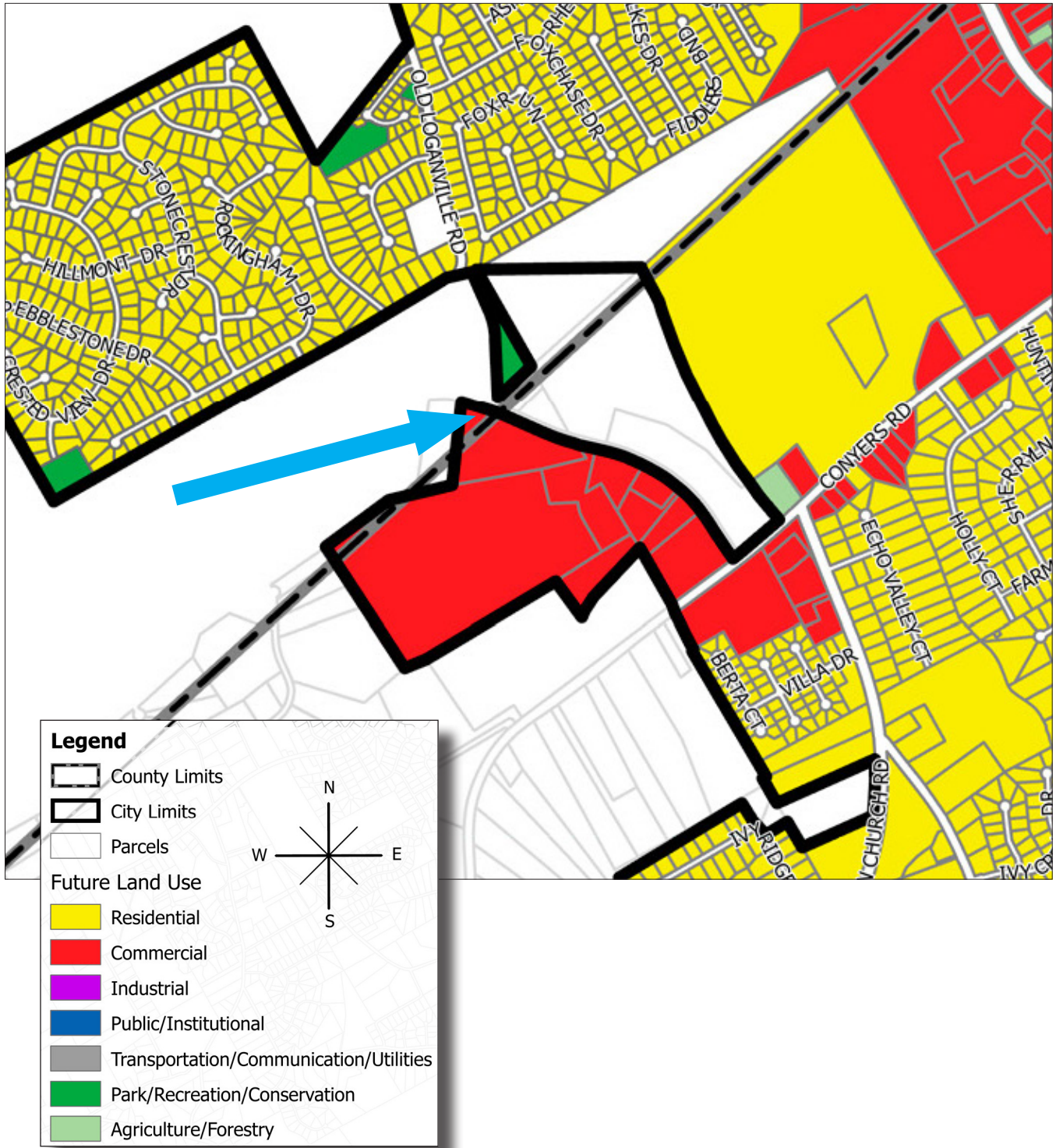
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

The property is currently a wooded lot.

Impact Analysis / Recommendation

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

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety, though going from a vacant, wooded lot to a mixed-use development typically results in more traffic.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Annexations by themselves do not have a direct impact on overcrowding and urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The City of Loganville's Future Land Use Map has this parcel as being commercial.

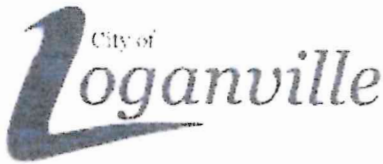
What is the impact upon adjacent property owners if the request is approved? There would be no impact as an annexation does not change the character of the land itself.

What is the impact upon adjacent property owners if the request is not approved? None.

Recommended action: The parcel of land meets the requirements to be annexed into the City limits. *Recommendation is for approval of this annexation.*

Planning Commission Recommended Conditions

City Council Conditions



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

Section 5, Item C.

Date: 7/19/24

Application # A 24-027

REQUEST FOR ANNEXATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Uprise Development, LLC</u> ADDRESS: <u>P.O. Box 2748</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>(770) 318-5329</u>	NAME: <u>CH Brooks / Benny Stephenson, Trustee</u> ADDRESS: <u>55 Paps Talk</u> CITY: <u>Social Circle</u> STATE: <u>GA</u> Zip: <u>30025</u> PHONE: <u>(678) 640-8620</u> (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <input type="checkbox"/> <u>Contract Purchaser</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/>	
CONTACT PERSON: <u>Mark Streifert</u> EMAIL: <u>mark@buildrescom.com</u>	PHONE: <u>(770) 318-5329</u> FAX: _____
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0040009</u> PRESENT ZONING: <u>A2/B3</u> (Separate rezoning request required) ADDRESS: <u>4550 Tuck Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>47.15</u> PROPOSED DEVELOPMENT: <u>PUV</u>	

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

Pre-Application Conference Date: 3/15/24

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

CHECK # 13758 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: 10/2/24 & 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: _____ DATE: _____

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

 Mayor City Clerk Date

Applicant's Certification

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

Mark Streifert 7-3-24
Applicant's Signature Date

Mark Streifert, Manager
Print Name and Title

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

(Seal) _____
Signature of Notary Public

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

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

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

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

Owner's Signature Date

Benny Stephenson, Trustee
Print Name and Title

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

(Seal) _____
Signature of Notary Public

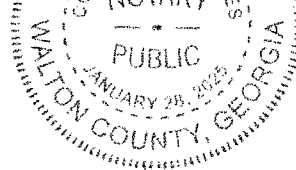
Applicant's Certification

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

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

Mark Streifert, Manager
Print Name and Title

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

(Seal)  [Signature]
Signature of Notary Public

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

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

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

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

Benny Stephenson 7-2-24
Owner's Signature Date

Benny Stephenson, Trustee
Print Name and Title

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

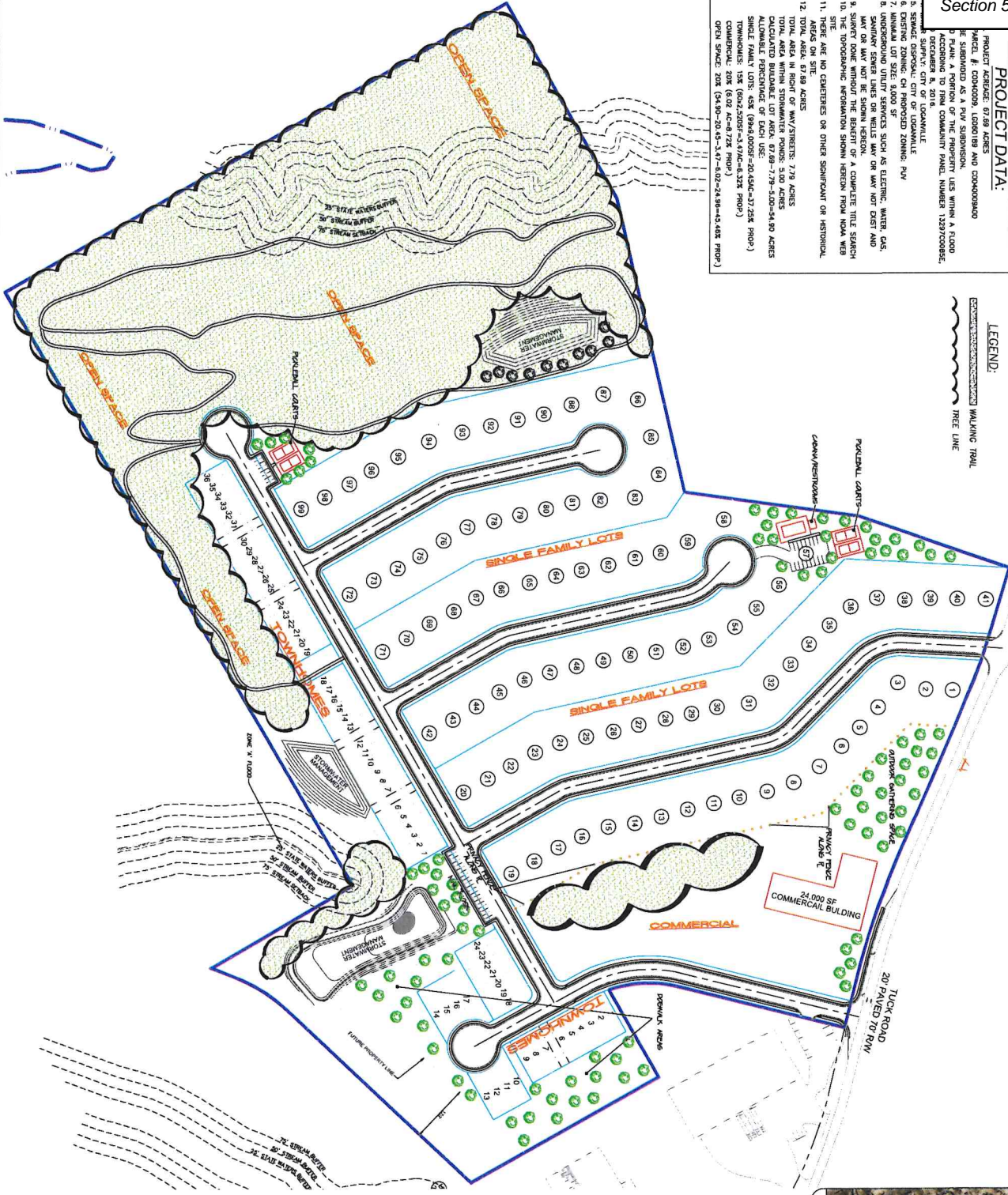
(Seal)  [Signature]
Signature of Notary Public

PROJECT DATA:

- 1. PROJECT AGENCY: 87.89 ACRES
- 2. PARCEL # COORDINATES LOGANVILLE AND COORDINATES
- 3. BE SUBDIVIDED AS A PUV SUBDIVISION.
- 4. PLANNING DEPARTMENT STAFF MEETING NUMBER 128730888, OCTOBER 8, 2016.
- 5. SUPPLY: CITY OF LOGANVILLE
- 6. SERVICE CORPORA CITY OF LOGANVILLE
- 7. MINIMUM LOT SIZE: 8,000 SF
- 8. UNDERGROUND UTILITIES SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON. A COMPLETE TITLE SEARCH IS REQUIRED TO DETERMINE THE EXISTENCE OF SUCH UTILITIES.
- 9. THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA NED 18 SITE.
- 10. THESE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL MONUMENTS ON THE 87.89 ACRES.
- 11. TOTAL AREA IN RIGHT OF WAY/STREETS: 7.73 ACRES
- 12. TOTAL AREA WITHIN STORMWATER POND: 5.00 ACRES
- 13. CALCULATED BUILDABLE LOT AREA: 87,697.79-5,000-50 ACRES
- 14. ALLOWED PERCENTAGE OF EACH USE:
 - RESIDENTIAL: 100% (6,000-8,000 SF PLOT)
 - COMMERCIAL: 20% (6,000-8,000 SF PLOT)
 - OPEN SPACE: 20% (6,000-8,000 SF PLOT)

LEGEND:

- WALKING TRAIL
- TREE LINE



GEORGIA811
 Utilities Restoration Center, Inc.
 Call before you dig. 800.545.7411

Scale 1" = 100'

REGIONS: DATE: 09/02/24

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

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

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

CIVIL SOLUTIONS, INC.
 ENGINEERS - PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30606
 OFFICE 706 255-2143

Staff Report — Annexation

ZONING CASE #: A24-027

LANDOWNERS: O H Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4550 Tom Brooks Road

MAP/PARCEL #: C0040009

PARCEL DESCRIPTION: Wooded area

AREA: 50.28 acres

EXISTING ZONING: A2 / B3 (Walton County)

PROPOSED ZONING: PUV

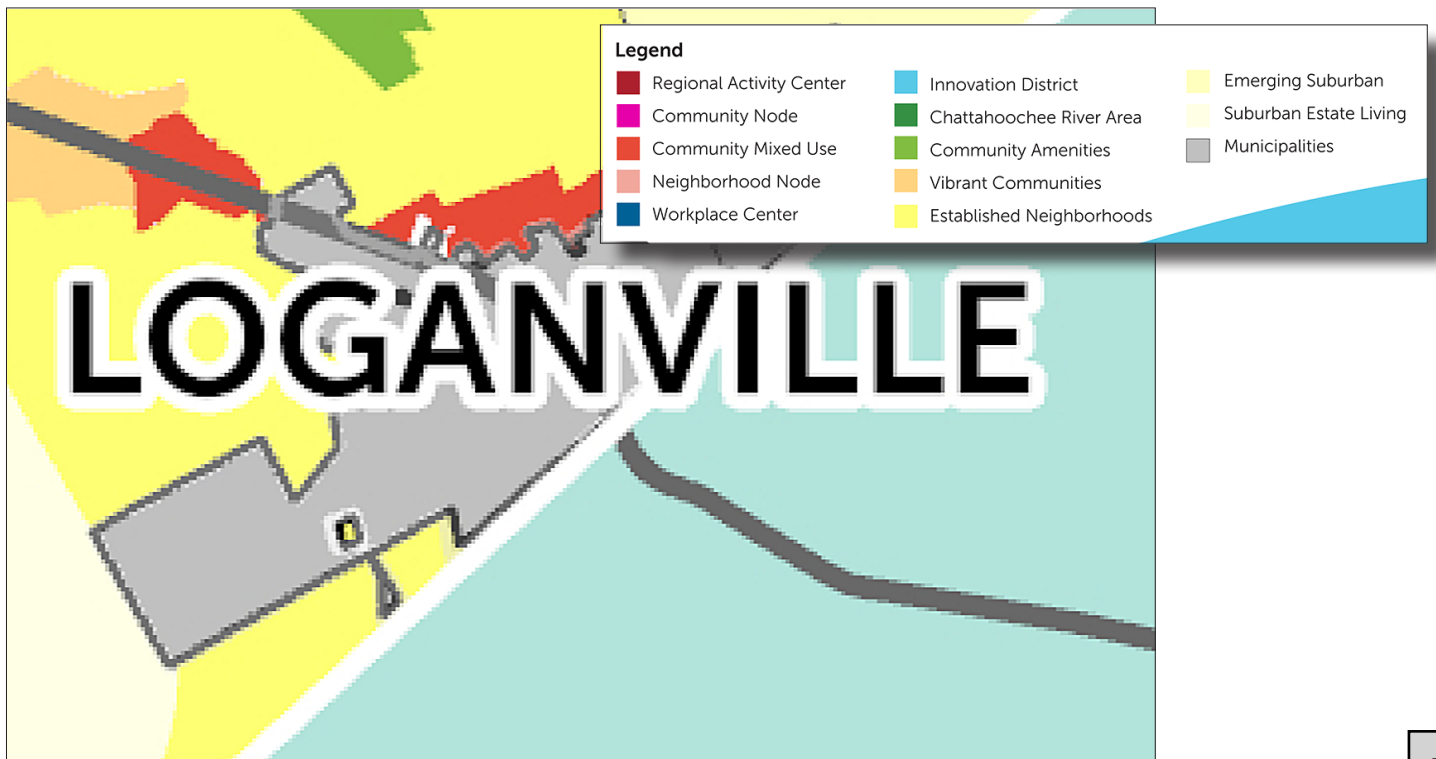
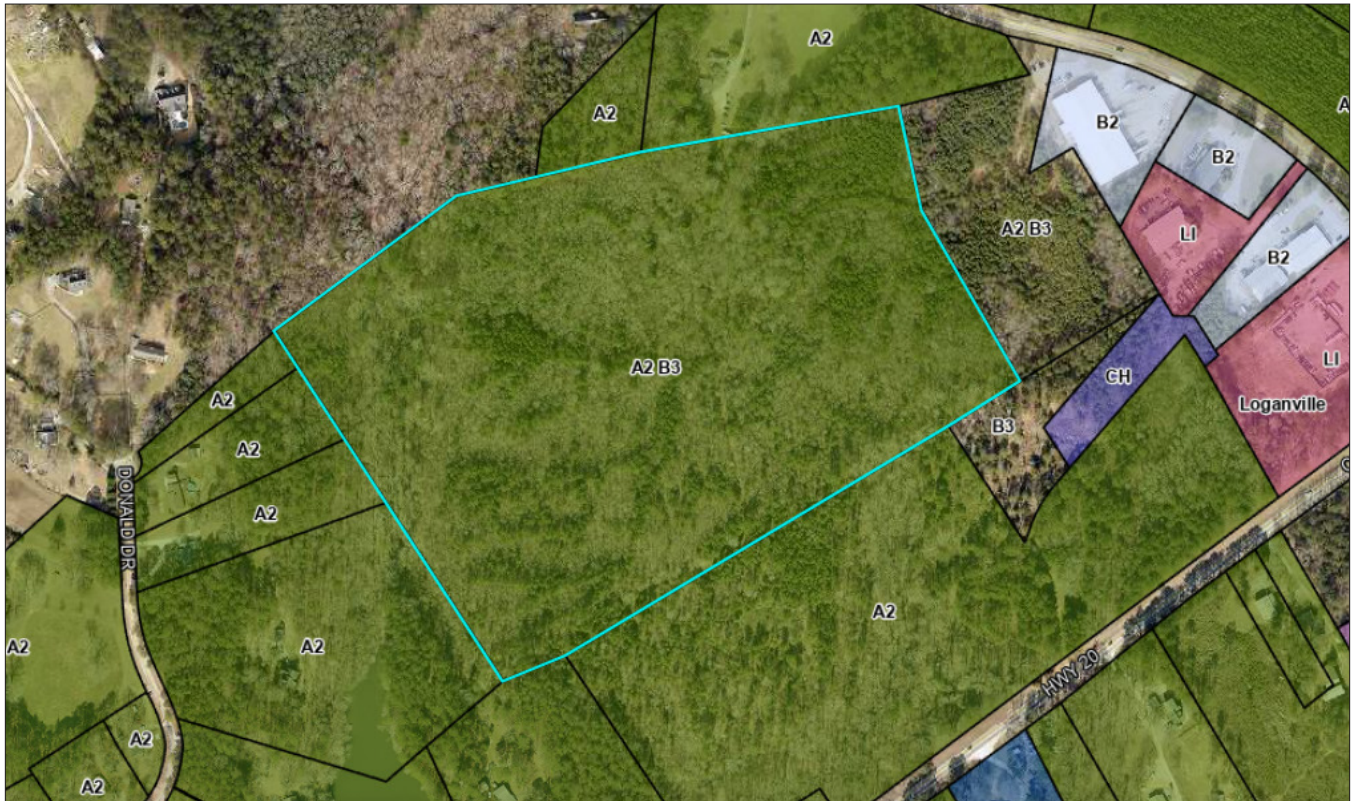
FUTURE LAND USE MAP: Commercial

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

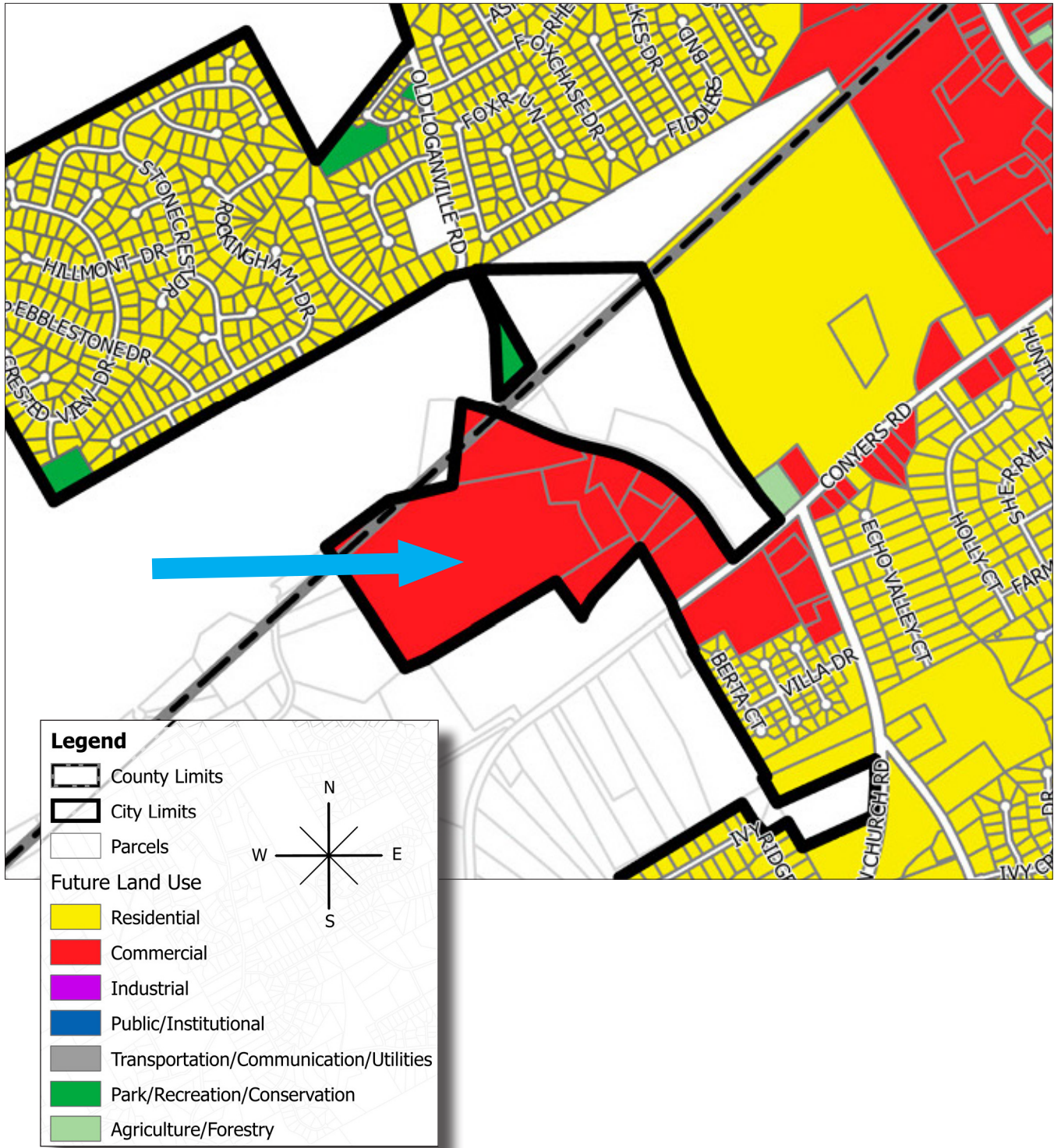
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

The property is currently a wooded lot.

Impact Analysis / Recommendation

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

What is the impact upon thoroughfare congestion and traffic safety? Annexations by themselves do not have an inherent impact on congestion and traffic safety, though going from a vacant, wooded lot to a mixed-use development typically results in more traffic.

What is the impact upon population density and the potential for overcrowding and urban sprawl? Annexations by themselves do not have a direct impact on overcrowding and urban sprawl.

Is the proposed use consistent with the adopted Comprehensive Plan? The City of Loganville's Future Land Use Map has this parcel as being commercial.

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

What is the impact upon adjacent property owners if the request is not approved? None.

Recommended action: The parcel of land meets the requirements to be annexed into the City limits. *Recommendation is for approval of this annexation.*

Planning Commission Recommended Conditions

City Council Conditions



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

Date: 7/19/24

Application # R-24-024

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Uprise Development, LLC</u>	NAME: <u>T N Brooks</u>
ADDRESS: <u>P.O. Box 27482</u>	ADDRESS: <u>4332 Tom Brooks Road</u>
CITY: <u>Loganville</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30052</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>(770) 318-5329</u>	PHONE: _____
	(*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <input type="checkbox"/> <u>Contract Purchaser</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/>	
CONTACT PERSON: <u>Mark Streitert</u>	PHONE: <u>(770) 318-5329</u>
EMAIL: <u>mark@buildrescom.com</u>	FAX: _____
PROPERTY INFORMATION	
MAP & PARCEL # <u>LG060188/LG060189/C0040009</u> PRESENT ZONING: <u>A2/Residential/Vacant/B3/GH</u> REQUESTED ZONING: <u>PUV</u>	
ADDRESS: <u>4332 Tom Brooks Road</u>	COUNTY: <u>Walton</u> ACREAGE: <u>9.34</u> 5732
PROPOSED DEVELOPMENT: <u>PUV</u>	

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

Pre-Application Conference Date: 7/15/24

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

CHECK # 10330 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: 10/2/24 & 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
Commission Chairman: _____ DATE: _____

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

Mayor _____ City Clerk _____ Date _____

Applicant's Certification

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

[Handwritten Signature] 9-6-24
Applicant's Signature Date

MARK STRELFORT - MANAGER / MEMBER
Print Name and Title

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

(Seal)  *[Handwritten Signature]*
Signature of Notary Public

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

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


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

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

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

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

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

(Seal)  *[Handwritten 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.

[Signature]
Applicant's Signature _____ Date _____

Mark Streifert
Print Name _____

Signature of Applicant's Attorney or Agent _____ Date _____

Print Name _____

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

_____ YES ✓ _____ NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

qPublic.netTM Walton County, GA



Overview



Legend

- Parcels
- Roads

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

(Number of sales may not equal appraised value due to multiple sales)

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

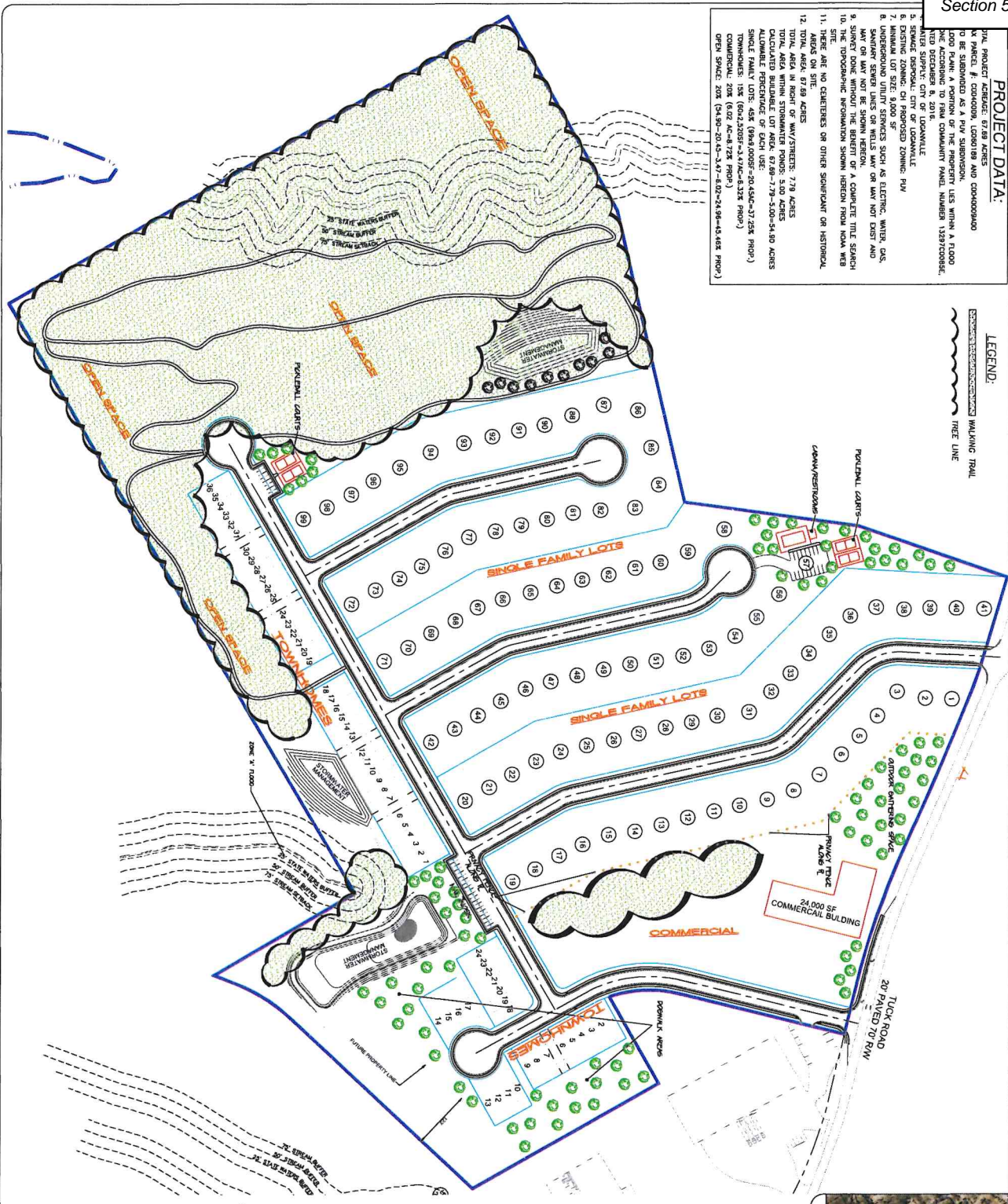
Developed by  Schneider
GEOSPATIAL

PROJECT DATA:

1. TOTAL PROJECT ACRES: 67.89 ACRES
2. TO BE SUBDIVIDED AS A PUD SUBDIVISION
3. TO BE SUBDIVIDED AS A PUD SUBDIVISION
4. TO BE SUBDIVIDED AS A PUD SUBDIVISION
5. TO BE SUBDIVIDED AS A PUD SUBDIVISION
6. TO BE SUBDIVIDED AS A PUD SUBDIVISION
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9. TO BE SUBDIVIDED AS A PUD SUBDIVISION
10. TO BE SUBDIVIDED AS A PUD SUBDIVISION
11. TO BE SUBDIVIDED AS A PUD SUBDIVISION
12. TO BE SUBDIVIDED AS A PUD SUBDIVISION

LEGEND:

- WALKING TRAIL
- TREE LINE



GEORGIA811
 Utility Protection Center, Inc.
 Know What's Below. www.Georgia811.com
 Call before you dig. 800.282.7411

Scale 1" = 100'

REGIONS: _____ DATE: _____

DATE: 09/02/24
 SHEET: 10 of 1

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

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

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

CIVIL SOLUTIONS, INC.
 ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-255-2143

STAFF REPORT — REZONE

ZONING CASE #: R24-024

LANDOWNERS: Multiple

APPLICANT: Uprise Development

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

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

PARCEL DESCRIPTION: Single Family Home, Wooded and Vacant land

AREA: 71.05 acres

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

PROPOSED ZONING: PUV

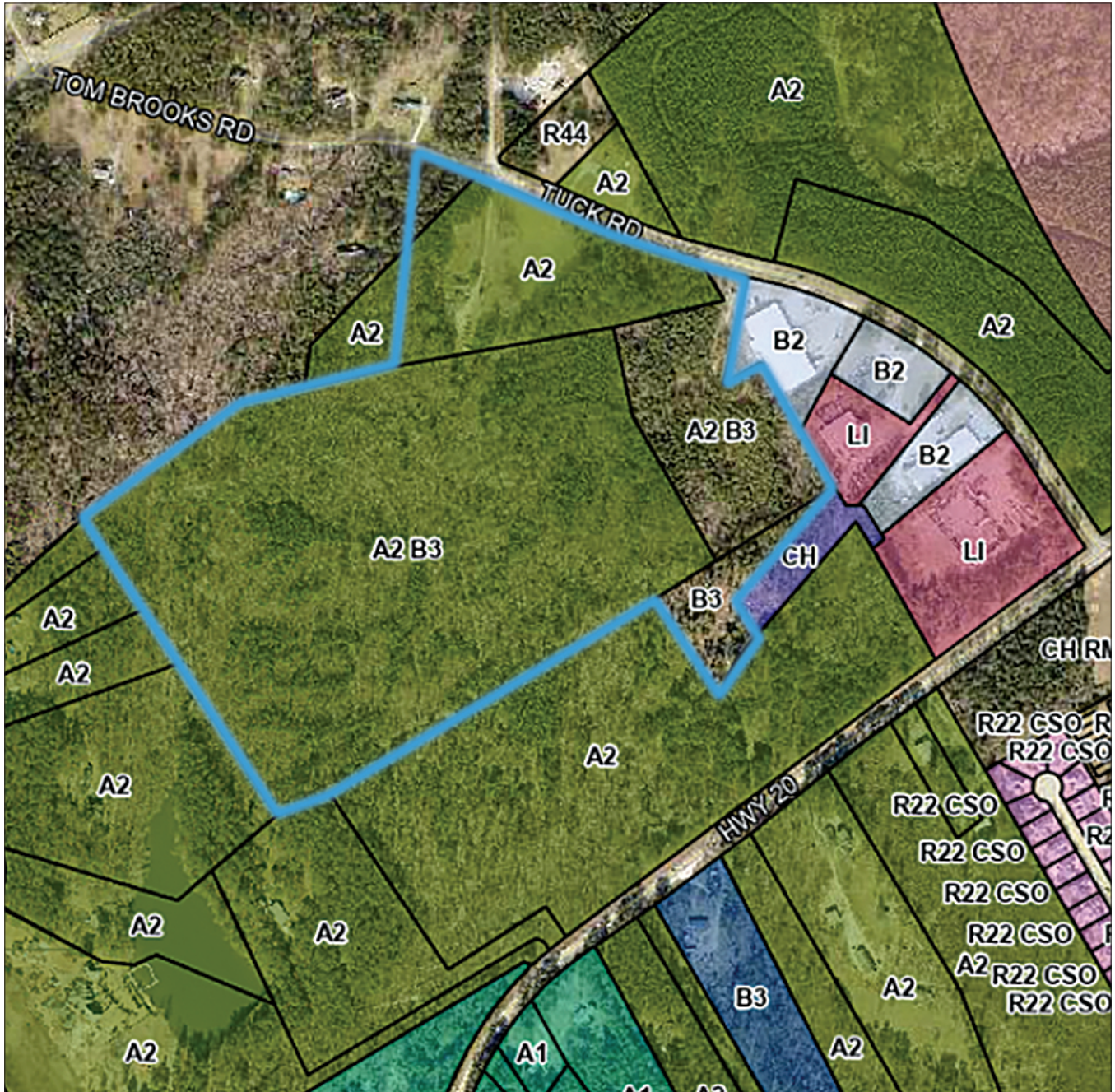
FUTURE LAND USE MAP: Commercial Highway, Established Neighborhood (Gwinnett County), Neighborhood Residential (Walton County)

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

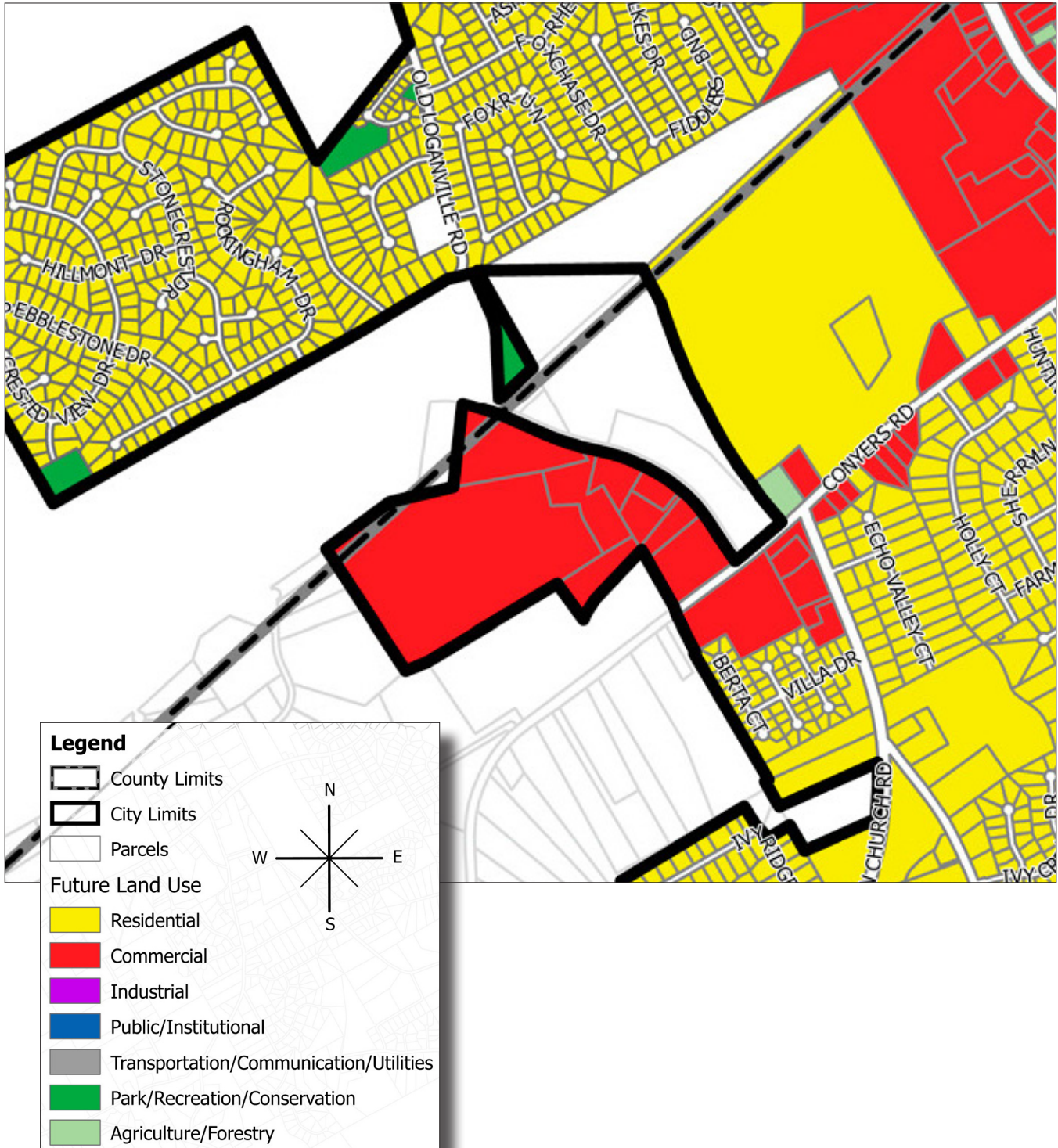
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

Impact Analysis / Recommendation *(continued)*

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

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

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

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

Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville? The applicant will need to provide handicapped parking spots and only place 6 units per building in their townhome layout. No parking was shown for the Commercial site.

Recommended action: This project fails to meet one of the stipulations of the PUV zoning, which requires "the proposed site must have a minimum of 100 feet of frontage on and access to at least one arterial or major collector road as classified by the City of Loganville." The City of Loganville at this point in time classifies Tuck Road and Tom Brooks Road as both being minor arterials. Staff recommendation is to deny the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? No, water is not adjacent to the property. The closest water line is at the intersection of Tom Brooks Road and Tuck Road.

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

Size of the sewer line? Unknown

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? Unknown

DATA APPENDIX

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

TRANSPORTATION

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

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

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

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? No

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

EMERGENCY SERVICES

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

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

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



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

Date: 9/5/2024

Application # R 24-034

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

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION, CONTACT PERSON, PROPERTY INFORMATION. Includes handwritten details for Kittle Homes and Camp Family Partnership LLC.

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: Sarah Black DATE: 9/6/2024 FEE PAID: \$500.00

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

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

Commission Chairman: DATE: 10/24/24

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

Mayor: Skip Balife

City Clerk: [Signature]

Date: 11/14/24

Application # **R** _____

Applicant's Certification

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

Applicant's Signature Date

Print Name and Title

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

(Seal)

Signature of Notary Public

Property Owner's Certification

(complete a separate form for each owner)

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

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

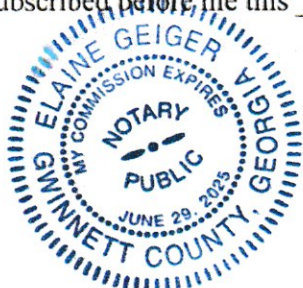
that all information contained in this application is complete and accurate to the best of their knowledge.

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

Donald R. Camp
Print Name and Title

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

(Seal)



Elaine Geiger
Signature of Notary Public

Application # R _____

Applicant's Certification

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

[Handwritten Signature]

8/21/24

Applicant's Signature

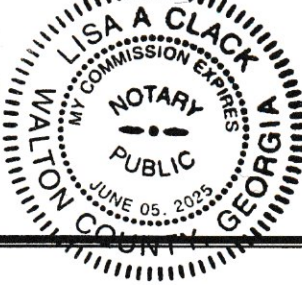
Date

Zac Kistle owner Kistle Homes

Print Name and Title

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

(Seal)



[Handwritten Signature]
Signature of Notary Public

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

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

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

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

Owner's Signature

Date

Print Name and Title

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


(Seal)


Signature of Notary Public

Application # R _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

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

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

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

_____ YES X NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Names and Adress of Adjoining property members Loganville

Otto Tract NO 2 LLC

4601 Atlanta HWY

Laurie A Barezykowski

111 Baltic CT

Loganville GA

Westervelt Tara Christine & Ledesma Chamir

1109 Baltic CT

Loganville GA

Vernon and Veronica Merrick

1107 Baltic CT

Loganville GA

Trinda L Moore

243 Cown Dr

Loganville GA

Juan A Choy

241 Cown Dr

Loganville Ga

American Legion Post #233

4635 Atlanta HWY

Dick and Maryke Tromp

0 Cown Dr

“Growers Outlet”



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



LEVEL II CERTIFIED DESIGN
PROFESSIONAL NO. 000022598

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

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

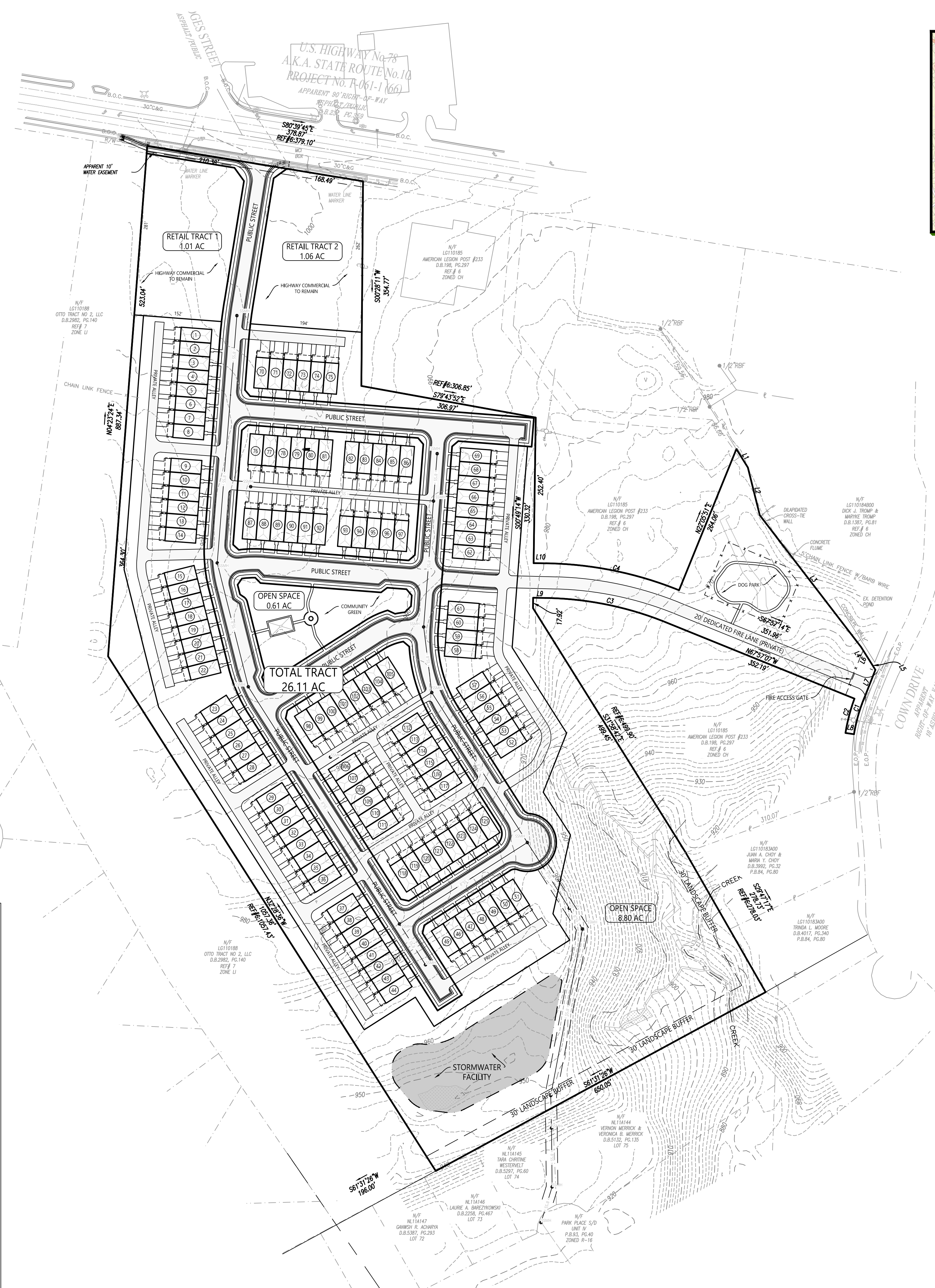
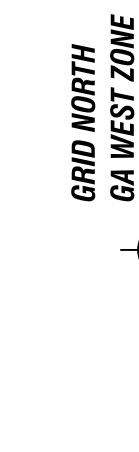
PROJECT NAME:
LOGANVILLE MIXED USE
4615 ATLANTA HIGHWAY SW (US78)
CITY OF LOGANVILLE
WALTON COUNTY, GEORGIA

TASK:
CONCEPT PLAN

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



LOCATION MAP



SITE INFORMATION

PROPERTY ADDRESS:
4615 ATLANTA HIGHWAY
LOGANVILLE, GEORGIA 30052

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

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

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

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

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

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

GENERAL NOTES

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

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

GRAVITY SEWER FLOW CALCULATIONS

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

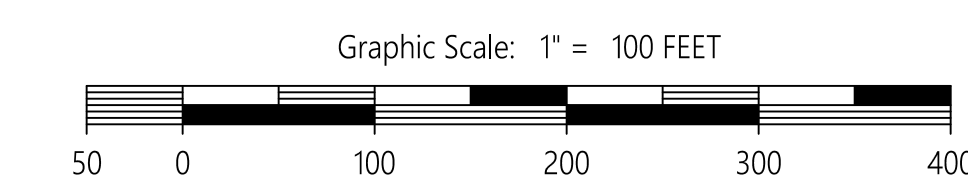
SEWAGE FLOW CALCULATIONS

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

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

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

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



Application # R _____

Page 4 of 4

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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

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

Letter of intent for 4615 Atlanta HWY

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GENERAL/SITE NOTES:

- 1) OWNER OF RECORD: CAMP FAMILY PARTNERSHIP, LLLP
P.O. BOX 550
SNELLVILLE, GA 30078
2) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES...

REFERENCES

- 1) DEED BOOK 3473, PAGE 234.
2) PLAT BOOK 21, PAGE 120.
3) PLAT BOOK 25, PAGE 20.
4) PLAT BOOK 33, PAGE 69.
5) PLAT BOOK 108, PAGE 157.

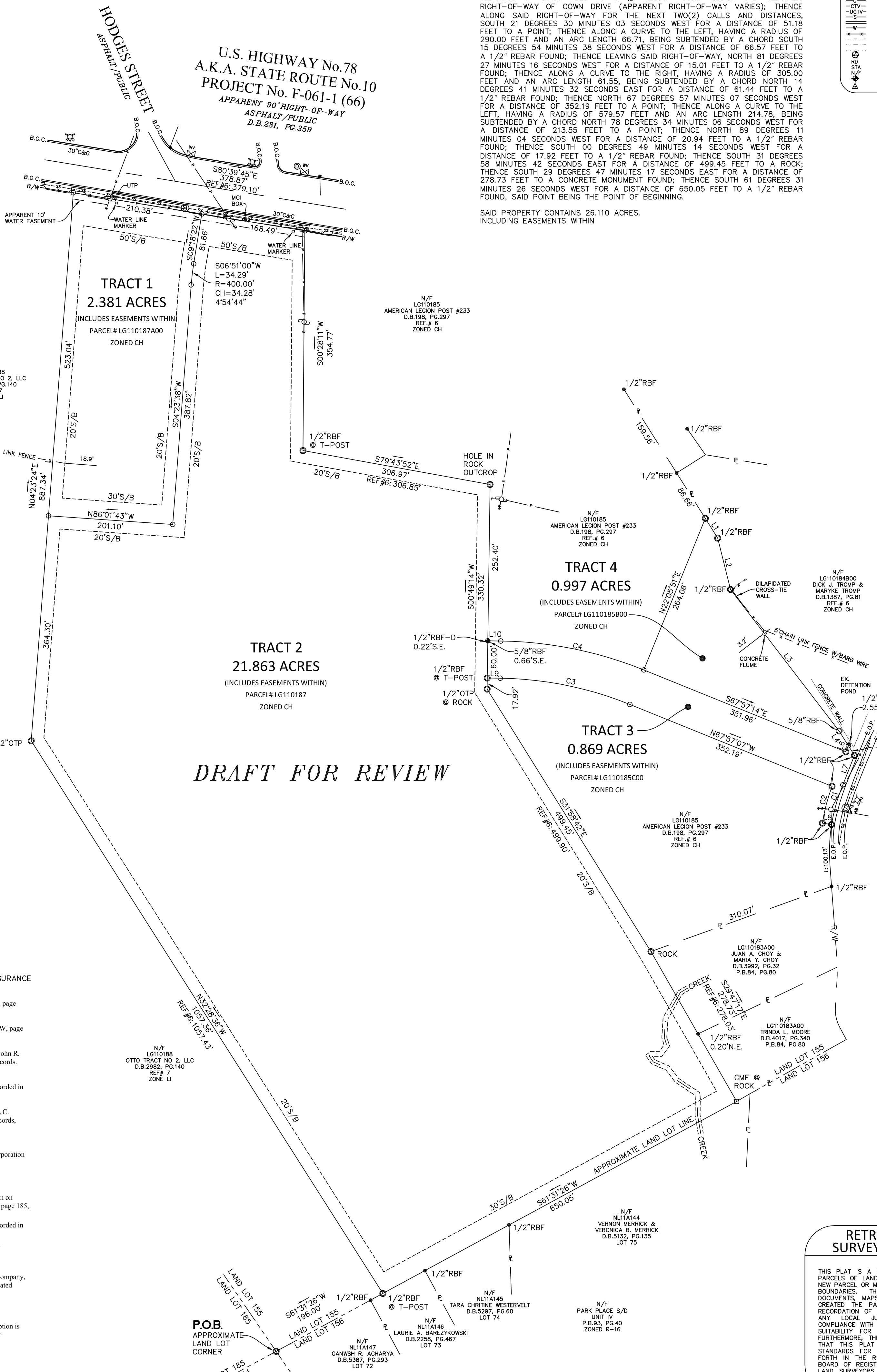
CH (COMMERCIAL HIGHWAY)

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

FLOOD HAZARD NOTE

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 1329700085 DATED DECEMBER 8, 2016.

TRACT 1: 2.381 ACRES
TRACT 2: 21.863 ACRES
TRACT 3: 0.869 ACRES
TRACT 4: 0.997 ACRES
TOTAL: 26.110 ACRES



DRAFT FOR REVIEW

TITLE EXCEPTION

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

- 11. Easement from N.H. Autry to Georgia Power Company, dated July 9, 1948, recorded in Deed Book W, page 263(b), Barrow County, Georgia Records. (BOUNDS DESCRIPTION-NOT LOCATABLE)
12. Easement from N.H. Autry to Georgia Power Company, dated March 24, 1949, recorded in Deed Book W, page 509(b), aforesaid records. (BOUNDS DESCRIPTION-NOT LOCATABLE)

LAND DESCRIPTION OVERALL

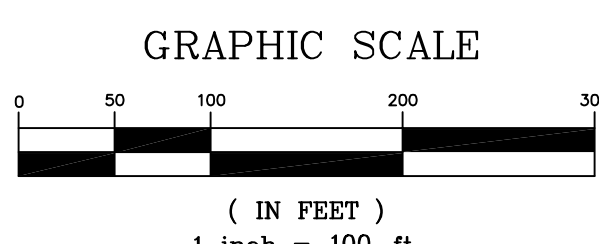
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 155, OF THE 4TH LAND DISTRICT, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

SAID PROPERTY CONTAINS 26.110 ACRES, INCLUDING EASEMENTS WITHIN

LEGEND

- ON LINE
NAT. FOUND
IRON PIN SET (1/2" REBAR)
CONCRETE MONUMENT FOUND
TEMPORARY BENCHMARK
BENCHMARK
CRAMP FOR PIPE
DRILL HOLE
LAND LOT LINE
PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
EASEMENT
DRAINAGE EASEMENT
CURB & GUTTER
BACK OF CURB
150' OF CURB DISTRICT
PLAT BOOK / PAGE
POINT OF BEGINNING
POINT OF COMMENCEMENT
ELEVATION
INVERT ELEVATION
FINISHED FLOOR ELEVATION
ELEV. OF FAVORITE
REINFORCED CONCRETE PIPE
DUCTILE IRON PIPE
POLYETHYLENE GLASS PIPE
VITRIFIED CLAY PIPE
LIGHT R.O.W.
POWER POLE OR UTILITY POLE
MANHOLE
JUNCTION BOX
CONCRETE BOX
HEAD
DROP INLET
DRAINAGE DUCTILE IRON PIPE
FIRE HYDRANT
WATER METER
WATER METER
GAS VALVE
EXISTING GROUND ELEVATION
PROPOSED GROUND ELEVATION
EXISTING CONTOUR ELEVATION
PROPOSED CONTOUR ELEVATION
POWERLINE
UNDERGROUND POWER
TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
CABLE T.V. LINE
SMARTWAY SMILE LINE
UNDERGROUND CABLE T.V. LINE
DITCH / DRAIN CENTERLINE
BRANCH / CREEK / STREAM CENTERLINE
FENCE LINE
WATER LINE / PIPE
LAND HAZARD ZONE LIMITS
RECORD DISTANCE
STATION
BENCH MARK
CONTROL POINT



RETRACEMENT SURVEY SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES...

SURVEYORS CERTIFICATION

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

NOTE:

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND TRIMBLE, INC., REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THAT RISK BY THOSE USING THIS DRAWING.

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

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

Table with columns for DATE, NO, and DESCRIPTION. Entry: 8/20/24, 24184, JOB NUMBER.

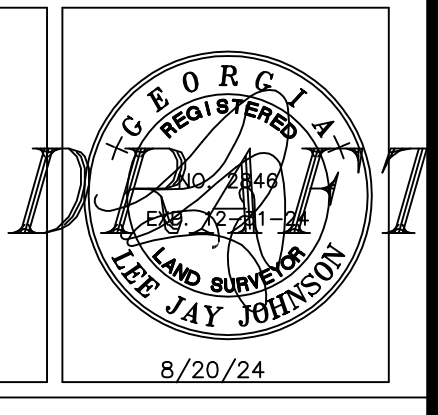
Table for ALTA/NSPS RETRACEMENT SURVEY FOR: SHEET TITLE. Columns: FIELD, DRAWN, CHECKED. Values: K,J, MSF, LJJ.

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

KITTLE CONSTRUCTION

LEE JAY JOHNSON
REG. NO. 2846

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



LAND DESCRIPTION

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

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

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

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

Said property contains 23.652 acres.
Including easements within

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

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

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

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

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

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

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

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

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

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

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



STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R24-034

LANDOWNERS: Camp Family Partnership LLC

APPLICANT: Kittle Homes

PROPERTY ADDRESS: 4615 Atlanta Highway

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

PARCEL DESCRIPTION: Vacant / Parking Lot

AREA: 26.07 acres

EXISTING ZONING: Commercial Highway

PROPOSED ZONING: RM-6

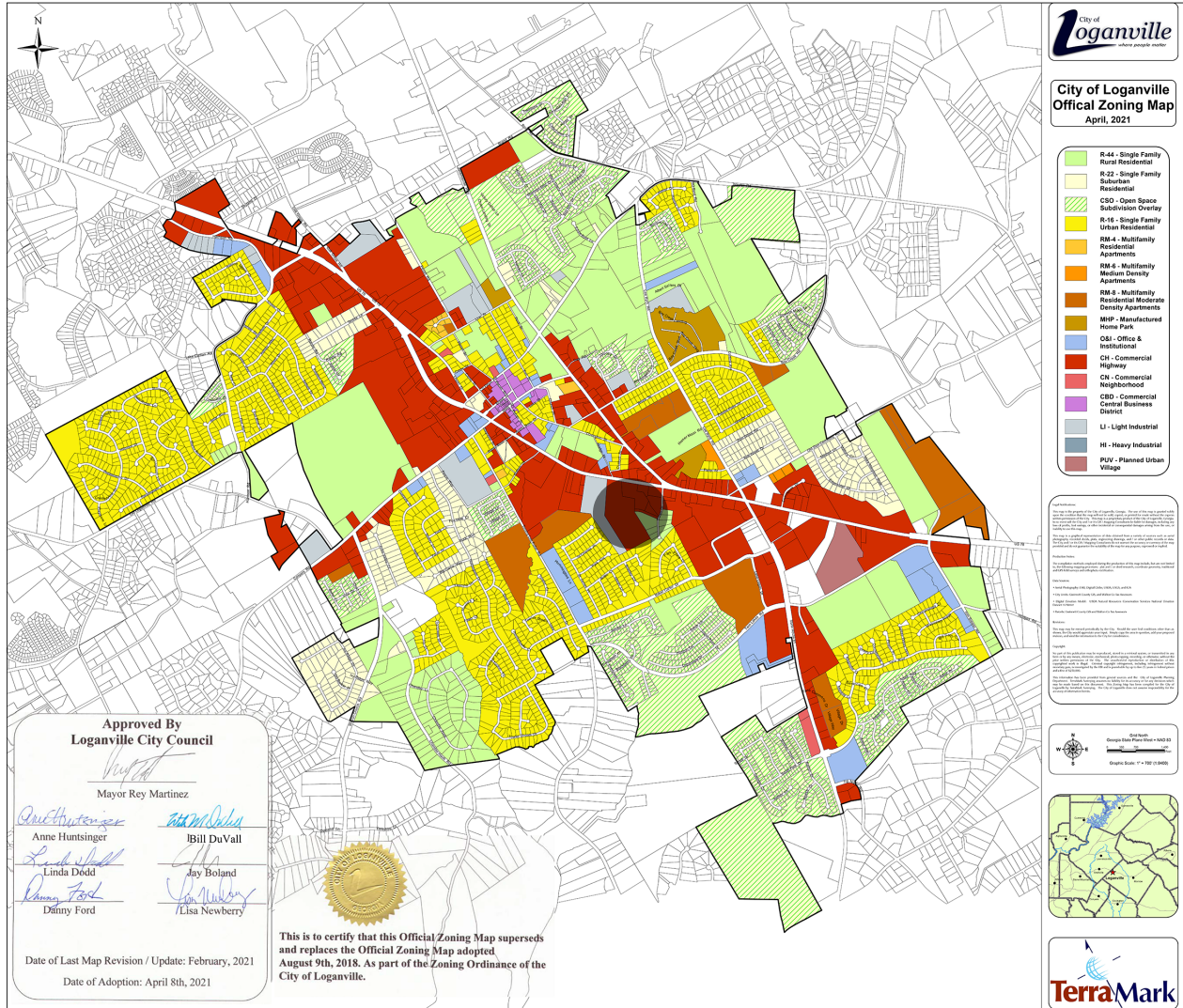
FUTURE LAND USE MAP: Commercial Highway, Public / Institutional

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

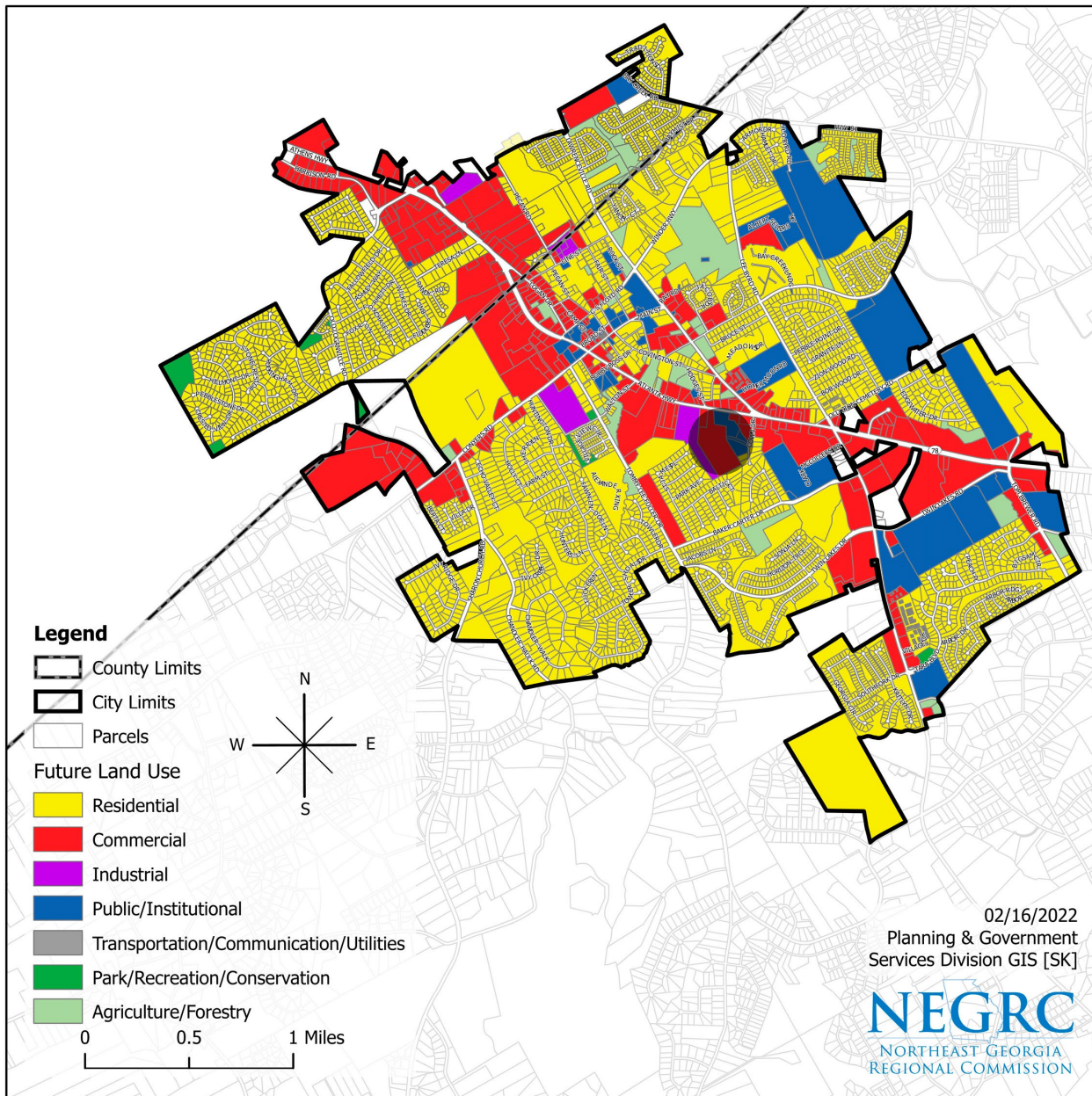
PLANNING COMMISSION HEARING: Oct. 24, 2024 and Jan. 23, 2025

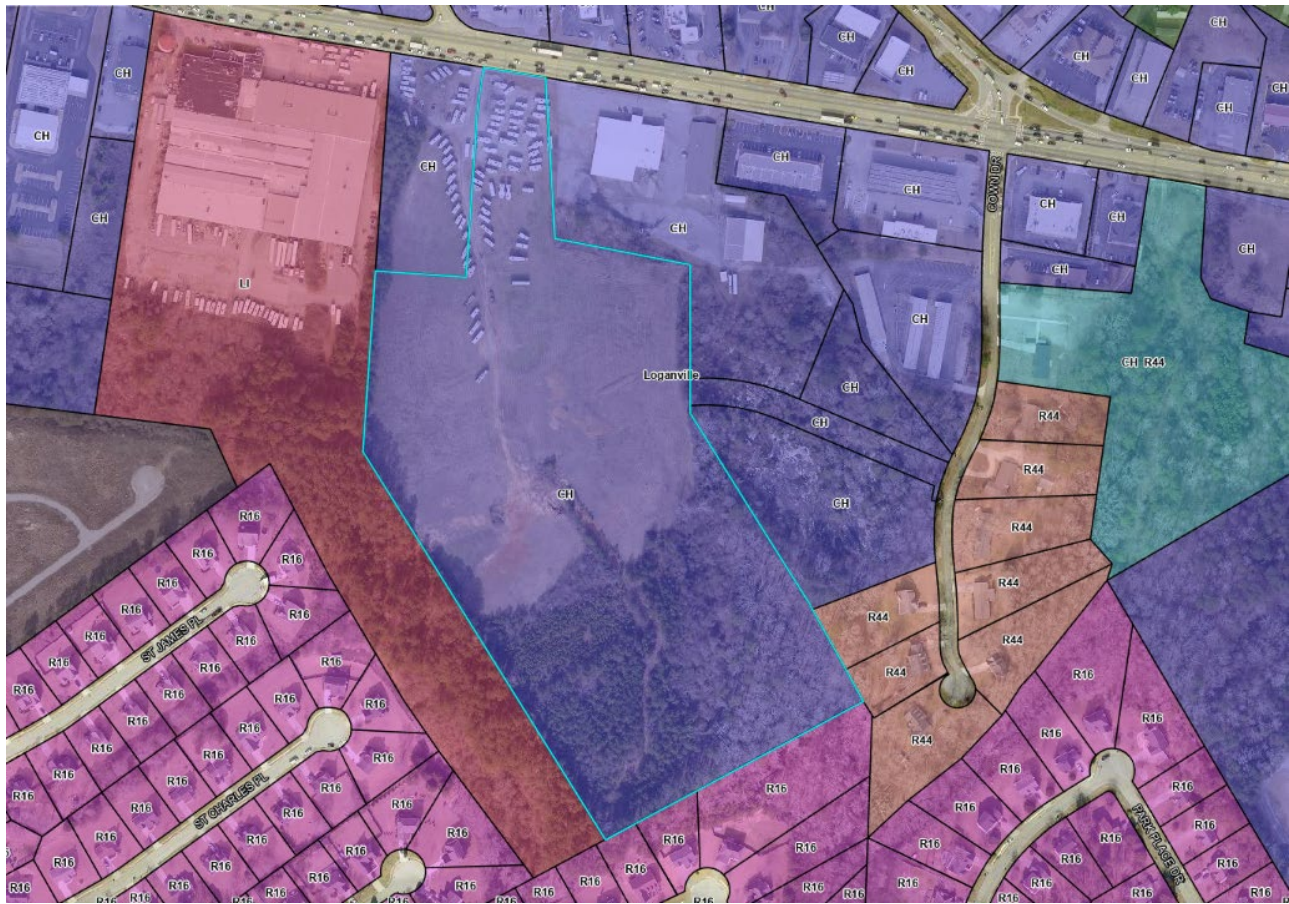
CITY COUNCIL HEARING: Nov. 14, 2024 and Feb. 10 and 13, 2025

ZONING MAP



FUTURE LAND USE MAP





Applicant's Request

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

Existing Conditions

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

Impact Analysis/Recommendation



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

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

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

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

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

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

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

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



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

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

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

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

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

Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville? No.

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

Planning Commission Recommended Conditions

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

City Council Conditions

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



STAFF APPLICATION ANALYSIS REPORT (update)

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

Staff notes for the project include:

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

DATA APPENDIX

WATER

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

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

Size of the sewer line? 8 inches

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

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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



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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

TRANSPORTATION

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

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

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? Yes

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

EMERGENCY SERVICES

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

Distance of the nearest station? 1.5 miles

Most likely station for 1st response? Station 16

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



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

Date: 12-3-24

Application # R 24-035

REQUEST FOR ZONING MAP AMENDMENT

A PETITION TO AMMEND THE OFFICIAL ZONING MAP OF 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: [X] Application Fee [X] Legal Description [X] Plat of Property [X] Campaign Contribution Disclosure
[] Letter of Intent [] Site Plan [X] Names/Addresses of Abutting Property Owners [X] Impact Analysis

Pre-Application Conference Date: 11/12/2024
Accepted by Planning & Development: Sarah Black DATE: 12-3-24 FEE PAID: \$500.00

CHECK # 171 RECEIPT # 2024 TAKEN BY: DATE OF LEGAL NOTICE: 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

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

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

Mayor City Clerk Date

Application # R 24/035

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.

Jenny Murray _____ Date 09/24/24
Applicant's Signature

John Man _____
Print Name and Title

Sworn to and subscribed before me this 24 day of September, 2024.

(Seal)



Kaye Pickens _____
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

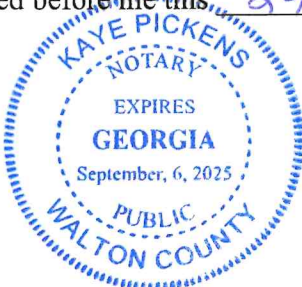
that all information contained in this application is complete and accurate to the best of their knowledge.

Jenny Murray _____ Date 09/24/24
Owner's Signature

John Man _____
Print Name and Title

Sworn to and subscribed before me this 24 day of September, 2024.

(Seal)



Kaye Pickens _____
Signature of Notary Public

Application # R 24-1035

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.

Monica Man 10/2/24
Applicant's Signature Date

MONICA MAN
Print Name and Title

Sworn to and subscribed before me this 2nd day of October, 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)

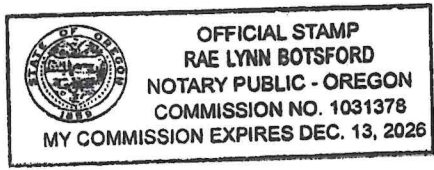
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Monica Man 10/2/24
Owner's Signature Date

MONICA MAN
Print Name and Title

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

(Seal)  *[Signature]*
Signature of Notary Public

Application # R 24-000

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.

[Signature] Applicant's Signature 09/24/24 Date

John Man Print Name

[Signature] Signature of Applicant's Attorney or Agent 9/24/24 Date

Andrea P. Gray 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 [Signature] NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

Application # R 24-055

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

<u>Monica Man</u> Applicant's Signature	<u>10/2/24</u> Date	<u>MONICA MAN</u> Print Name
<u>Andrea P. Gray</u> Signature of Applicant's Attorney or Agent	<u>10/7/24</u> Date	<u>Andrea P. Gray</u> 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.



Andrea P. Gray LLC

Attorney at Law

December 3, 2024

City of Loganville Planning and Development
4303 Lawrenceville Road
Loganville, Georgia 30052

Re: Applicant: John and Monica Man
Property Location: Bay Creek Road, Loganville, Georgia
Tax Parcels: LG100057 and LG100058
Request to rezone 8 acres from R-44/Split to R-22 Open Space Subdivision

To Whom It May Concern:

John and Monica Man (“Applicant”) seek to build a quality, conservation-focused residential development on 8 acres on Bay Creek Road in Loganville, Georgia which properties are designated as Tax Parcels LG100057 and LG100058 (the “Property”). The Property is located just east of downtown Loganville and is immediately adjacent to existing residential developments including Hunters Cove and the Retreat at Bay Creek zoned R-16 and R-22 respectively to its east, a couple of single-family properties to its west zoned R-44 and R-22, and the Bay Creek Mobile Home park further west. Properties across Bay Creek Road are a mix of single-family rental homes zoned R-16 and multifamily homes zoned RM8. Applicant’s new development includes eleven single family homes (10 new and one existing) and will be called Bay Ridge Estates.

Bay Ridge Estates will include 11 homes (one existing and ten new) on lots which range from 0.53 acres to 0.37 acres. The development includes 25% open space including preservation of natural wooded areas and buffers between adjoining properties. The homes will be greater than 2,000 heated square feet in addition to each having a garage. The existing home on lot 10 will remain in place and be integrated into the development. It was built in 1980, is four-sided brick, and includes a total of 2,200 sf to include a finished basement. The homes will include architecturally attractive features with a variety of plans, 75% brick or stone surfaces with fiber cement accents, and be a mix of single and two-story plans. All front yards will be sodded and sidewalks and streetlights will adorn the street. A mandatory homeowners association will ensure long-term preservation of the open space areas. All requirements under the open space ordinance will be met.



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

The site design incorporates both buffers and access accommodations which will help mitigate impacts to adjoining property owners. The buffer between the development area and the adjacent residential properties is primarily wooded with mature trees which will remain in place. The proposed project is also consistent with adjoining property uses which are all residential. Additionally, the lots in the proposed development are significantly larger than the lots in the adjacent Hunters Cove and nearby Retreat at Bay Creek (averaging 0.2 acre lots). This lower density development will be an attribute to the residential area and provide additional housing options for those who appreciate the conservation-focused design and medium density development. With only 11 homes, the development will have minimal impacts to traffic and City infrastructure. Sewer is available onsite and water is available from the road.

Bay Ridge Estates is located in the residential/forest future land use designation area per the City future land use map. The proposed conservation-focused design of this project under the overlay district melds the intent of the residential and forest designations. Bay Ridge Estates will provide alternate housing options for homebuyers in this area. It provides enhanced environmental protection by concentrating the open space and reducing the pervious surfaces in the development. It provides a quality housing option with less yard maintenance which is attractive to retirees, busy families and the younger generations. The neighborhood layout also provides enhanced safety to the public in general by limiting additional curb cuts on Bay Creek Road and it provides the subdivision residents with less congested and safer interior streets.

Applicant respectfully requests that the Property be rezoned to R-22 Open Space Subdivision to allow for the development of Bay Ridge Estates, an 11-home, quality development off Bay Creek Road.

Please let me know if you have any questions.

Sincerely,



Andrea Gray
Applicant's Representative



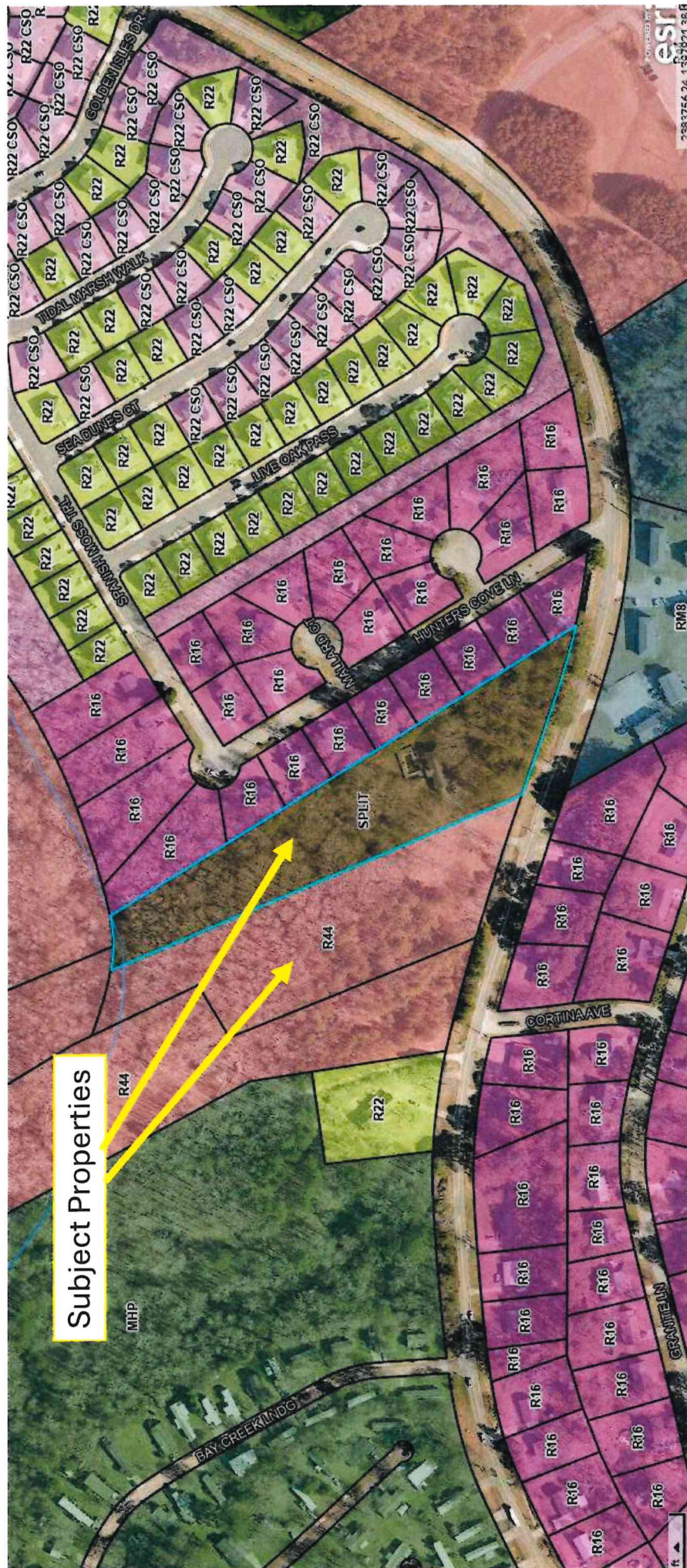
Legal Descriptions

All that tract or parcel of land lying and being in Land Lots 152 & 153, of the 4th Land District, and being in the 417 District, G.M., State of Georgia, County of Walton, containing 4.52 acres, more or less, and being more particularly described and delineated according to said plat and survey prepared by Robert H. Harwell, Georgia Registered Surveyor Number 1683, dated April 15, 1992, entitled "Buddy G. & Juanita S. Barnes", said plat being of record in the Office of the Clerk of Superior Court of Walton County, Georgia, in Plat Book 56, Page 11; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

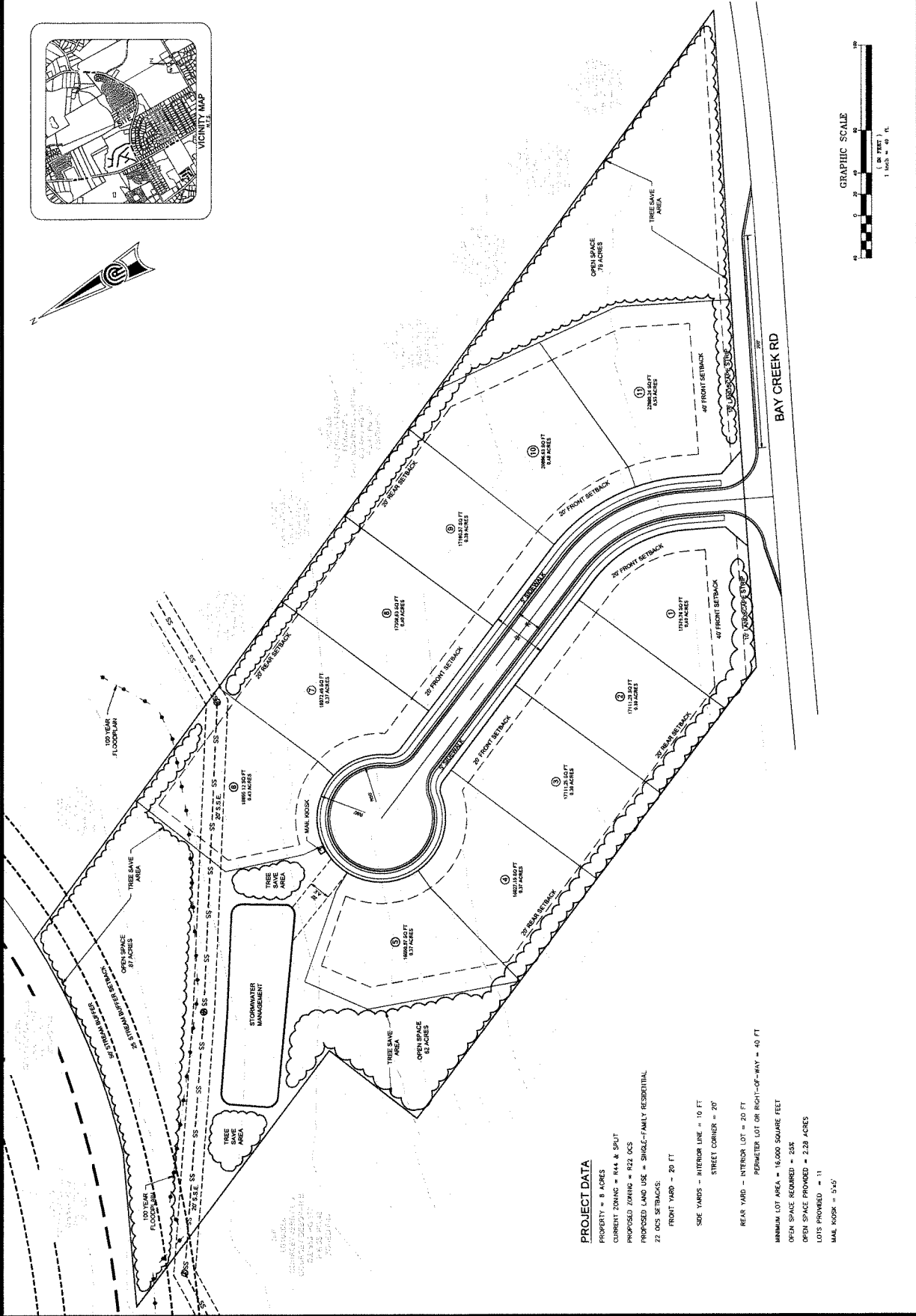
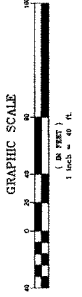
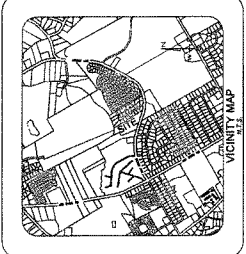
And

All that tract or parcel of land lying and being in Land Lots 152 & 153, of the 4th District, and being in the 417 District, G.M., State of Georgia, County of Walton, containing 3.487 acres, more or less, and being more particularly described and delineated according to said plat and survey prepared by Kenneth C. Sims, Georgia Registered Surveyor Number 1783, dated 08/31/1976, entitled "Survey For Jack B. Richardson", said plat being of record in the Office of the Clerk of Superior Court of Walton County, Georgia, in Plat Book 21, Page 26; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

Zoning Map

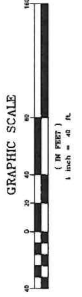
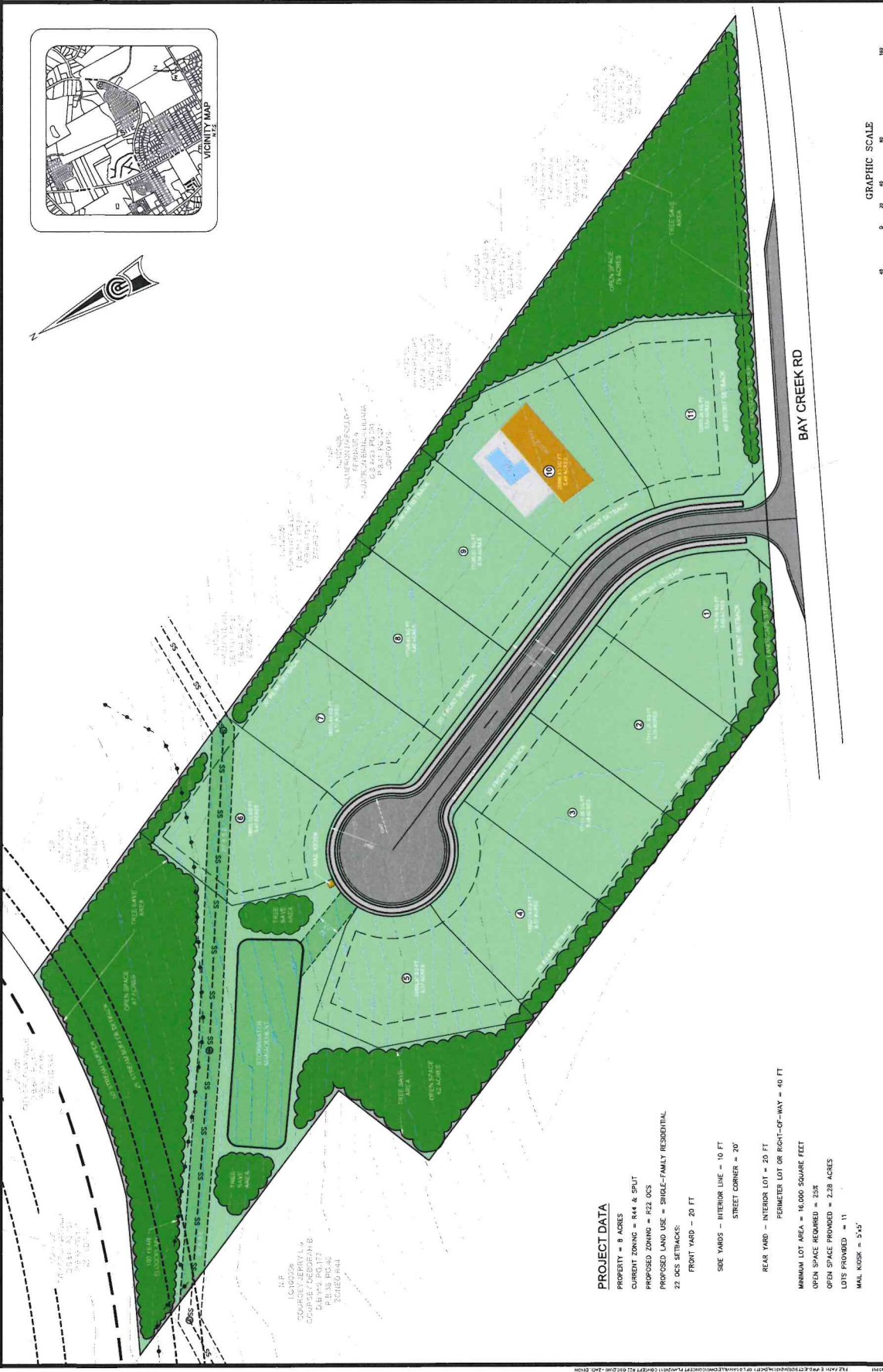
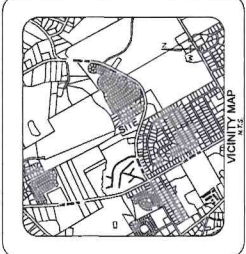


<p>PRECISION Planning Inc.</p> <p>planners • engineers • architects • surveyors</p> <p>400 Piedmont Avenue, Suite 200 Atlanta, Georgia 30308</p>	<p>BAY RIDGE ESTATES</p> <p>Land Lot 153, District 4 Parcel - G1000571, G100058</p> <p>City of Loganville, GA 30052</p>	<p>DATE: 10/03/2024</p> <p>TIME: 10:00 AM</p>	<p>PROJECT: BAY RIDGE</p> <p>DATE: 10/03/2024</p>
		<p>DESIGNER: JLP</p> <p>CHECKER: JLP</p>	<p>SHEET TITLE: CONCEPT PLAN</p>



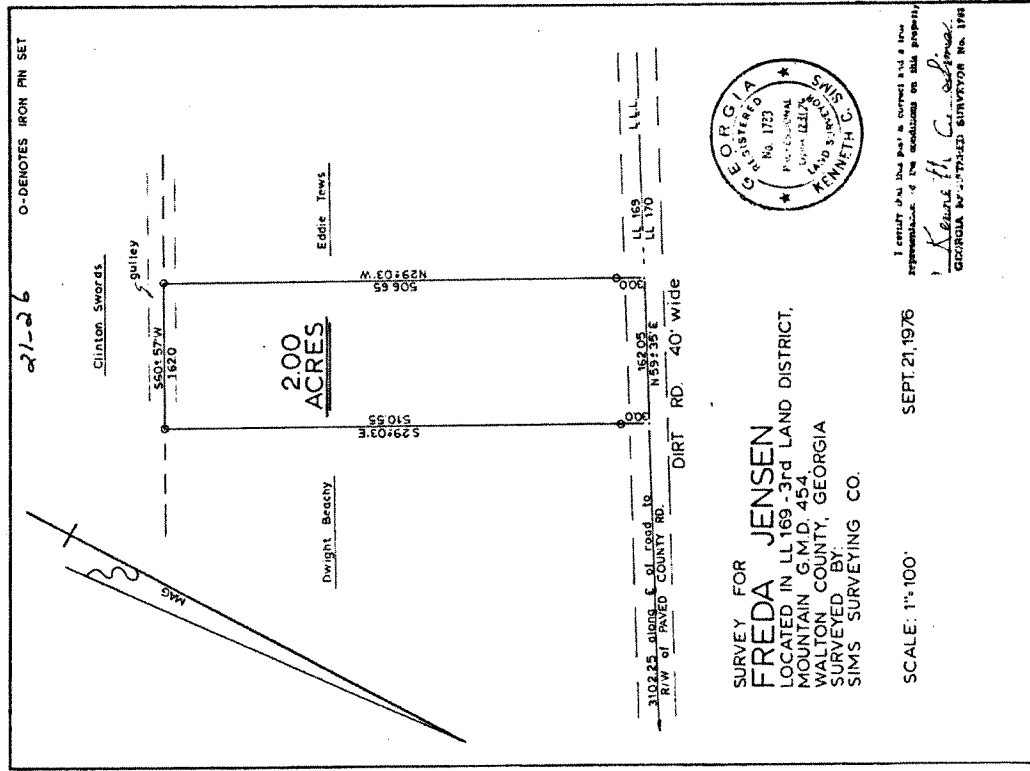
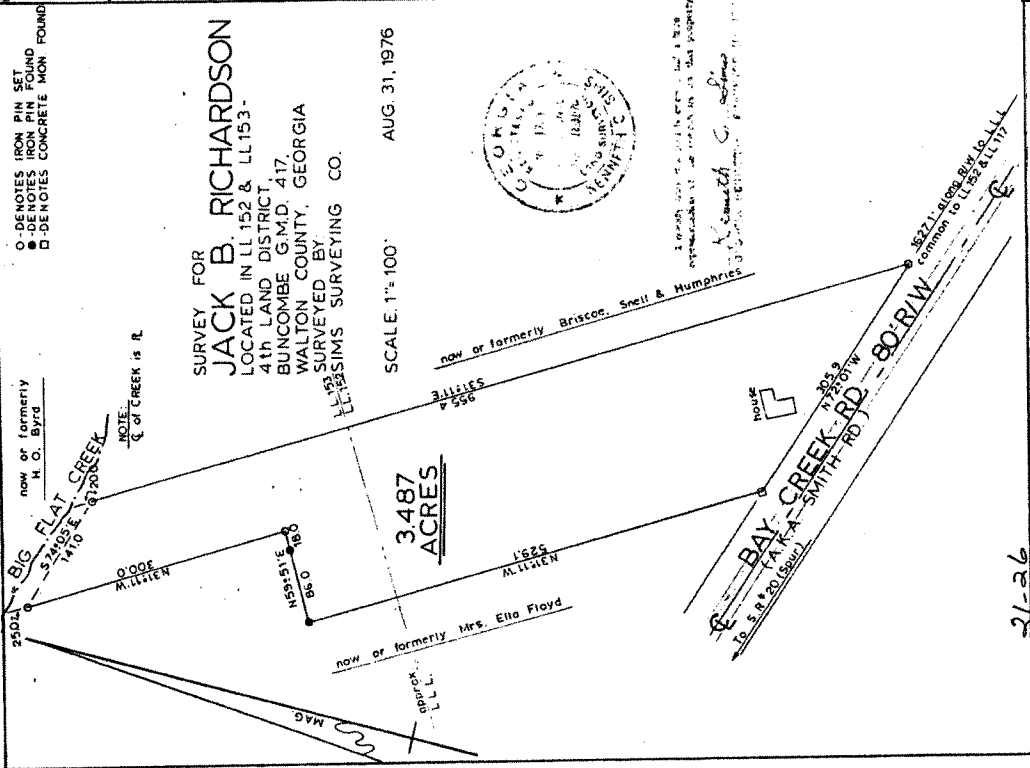
PROJECT DATA
 PROPERTY = 8 ACRES
 CURRENT ZONING = R44 & S2U
 PROPOSED ZONING = R22, OCS
 PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
 22 LOTS SETBACKS:
 FRONT YARD = 20 FT
 REAR YARD = INTERIOR LOT = 20 FT
 SIDE YARDS = INTERIOR LOT = 10 FT
 STREET CORNER = 20'
 PERMETER LOT OR RIGHT-OF-WAY = 40 FT
 MINIMUM LOT AREA = 16,000 SQUARE FEET
 OPEN SPACE REQUIRED = 25%
 OPEN SPACE PROVIDED = 2.28 ACRES
 LOTS PROVIDED = 11
 MAX. WOOD = 5%¹

STAMP	PRECISION planners • engineers • architects • surveyors 400 Peachtree Lakeside, Ga 30086 770.338.0000 • www.precisionplanning.com	BAY RIDGE ESTATES Parcel - LG1000571.G100058 Land Lot 152.153, District 4 City of Loganville, GA 30052	SHEET TITLE CONCEPT PLAN	DESIGN	ZPD	RELEASE
				DRAWN	ZPD	DATE
PRECISION PLANNING, INC. 400 PEACHTREE LAKESIDE, ATLANTA, GA 30309			DATE NO. DESCRIPTION			



PROJECT DATA
 PROPERTY = 8 ACRES
 CURRENT ZONING = R44 & SPLIT
 PROPOSED ZONING = R22 OCS
 PROPOSED LAND USE = SINGLE-FAMILY RESIDENTIAL
 22 OCS SETBACKS:
 FRONT YARD = 20 FT
 SIDE YARDS = INTERIOR LINE = 10 FT
 STREET CORNER = 20'
 REAR YARD = INTERIOR LOT = 20 FT
 PENETRATOR LOT OR RIGHT-OF-WAY = 40 FT
 MINIMUM LOT AREA = 16,000 SQUARE FEET
 OPEN SPACE REQUIRED = 23%
 OPEN SPACE PROVIDED = 2.28 ACRES
 LOTS PROVIDED = 11
 MAX. HOUSE = 5'-0"

DATE: 11/11/2023
 COURSEY SEPRYLA
 COURSEY TOSORPANI B.
 DATE: 11/11/2023
 COURSEY SEPRYLA



RECORDED ON THE 23rd DAY OF Sept. 1976
 James S. Batchelor
 CLERK, WALTON SUPERIOR COURT.

RECORDED ON THE 23rd DAY OF Sept. 1976
 James S. Batchelor
 CLERK, WALTON SUPERIOR COURT.

THIS PROPERTY IS NOT IN A FEDERAL FLOOD ZONE.

ADDRESS - 540 BAY CREEK ROAD

REFERENCE - PB 26 PAGE 87

CITY WATER

● IRON PIN FOUND

○ TERSESE POINT

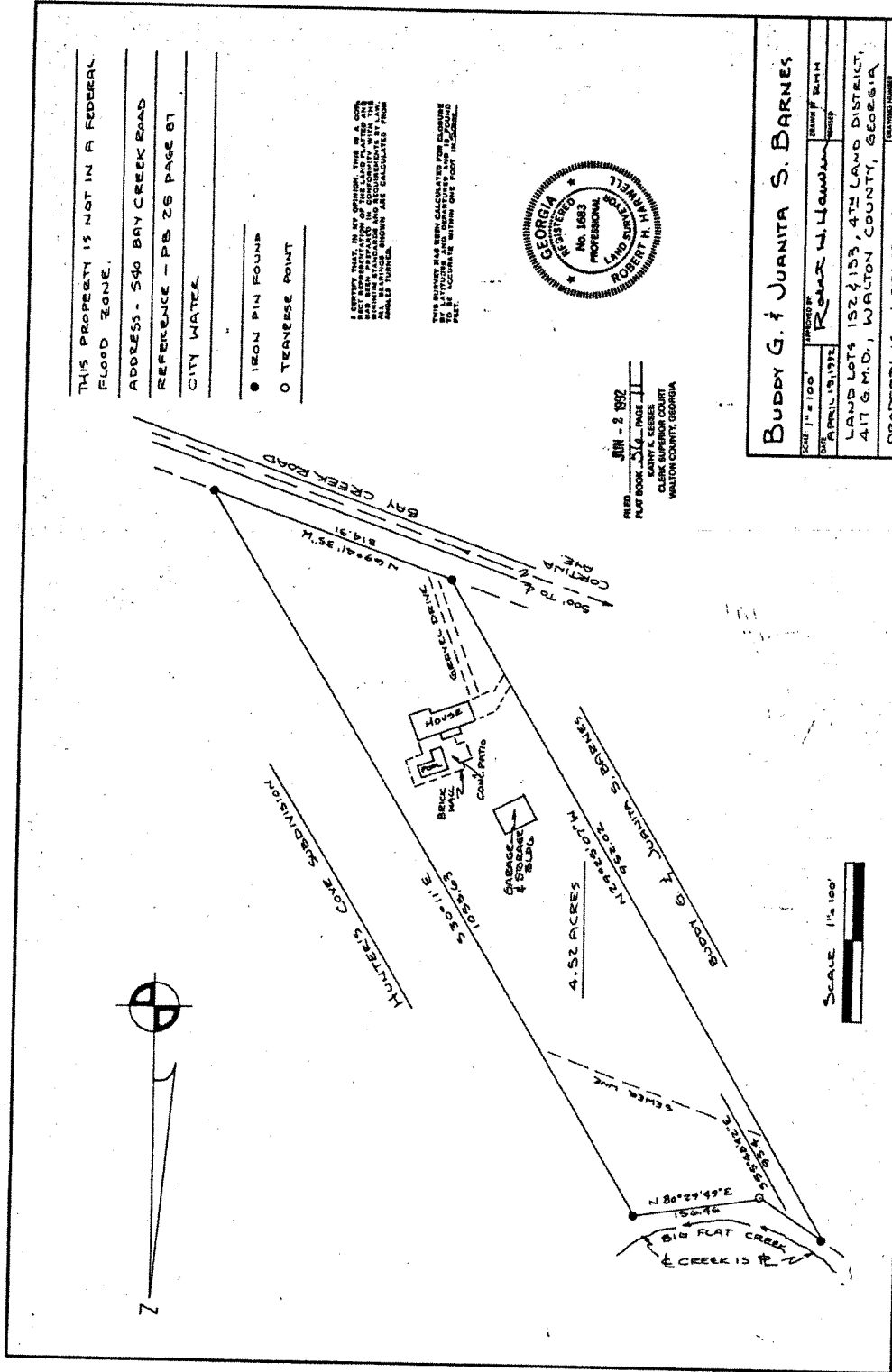
I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND AS SHOWN ON THIS SURVEY AND THAT THE MEASUREMENTS AND CALCULATIONS THEREON ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE TO BE BY VECTORS IN EITHER ONE OR TWO PARTS.



JUN - 2 1982
READ BOOK PAGE 11
KATHY K. KEESSE
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

BUDDY G. & JUANITA S. BARNES	
SCALE 1" = 100'	APPROVED BY ROBERT H. KINROSS
DATE APRIL 19, 1972	PROFESSIONAL LAND SURVEYOR
LAND LOTS 152 & 153, 4TH LAND DISTRICT, 417 G.M.D., WALTON COUNTY, GEORGIA	
PROPERTY IS IN CITY OF LOGANVILLE	



JUN - 3 1982
RECORDED BY
KATHY K. KEESSE, CLERK

Responses to Supplemental Evaluation Criteria Questions

1. How does the proposed use impact the overall appearance of the City and Aesthetic Conditions of adjacent parcels?

The proposed development includes high-quality homes which will raise the standard for the immediate area and be consistent with the aesthetics desired by the City for new residential developments. The homes will be a minimum of 2,000 square feet with façade upgrades to include 75% stone and brick with accents of cement siding. The adjacent neighborhoods consist primarily of smaller homes built in the 1980s. The area in general includes the Bay Creek Mobile Home community and a mix of single and multi-family rental housing. The newest development in the area is the Retreat at Bay Creek which is a dense development with larger homes on smaller lots. The proposed development will provide newer, high-quality housing for the area on larger lots than the Retreat.

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

The proposed development will have minimal impact on traffic volume and safety given that it is a small development of eleven homes. Bay Creek Road has a speed limit of 35 mph in this area. The entry to the development is on the straightaway of the road and will include a deceleration lane.

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

The proposed use will have a minimum impact on population density given that it is a small development of eleven homes. The conservation overlay component will preserve 25% of the property as open space which allows for smaller individual lots, but a lower overall site density. The development is also essentially infill in an already urban area such that it is not contributing to sprawl.

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

This eleven-home development will have a minimal impact on city infrastructure. The required water and sewer are already available at the site. Capacity usage will be consistent with single family developments of this size. No significant impacts are anticipated.

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

The proposed development will include a mandatory homeowners association to insure long-term upkeep of the property, particularly, the open space. In addition to an HOA, the properties will be regulated by the City's ordinances which also protect against homes falling into disrepair. The majority of the property is currently undeveloped, but is a prime location for residential

development. Applicant proposes to construct 10 new, high quality homes versus other developers who may, because of the area, propose multifamily or rental-type housing.

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

The Comprehensive Plan shows the 3.49-acre parcel as agriculture/forest (zoned R44) and the 4.55 acre parcel as residential (split zoning). The conservation overlay will help preserve 25% of the natural open space on the properties while allowing for the residential development contemplated, and already existing, in the area. Accordingly, the development concept is consistent with the intent of the Comprehensive Plan.

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

The proposed development will have minimal visual impacts to the adjoining property owners given the significant open space and buffers. Additionally, the residential use proposed is consistent with the adjoining residential uses. The lot sizes proposed are larger than the adjoining Hunters Cove neighborhood lot sizes and larger than the lots at the Retreat at Bay Creek (averaging approx. 0.2 acres).

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

If the requested zoning is not approved, a subsequent developer may seek a development with greater density and less preservation of open space. The property is ideally located for residential use.

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

The proposed development will be an asset to the community given the addition of ten high-quality homes in a convenient location surrounded by existing residential developments. Preservation of 25% of the site as open space insures some environmental protection and preservation of trees.

After recording, return to:
W. MICHAEL STRICKLAND
Attorney at Law
PO BOX 249
WINDER, GA 30680
FILE NO. 230065M

BK:5279 PG:107-108
Filed and Recorded
Mar-13-2023 04:52 PM
DOC# 2023 - 002272
Real Estate Transfer Tax
Paid: \$ 20.00
1472023000960
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 4332149810

**STATE OF GEORGIA
COUNTY OF BARROW**

**EXECUTOR'S DEED UNDER POWER
MAP/Parcel # LG100-00000-057-000**

THIS INDENTURE, made this 13th day of March, 2023, between, **Timothy Leon Whitfield**, as Executor of the Estate of **Norma Jean Whitfield**, deceased, as party or parties of the first part, hereinafter called Grantor, and **John Man and Monica Man**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said Grantor, acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated in solemn form in Walton County Probate Court and recorded in the Court of Probate of Walton County, Georgia, for and in consideration of the sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 152 & 153, of the 4th District, and being in the 417 District, G.M., State of Georgia, County of Walton, containing 3.487 acres, more or less, and being more particularly described and delineated according to said plat and survey prepared by Kenneth C. Sims, Georgia Registered Surveyor Number 1783, dated 08/31/1976, entitled "Survey For Jack B. Richardson", said plat being of record in the Office of the Clerk of Superior Court of Walton County, Georgia, in Plat Book 21, Page 26; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.



BK-5279 PG:108

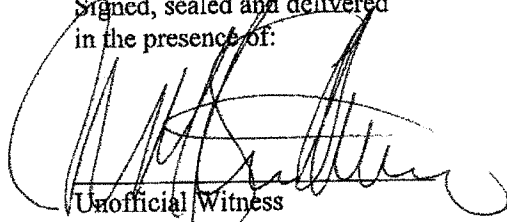
Map & Parcel #LG100-00000-057-000

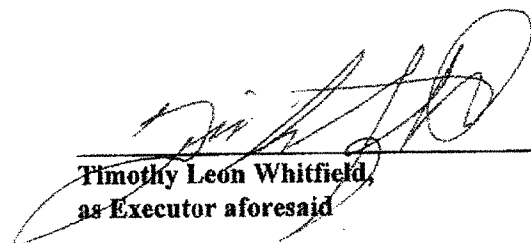
This Deed is given subject to all easements and restrictions of record, if any.

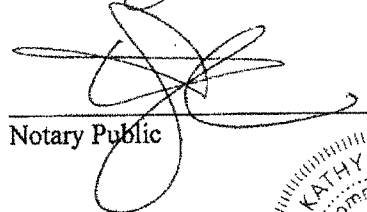
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

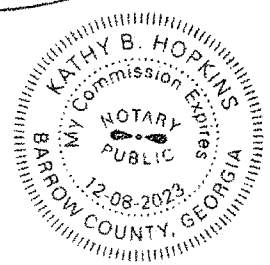
IN WITNESS WHEREOF, the said Grantor herein has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

 (SEAL)
Timothy Leon Whitfield,
as Executor aforesaid


Notary Public



After recording, return to:
W. MICHAEL STRICKLAND
Attorney at Law
PO BOX 249
WINDER, GA 30680
FILE NO. 230064M

BK:5279 PG:121-122
Filed and Recorded
Mar-13-2023 05:08 PM
DOC# 2023 - 002275
Real Estate Transfer Tax
Paid: \$ 390.00
1472023000963
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 4332149810

**STATE OF GEORGIA
COUNTY OF BARROW**

**EXECUTOR'S DEED UNDER POWER
MAP/Parcel # LG100-00000-058-000**

THIS INDENTURE, made this 10th day of March, 2023, between, **Timothy Leon Whitfield**, as Executor of the Estate of **Norma Jean Whitfield**, deceased, as party or parties of the first part, hereinafter called Grantor, and **John Man and Monica Man**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the said Grantor, acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated in solemn form in Walton County Probate Court and recorded in the Court of Probate of Walton County, Georgia, for and in consideration of the sum of THREE HUNDRED NINETY THOUSAND AND NO/100 (\$390,000.00) DOLLARS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 152 & 153, of the 4th Land District, and being in the 417 District, G.M., State of Georgia, County of Walton, containing 4.52 acres, more or less, and being more particularly described and delineated according to said plat and survey prepared by Robert H. Harwell, Georgia Registered Surveyor Number 1683, dated April 15, 1992, entitled "Buddy G. & Juanita S. Barnes", said plat being of record in the Office of the Clerk of Superior Court of Walton County, Georgia, In Plat Book 56, Page 11; which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

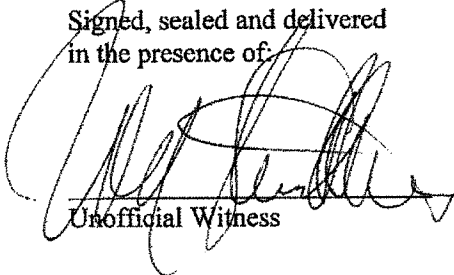
Map & Parcel #LG100-00000-058-000

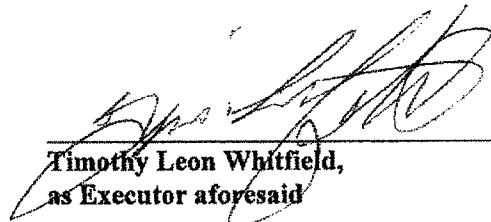
This Deed is given subject to all easements and restrictions of record, if any.


TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever, in FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

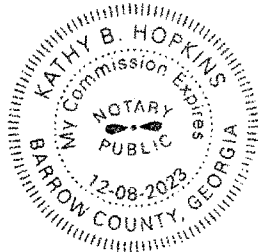
IN WITNESS WHEREOF, the said Grantor herein has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

 (SEAL)
Timothy Leon Whitfield,
as Executor aforesaid


Notary Public



Representative Rendering of Home





Andrea P. Gray LLC

Attorney at Law

December 3, 2024

Notice of Preservation of Constitutional Objections

Re: Applicant/Owner: John and Monica Man
Property: Bay Creek Road, Loganville, Georgia
Tax Parcel: LG100057 and LG100058
Request to zone 8 acres from R-44/Split to R-22 Open Space Subdivision

Georgia law requires that Applicant include in its rezoning record a statement of constitutional objections to put the deciding board on notice of the Applicant’s assertion of its constitutional and legal rights to the requested rezoning. In accordance with this requirement, Applicant asserts the below and hereby incorporates all of the information and documents contained in its complete zoning application and any materials later added to the application record.

The current zoning of the Subject Property restricts said property in an unreasonable manner, is unconstitutional, null and void in that the restriction to the current zoning classifications affords the Applicant no reasonable use of the Property and is the equivalent of a taking of the Applicant’s property rights without payment of just and adequate compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendments to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the board to approve the rezoning requested by the Applicant to permit a reasonable economic return on the Applicant’s investment and a reasonable use of the Property would therefore be unconstitutional, null and void and would be arbitrary, capricious and without a rational basis, thus constituting an abuse of discretion. Further, a refusal by the board would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated properties in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph II of the Georgia Constitution.

The continued application of the current zoning to the Subject Property results in little or no gain to the public in general and fails to promote the health, safety, morals or general welfare of the public and does not bear a substantial relation to the objectives of the City of Loganville, Georgia Zoning Ordinance, and would constitute a substantial reduction of the property value of the Applicant and is therefore confiscatory and void.

By filing this Statement of Constitutional Rights, the Applicant reserves all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal state and local laws and ordinances, and in equity.



300 E Church Street, Monroe, GA 30655
(678) 364-2384 www.andreapgray.com

**GARDEN SPRINGS MHP LLC
P O BOX 1805
LOGANVILLE, GA 30052**

**BBK RENTALS LLC
P O BOX 2015
LOGANVILLE, GA 30052**

**RUTLEDGE JAMES C
571 BAY CREEK RD
LOGANVILLE, GA 30052**

**STILL ALICE S
3469 CLAUDE BREWER ROAD
LOGANVILLE, GA 30052**

**COURSEY JERRY L &
COURSEY DEBORAH B
530 BAY CREEK ROAD
LOGANVILLE, GA 30052**

**MAN JOHN
29611 S SPRAGUE RD
MOLALLA, OR 97038**

**HANDY STEVEN
628 HUNTERS COVE LN
LOGANVILLE, GA 30052**

**SALMERON MARCELO BERNABE &
SALMERON BIANCA LILIANA
620 HUNTERS COVE LANE
LOGANVILLE, GA 30052**

**RH PARTNERS OWNERCO LLC
5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746**

**WERT ALAN LEE &
WERT CHERI LYNN
612 HUNTERS COVE LANE
LOGANVILLE, GA 30052**

**CPI AMHERST SFR PROGRAM II OWNER LLC
5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746**

**NANCE LEON J &
NANCE WANDA M
604 HUNTERS COVE LANE
LOGANVILLE, GA 300522680**

**GOODMAN CHARLES W
600 HUNTERS COVE LN
LOGANVILLE, GA 30052**



City of Loganville
 P.O. Box 39
 4303 Lawrenceville Rd
 Loganville, GA 30052
 (770) 466-1165

**2024
 Property Tax Bill**

Parcel ID	Tax District	Bill #
LG100057	03 - Walton County	005303
Property Owner/Location/Description		Taxable Value
MAN JOHN & 0 BAY CREEK RD		34,280
		Fair Market Value
		85,700
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Loganville / Walton	34,280	0 34,280 12.8170000000 \$439.37
Sales Tax Rollback	34,280	0 34,280 (2.9480000000) (\$101.06)

Exemptions:

Tax bills are sent to the owner on record as of January 1st of each year. They are NOT sent to the mortgage companies. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.

Pay your bill online @ www.Loganville-GA.gov
 Pay your bill in person @ City Hall - 4303 Lawrenceville Road
 Questions, please call (770) 466-1165.

Office Hours - Monday thru Friday 8am - 5pm
 Drop box located in parking lot.

Current Year Tax	\$338.31
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$338.31
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	11/15/2024



City of Loganville
 P.O. Box 39
 4303 Lawrenceville Rd
 Loganville, GA 30052

**** PENALTY ****
 INTEREST AND PENALTIES WILL BE ADDED
 IF NOT PAID BY THE DUE DATE

Parcel ID: LG100057
 Amount Due: \$0.00
 Bill#: 005303
 Due Date: 11/15/2024

AMOUNT PAID

MAN JOHN &
 MAN MONICA
 29611 S SPRAGUE RD
 MOLALLA, OR 97038

City of Loganville
 P.O. Box 39
 4303 Lawrenceville Rd
 Loganville, GA 30052



City of Loganville
 P.O. Box 39
 4303 Lawrenceville Rd
 Loganville, GA 30052
 (770) 466-1165

2024
Property Tax Bill

Parcel ID	Tax District	Bill #
LG100058	03 - Walton County	001904
Property Owner/Location/Description		Taxable Value
MAN JOHN & 540 BAY CREEK RD		123,672
		Fair Market Value
		309,180
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
City of Loganville / Walton	123,672	0 123,672 12.8170000000 \$1,585.11
Sales Tax Rollback	123,672	0 123,672 (2.9480000000) (\$364.59)

Exemptions:

Tax bills are sent to the owner on record as of January 1st of each year. They are NOT sent to the mortgage companies. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.

Pay your bill online @ www.Loganville-GA.gov
 Pay your bill in person @ City Hall - 4303 Lawrenceville Road
 Questions, please call (770) 466-1165.

Office Hours - Monday thru Friday 8am - 5pm
 Drop box located in parking lot.

Current Year Tax	\$1,220.52
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$1,220.52
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	11/15/2024



City of Loganville
 P.O. Box 39
 4303 Lawrenceville Rd
 Loganville, GA 30052

**** PENALTY ****
 INTEREST AND PENALTIES WILL BE ADDED
 IF NOT PAID BY THE DUE DATE

Parcel ID: LG100058
 Amount Due: \$0.00
 Bill#: 001904
 Due Date: 11/15/2024

AMOUNT PAID

MAN JOHN &
 MAN MONICA
 29611 S SPRAGUE RD
 MOLALLA, OR 97038

City of Loganville
 P.O. Box 39
 4303 Lawrenceville Rd
 Loganville, GA 30052

2024 Property Tax Statement

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

MAN JOHN &
 29611 S SPRAGUE RD
 MOLALLA, OR 97038

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
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2024-23126	11/15/2024	\$0.00	\$938.55	\$0.00	Paid 2024-11-14
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Map: LG100057 Printed: 12/02/2024
 Location: 0 BAY CREEK RD

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655
 Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: MAN JOHN &
Map Code: LG100057 Real
Description: 3.49AC
Location: 0 BAY CREEK RD
Bill No: 2024-23126
District: 03 LOGANVILLE

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	85,700.00	3.4900	\$85,700.00	11/15/2024	08/16/2024		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$85,700	\$34,280	\$0	\$34,280	0.000000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$85,700	\$34,280	\$0	\$34,280	10.413000	\$356.96	\$0.00	\$356.96
COUNTY SCHOOL M&O	\$85,700	\$34,280	\$0	\$34,280	16.176000	\$554.51	\$0.00	\$554.51
SCHOOL BOND	\$85,700	\$34,280	\$0	\$34,280	0.790000	\$27.08	\$0.00	\$27.08
CITY OF LOGANVILLE	\$85,700	\$34,280	\$0	\$34,280	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					27.379000	\$938.55	\$0.00	\$938.55

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$938.55
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$938.55
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2024-11-14

2024 Property Tax Statement

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

MAN JOHN &
 29611 S SPRAGUE RD
 MOLALLA, OR 97038

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
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2024-23127	11/15/2024	\$0.00	\$3,386.03	\$0.00	Paid 2024-11-13
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Map: LG100058
 Location: 540 BAY CREEK RD

Printed: 12/02/2024

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: MAN JOHN &
 Map Code: LG100058 Real
 Description: 4.55AC
 Location: 540 BAY CREEK RD
 Bill No: 2024-23127
 District: 03 LOGANVILLE

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
195,000.00	114,180.00	4.5500	\$309,180.00	11/15/2024	08/16/2024		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	\$309,180	\$123,672	\$0	\$123,672	0.000000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$309,180	\$123,672	\$0	\$123,672	10.413000	\$1,287.80	\$0.00	\$1,287.80
COUNTY SCHOOL M&O	\$309,180	\$123,672	\$0	\$123,672	16.176000	\$2,000.52	\$0.00	\$2,000.52
SCHOOL BOND	\$309,180	\$123,672	\$0	\$123,672	0.790000	\$97.71	\$0.00	\$97.71
CITY OF LOGANVILLE	\$309,180	\$123,672	\$0	\$123,672	0.000000	\$0.00	\$0.00	\$0.00
TOTALS					27.379000	\$3,386.03	\$0.00	\$3,386.03

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$3,386.03
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,386.03
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	2024-11-13

STAFF REPORT — REZONE

ZONING CASE #: R24-035

LANDOWNERS: John & Monica Man

APPLICANT: John & Monica Man

PROPERTY ADDRESS: 540 Bay Creek Road

MAP/PARCEL #: LG100057, LG100058

PARCEL DESCRIPTION: Wooded and Vacant land

AREA: 8.79 acres

EXISTING ZONING: R-44

PROPOSED ZONING: R-22 (OSC)

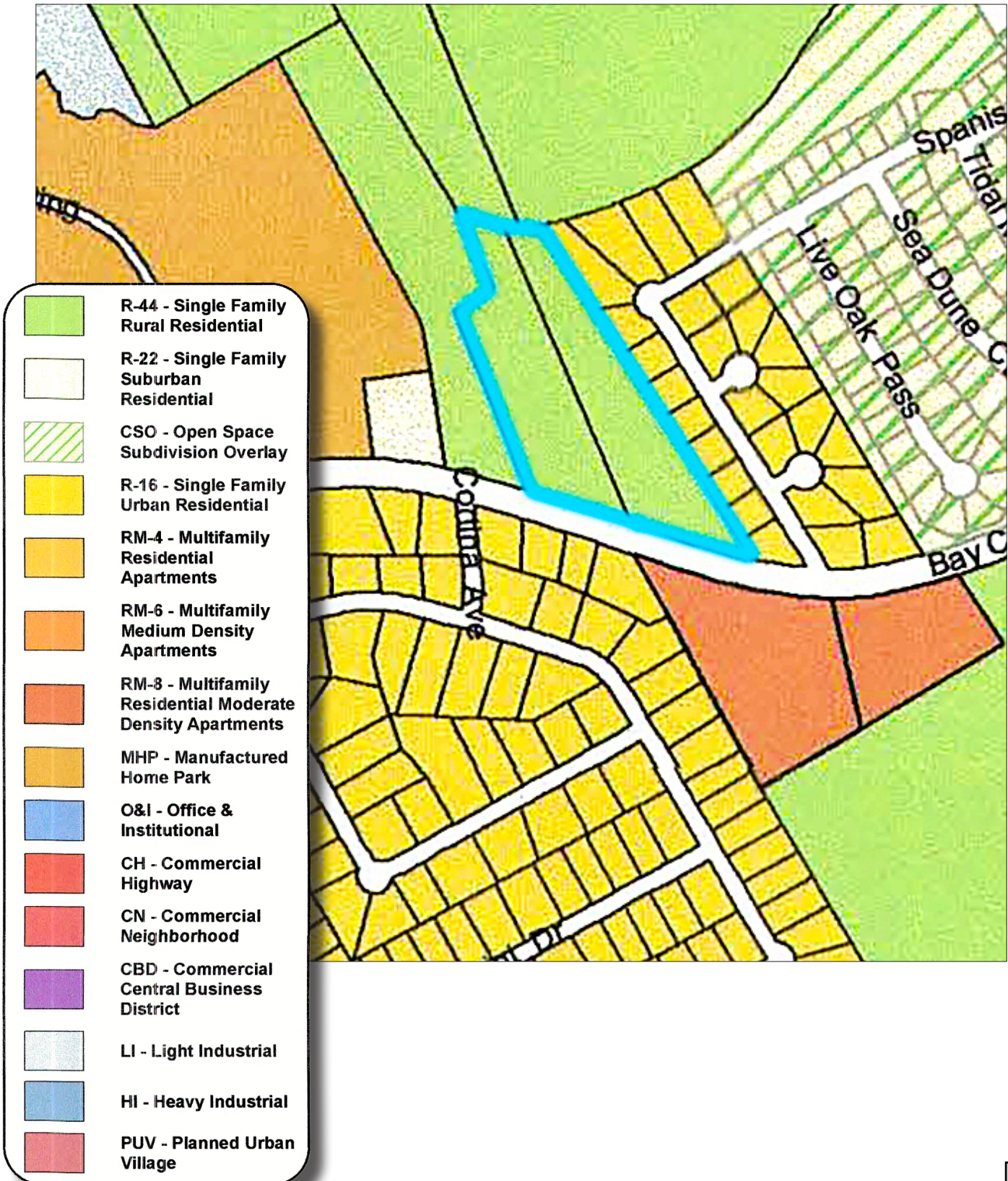
FUTURE LAND USE MAP: Residential, Agriculture / Forestry

REASON FOR REQUEST: Develop an small subdivision with 11 homes (10 new, 1 existing)

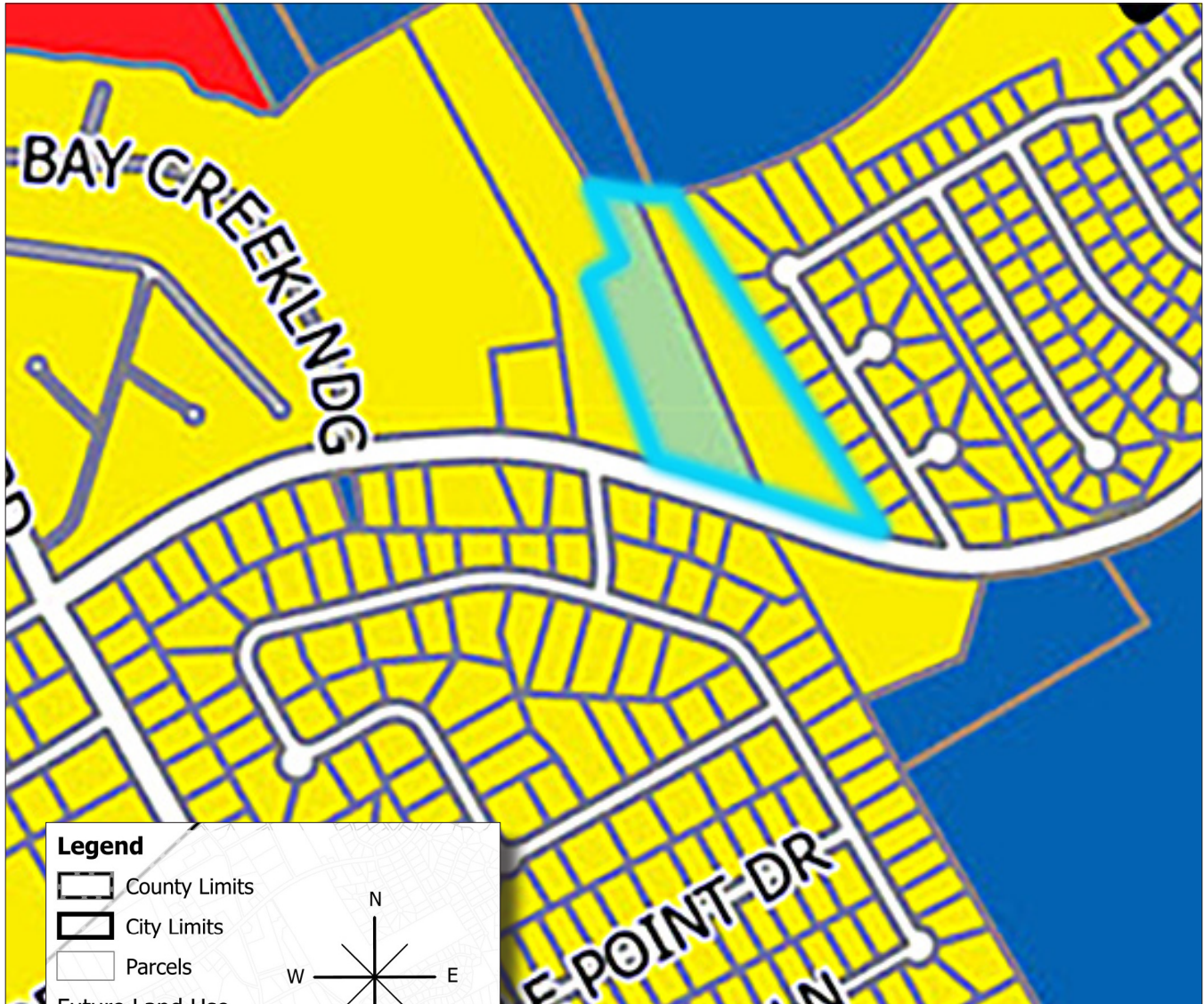
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Legend

- County Limits
- City Limits
- Parcels

Future Land Use

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

Applicant's Request

The applicant is seeking to combine two parcels of land into a single, 8.79-acre tract and rezone the property to R-22, adding 10 homes to the already existing home at 540 Bay Creek Road for an R-22 Open Space Subdivision project.

Existing Conditions

The parcels are mostly woods, save for the house at 540 Bay Creek Road, which will remain and be incorporated into the new subdivision. The house has 1,623 square feet of heated space as well as a basement. It was built in 1980 and the Man family acquired the property in 2023.

Impact Analysis / Recommendation

What is the impact upon the overall appearance of the City and impacts upon aesthetic conditions of adjacent parcels? The project fits in with the adjacent parcels, which are mostly residential with nearby zonings including R-44, R-22, R-16 and RM-8.

What is the impact upon thoroughfare congestion and traffic safety? Georgia Department of Transportation collected data along Bay Creek Road about 400 feet north of this proposed project and reported 2,240 vehicles in 2023, an increase over the 2,190 reported in 2022. If each home had two cars, it would represent less than a 1% impact on traffic on the roadway.

What is the impact upon population density and the potential for overcrowding and urban sprawl? The addition of 10 single-family homes on land that is currently vacant would impact density.

What is the impact upon the provision of water, sewerage, transportation and other urban infrastructure services? The City has an 8-inch water line located across the street from this project. There is an 8-inch sewer line located on the same side of Bay Creek Road as this project, as well as an 8-inch clay line on the back end of the property. With the water and sewer plant located in close proximity, the City should not have any issues providing water and sewer services. The City will likely require the applicant install a decel lane for those traveling south / southwest along Bay Creek Road to enter the development.

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

Impact Analysis / Recommendation *(continued)*

Is the proposed use consistent with the adopted Comprehensive Plan? The City's Future Land Use Map has one parcel as being for residential purposes and the other for agriculture / forestry purposes. This project is surrounded on three sides by residential parcels, with the City's Utilities and Public Works departments located to the north. This project would fall in line with the City's comprehensive plan.

What is the impact upon adjacent property owners if the request is approved? A busy residential area would become a little busier with the addition of new homes.

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

Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville? There is a creek on the back end of the property that will require a 75-foot buffer. The applicant is also showing a sewer line and its respective easement going through the property of plot #6. The Development Regulations were updated and approved by Council in August 2025 stipulating the City does not allow sewer or stormwater easements to be included in a homeowner's property but rather must be on property owned by an HOA. The detention pond must also be built to a 4:1 slope and have a 20-foot easement around the structure.

Recommended action: This project falls in line with developments already in the area and would not create a significant burden on City infrastructure. Staff recommendation is to approve the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

Is a water line adjacent to the property? If not, how far is the closest water line? Closest water line is located across the street.

Size of the water line? 8-inch PVC

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

Size of the sewer line? 8-inch clay

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? Yes

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Bay Creek Road
(major collector)

What is the traffic count for the road? 2,240 in 2023

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? No

EMERGENCY SERVICES

Nearest city fire station from the development? Station 15

Distance of the nearest station? 0.7 mile

Most likely station for 1st response? Station 15

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



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

Date: 12/5/24

Application # R24036

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*. Contains handwritten details for Walker Anderson Homes, LLC and Linda Knight.

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

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

PROPERTY INFORMATION

MAP & PARCEL # 5160030 5160281 5160032 PRESENT ZONING: CH REQUESTED ZONING: Rm..6
ADDRESS: PECAN STREET COUNTY: Gwinnett ACREAGE: +/-13.15
PROPOSED DEVELOPMENT: SINGLE FAMILY, FEE SIMPLE TOWNHOME PROJECT

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

Pre-Application Conference Date: 9/5/24

Accepted by Planning & Development: [Signature] DATE: 12/6/2024 FEE PAID: \$500.00

CHECK # 3098 RECEIPT # 20217537 TAKEN BY: SB DATE OF LEGAL NOTICE: 1/5/25 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: DATE:

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

Mayor City Clerk Date

Application # R24-036

Applicant's Certification

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

WALKER ANDERSON HOMES, LLC
AWW

12/5/24

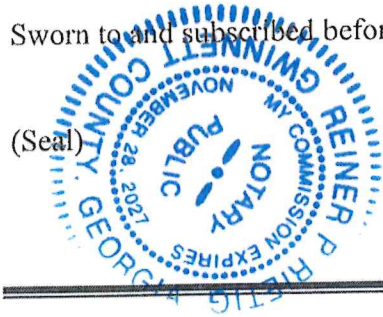
Applicant's Signature

Date

Carb. H Woods

Print Name and Title

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



[Signature]
Signature of Notary Public

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

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

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

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

Owner's Signature

Date

Print Name and Title

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

(Seal)

Signature of Notary Public

Applicant's Certification

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

Applicant's Signature Date

Print Name and Title

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

(Seal) _____
Signature of Notary Public

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

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

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

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

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

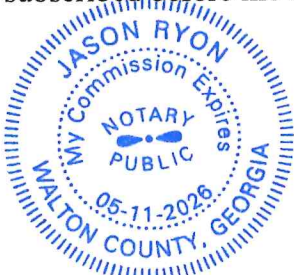
Owner's Signature Date

Linda Knight

Print Name and Title

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

(Seal) _____
Signature of Notary Public



Applicant's Certification

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

Applicant's Signature Date

Print Name and Title

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

(Seal) _____
Signature of Notary Public

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

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

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

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

<u>Ginger Smith Rice</u> <small>B84A3BF037AD45D...</small>	<u>Leonard S Smith</u> <small>3437ECCC379F42E...</small>	12/4/2024
Owner's Signature		Date

Ginger Smith Rice Leonard S Smith

Print Name and Title

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

(Seal) _____
Signature of Notary Public



Application # R 24036

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

WALKER ANDERSON HOMES, LLC
AWL 12/5/24 Corbitt Woods
 Applicant's Signature Date Print Name
[Signature] 12/5/24 Shane Latham
 Signature of Applicant's Attorney or Agent Date Print Name

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

 YES ✓ NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

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

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

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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

The proposed use is compatible with the overall appearance of the City and aesthetic conditions of adjacent parcels. Adjacent land uses include commercial, residential, and civic uses as well as vacant land. The proposed fee simple, single family townhome project is located between Pecan Street and existing commercial along Atlanta Highway and would provide an attractive streetscape for motorists travelling Pecan Street.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

The above described contains 13.15 acres tract.

00147 P. 00035
 12/10/2019 01:56 PM
 Alexander, Jr.
 Recorder
 Superior Court, Gwinnett County, GA
 Print ID: 845896574

SURVEYOR CERTIFICATION
 (d) of O.C.G.A. section 15-8-67, this plat has been prepared by a land surveyor and observed by an applicable local jurisdiction for recording as evidenced by approved certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:
 Ronda Gartin Smith, G.S. R.L.S. no. 2921
 CITY OF LOGANVILLE, PLANNING AND DEVELOPMENT
 DATE: 12-10-19

THIS BLOCK RESERVED FOR THE CLEEK SURVEYOR COLONY

NOTE:
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSON(S) OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
 THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT ARE NOT SHOWN HEREON.
 ANY UNDERGROUND UTILITY SHOWN HEREON IS BASED ON UTILITY MARKINGS BY THE UTILITY OWNER, A PRIVATE UTILITY MARKING COMPANY, CONSTRUCTION AND ASBESTOS DIAGRAMS PROVIDED BY THE UTILITY PROVIDER OR PROPERTY OWNER. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UNDERGROUND UTILITIES NOT OBSERVED DURING THE FIELD SURVEY PROCEEDINGS MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

GRID NORTH
 (GRID TO GWINNETT COUNTY)
 (GWINNETT COUNTY RECORDS CONTROL AND CONTROL)

APPEARANT 50' R/W PECAN ROAD

TRACT 2 5.848 ACRES

TRACT 1 1.000 ACRES

U.S. HWY. NO. 78 A.K.A. ATLANTA HWY. RIGHT OF WAY VARIES

6.848 ACRES
 TAX PARCEL 5180 030

LEGEND

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

REFERENCE:

- 1) PLAT SHOWING PROPERTY OF BOY WINTERHILL, PREPARED BY H.L. ZORNHOFF, DATED APRIL 2, 1948, RECORDED IN PLAT BOOK E, PAGE 110, GWINNETT COUNTY RECORDS
- 2) RIGHT OF WAY DEED DATED 4/18/96, RECORDED IN DEED BOOK 3512, PAGE 24, GWINNETT COUNTY RECORDS
- 3) RIGHT OF WAY DEED DATED 12/16/2003, RECORDED IN DEED BOOK 36412, PAGE 51, GWINNETT COUNTY RECORDS
- 4) DEED OF GIFT DATED 1/30/98, RECORDED IN DEED BOOK 12253, PAGE 262, GWINNETT COUNTY RECORDS
- 5) DEED OF GIFT DATED 7/19/2004, RECORDED IN DEED BOOK 28495, PAGE 180, GWINNETT COUNTY RECORDS
- 6) DEED OF GIFT DATED 1/30/96, RECORDED IN DEED BOOK 12253, PAGE 260, GWINNETT COUNTY RECORDS
- 7) ALTA ACSM SURVEY FOR BOSTNICK FOOD COMPANY, PREPARED BY HARKLEROAD AND ASSOCIATES, DATED 7/2/03
- 8) ALTA/ACSM LAND TITLE SURVEY FOR LOGANVILLE PARTNERS 2002, LLC, RECORDS BANK, CHICAGO TITLE INSURANCE COMPANY, PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 1/23/02, LAST REVISED 8/25/02
- 9) ALTA/NSPS LAND TITLE SURVEY FOR LWS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY OF 84115 ATLANTY HIGHWAY, 1.485 ACRES CUT OUT BY DEED BOOK 38779, PAGE 635 DATED 12/6/2018, LAST REVISED 1/22/2019

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 336,791 FEET.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO. 130326 0005A DATED 7/16/1902

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

BOUNDARY SURVEY FOR:
BUCKY SMITH
 A PORTION OF PARENT TAX PARCEL 5180 030, ZONED CH 8 & 816

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

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

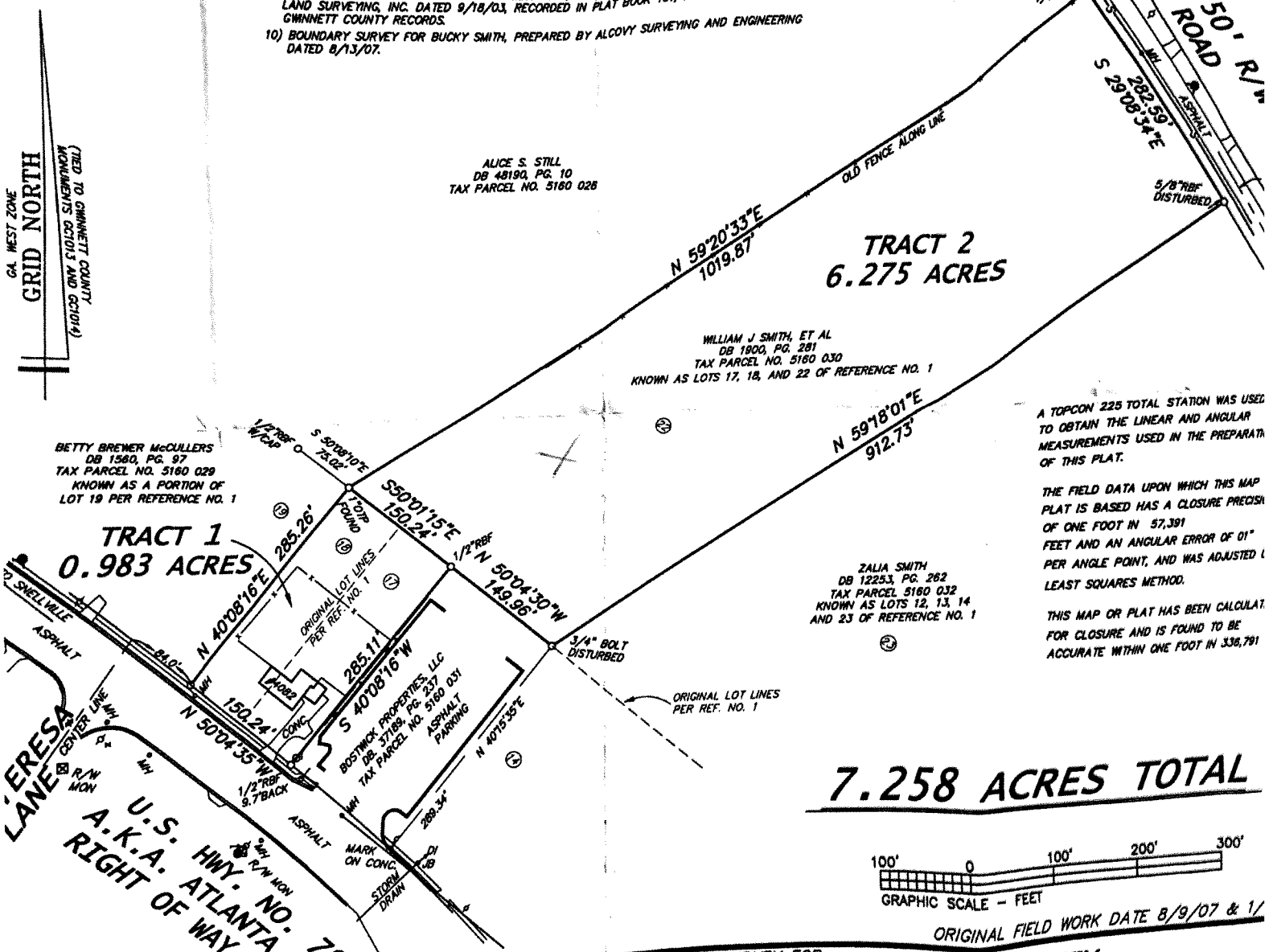
ALCOVY SURVEYING AND ENGINEERING, INC. SCALE: 1" = 100'
 2205 HWY. #1 S., LOGANVILLE, GA, 30057
 Phone 770-466-4002 - FAX 8000719
 JOB NO. 07-096

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

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

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

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



ALICE S. STILL
DB 48190, PG. 10
TAX PARCEL NO. 5160 028

WILLIAM J SMITH, ET AL
DB 1800, PG. 281
TAX PARCEL NO. 5160 030
KNOWN AS LOTS 17, 18, AND 22 OF REFERENCE NO. 1

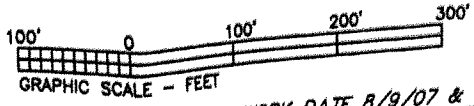
ZALIA SMITH
DB 12253, PG. 262
TAX PARCEL 5180 032
KNOWN AS LOTS 12, 13, 14
AND 23 OF REFERENCE NO. 1

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

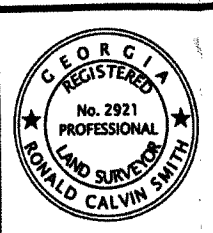
THE FIELD DATA UPON WHICH THIS MAP PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 57,391 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED BY LEAST SQUARES METHOD.

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

7.258 ACRES TOTAL



ORIGINAL FIELD WORK DATE 8/9/07 & 1/



BOUNDARY SURVEY FOR:		WILLIAM CHANCEY & MARSHA CHANCEY	
LAND LOT(S) 160	5th DISTRICT	WALTON COUNTY, GEO.	
SCALE: 1" = 100'	CITY OF LOGANVILLE	FIELD WORK DATE: 5/15/08	
ALCOVY SURVEYING AND ENGINEERING, INC.		DATE: 5/15/08	
2205 HWY. 81 S., LOGANVILLE, GA. 30052		JOB NO. 07-C	
Phone 770-466-4002			

LETTER OF INTENT FOR REZONING APPLICATION

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

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

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

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

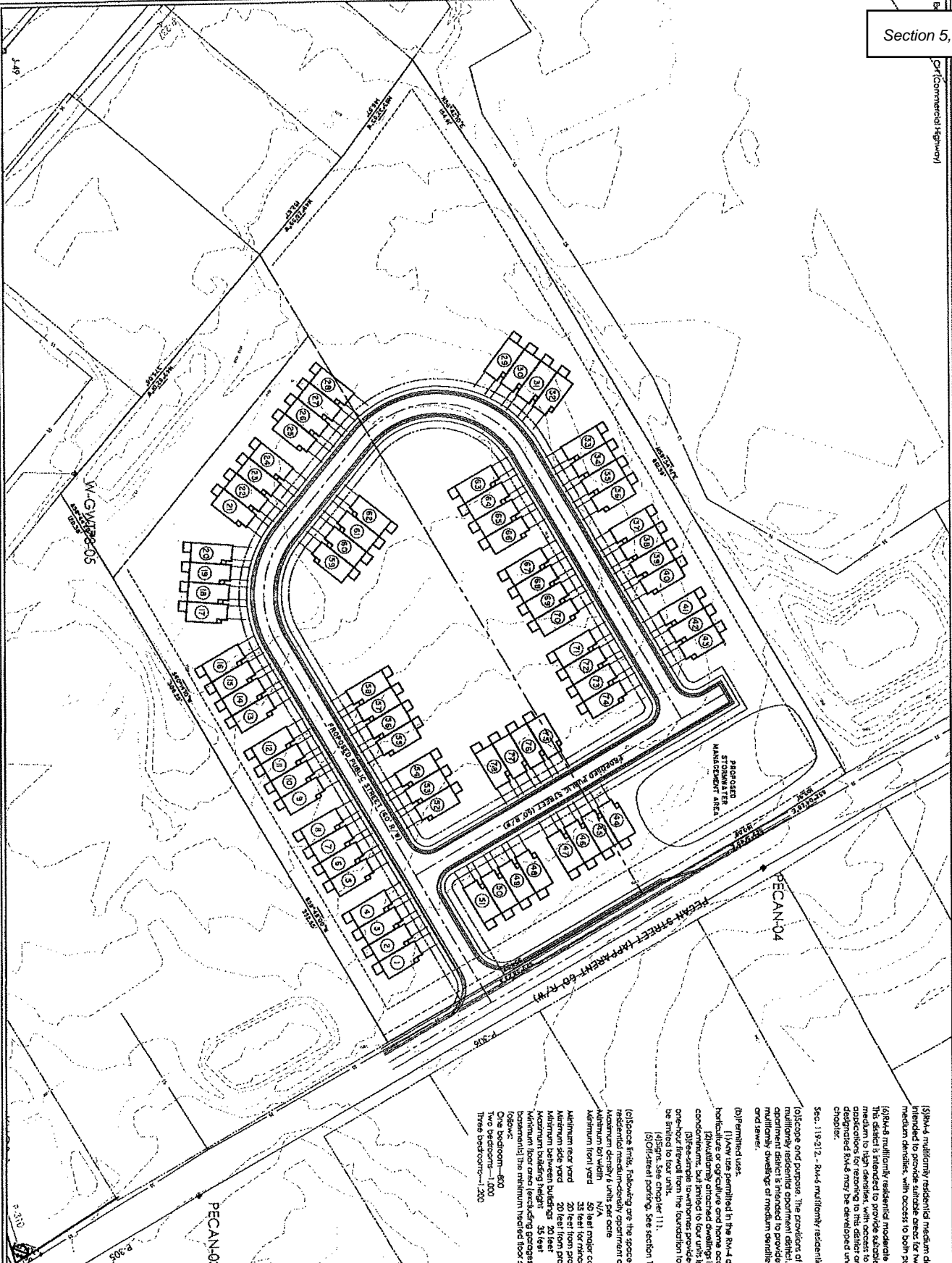
Respectfully submitted this 5th day of December, 2024.

Walker Anderson Homes



Corbitt Woods

City of Loganville



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

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

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

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

(b) Permitted uses.

- (1) Any use permitted in the RM-4 district except noncommercial horticulture or agriculture and home occupations.
- (2) Multifamily attached dwellings including townhomes and condominiums, but limited to four units per lot. Each unit is supported by a one-hour fire-rated wall from the foundation to the roof decking. Each structure shall be limited to four units.
- (3) Signs. See chapter 111.
- (4) Street parking. See section 119-390.

(c) Space facts. Following are the space facts for the RM-4 multifamily residential medium-density apartment district:

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



PECAN-03

PECAN-04

PECAN-05

PECAN-06

PECAN-07

PECAN-08

PECAN-09

PECAN-10

PECAN-11

PECAN-12

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PECAN-96

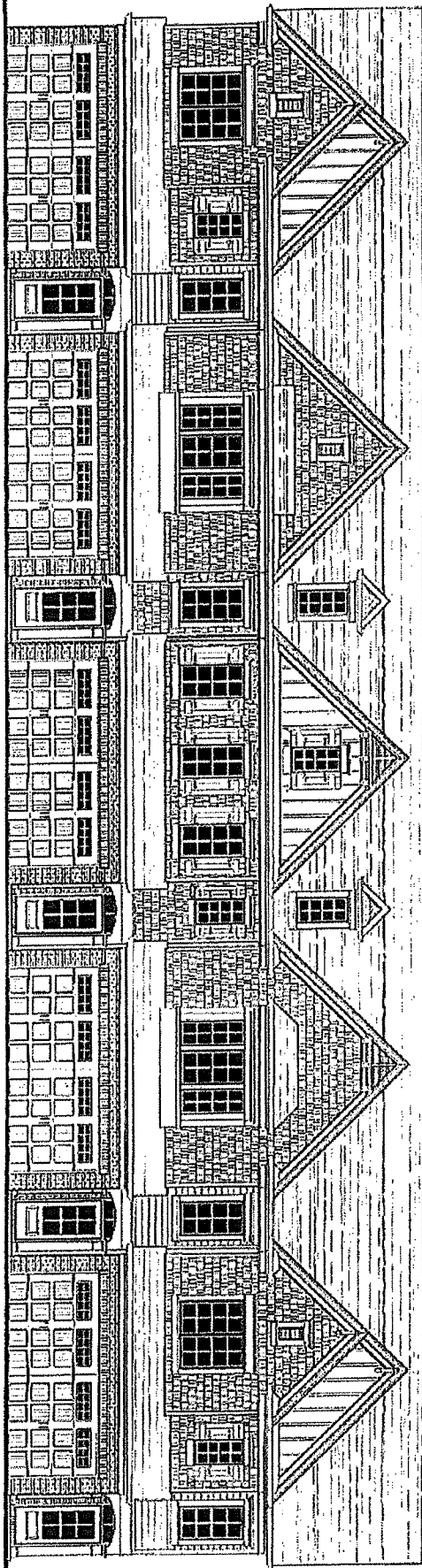
PECAN-97

PECAN-98

PECAN-99

PECAN-100

WALKER ANDERSON HOMES, LLC
PREPARED BY:
THOMAS HUTTON



Front Elevation - 5 Units Building



Abotting Property Owners



Gwinnett

Tax Assessor's Office

Property Detail	
HAMMOND DWIGHT Mailing Address 4054 PECAN ST LOGANVILLE, GA 30052-2243 Property Location 4054 PECAN RD	Property ID R5161 029 Alternate ID 526657 Address 4054 PECAN RD Property Class Residential SFR Neighborhood 8010 10 Deeded Acres 1.0000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$50,000	\$273,100	\$323,100	\$20,000	\$0	\$109,240	\$129,240
2023	Adjusted for Market Conditions	\$50,000	\$273,100	\$323,100	\$20,000	\$0	\$109,240	\$129,240
2022	Notice of Current Assessment	\$30,000	\$207,100	\$237,100	\$12,000	\$0	\$82,840	\$94,840
2021	Notice of Current Assessment	\$30,000	\$207,100	\$237,100	\$12,000	\$0	\$82,840	\$94,840
2020	Adjusted for Market Conditions	\$30,000	\$207,100	\$237,100	\$12,000	\$0	\$82,840	\$94,840
2019	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2018	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2017	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2016	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2015	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2014	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2013	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2012	Notice of Current Assessment	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2011	Adjusted for Market Conditions	\$18,000	\$104,100	\$122,100	\$7,200	\$0	\$41,640	\$48,840
2007	Bld Added, Updated or Razed	\$30,000	\$186,300	\$216,300	\$12,000	\$0	\$74,520	\$86,520
2006	Bld Added, Updated or Razed	\$30,000	\$94,600	\$124,600	\$12,000	\$0	\$37,840	\$49,840
2004	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2003	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2002	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2001	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
2000	Conversion	\$30,000	\$0	\$30,000	\$12,000	\$0	\$0	\$12,000
1999	Conversion	\$23,900	\$0	\$23,900	\$9,560	\$0	\$0	\$9,560

Sales History

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		1.0021	0.00	0.00

Legal Description	
Line	Description
1	PECAN RD



Gwinnett

Tax Assessor's Office

Property Detail	
HAMMOND STEVIE ETAL Mailing Address 4064 PECAN ST LOGANVILLE, GA 30052-2243 Property Location 4064 PECAN RD	Property ID R5161 040 Alternate ID 1551641 Address 4064 PECAN RD Property Class Residential SFR Neighborhood 8010 10 Deeded Acres 1.0000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$50,000	\$145,800	\$195,800	\$20,000	\$0	\$58,320	\$78,320
2023	Adjusted for Market Conditions	\$50,000	\$145,800	\$195,800	\$20,000	\$0	\$58,320	\$78,320
2022	Notice of Current Assessment	\$30,000	\$105,000	\$135,000	\$12,000	\$0	\$42,000	\$54,000
2021	Notice of Current Assessment	\$30,000	\$105,000	\$135,000	\$12,000	\$0	\$42,000	\$54,000
2020	Appeal Current Year Plus Two	\$30,000	\$105,000	\$135,000	\$12,000	\$0	\$42,000	\$54,000
2020	Adjusted for Market Conditions	\$30,000	\$112,400	\$142,400	\$12,000	\$0	\$44,960	\$56,960
2019	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2018	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2017	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2016	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2015	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2014	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2013	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2012	Notice of Current Assessment	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2011	Adjusted for Market Conditions	\$18,000	\$55,800	\$73,800	\$7,200	\$0	\$22,320	\$29,520
2010	Return Filed - No Change	\$30,000	\$97,500	\$127,500	\$12,000	\$0	\$39,000	\$51,000
2007	Land & Bld Value Adj For Mkt	\$30,000	\$97,500	\$127,500	\$12,000	\$0	\$39,000	\$51,000
2004	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2003	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2002	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2001	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
2000	Conversion	\$19,700	\$66,700	\$86,400	\$7,880	\$0	\$26,680	\$34,560
1999	Conversion	\$15,700	\$58,000	\$73,700	\$6,280	\$0	\$23,200	\$29,480

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
		3/25/1989		HAMMOND STEVIE ETAL		WD	0	No	\$0
05479	00319	3/25/1989	HAMMOND STEVIE ETAL	HAMMOND STEVIE ETAL		WD	N	No	\$0
5479	319	3/25/1989		HAMMOND STEVIE ETAL		WD	0	No	\$0

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.9977	0.00	0.00

Legal Description



Gwinnett

Tax Assessor's Office

Property Detail	
HAMMOND DENNIS D Mailing Address 9950 FEATHER SOUND CT ALPHARETTA, GA 30022-5087 Property Location 4114 PECAN RD	Property ID R5161 022 Alternate ID 526614 Address 4114 PECAN RD Property Class Residential SFR Neighborhood 8010 10 Deeded Acres 0.6900

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$50,000	\$164,000	\$214,000	\$20,000	\$0	\$65,600	\$85,600
2023	Appeal Current Year Plus Two	\$50,000	\$164,000	\$214,000	\$20,000	\$0	\$65,600	\$85,600
2023	Adjusted for Market Conditions	\$50,000	\$176,100	\$226,100	\$20,000	\$0	\$70,440	\$90,440
2022	Notice of Current Assessment	\$30,000	\$133,900	\$163,900	\$12,000	\$0	\$53,560	\$65,560
2021	Notice of Current Assessment	\$30,000	\$133,900	\$163,900	\$12,000	\$0	\$53,560	\$65,560
2020	Adjusted for Market Conditions	\$30,000	\$133,900	\$163,900	\$12,000	\$0	\$53,560	\$65,560
2019	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2018	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2017	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2016	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2015	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2014	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2013	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2012	Notice of Current Assessment	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2011	Adjusted for Market Conditions	\$18,000	\$73,500	\$91,500	\$7,200	\$0	\$29,400	\$36,600
2007	Land & Bld Value Adj For Mkt	\$30,000	\$119,500	\$149,500	\$12,000	\$0	\$47,800	\$59,800
2004	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2003	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2002	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2001	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
2000	Conversion	\$16,600	\$78,600	\$95,200	\$6,640	\$0	\$31,440	\$38,080
1999	Conversion	\$13,300	\$61,000	\$74,300	\$5,320	\$0	\$24,400	\$29,720

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
48087	620	5/29/2007	HAMMOND DENNIS D ETAL	HAMMOND DENNIS D	S	GI	4	No	\$0
11230	00078	4/12/1995	TRANSAMERICA FINANCIAL SERV	HAMMOND DENNIS D ETAL		WD	Y	No	\$65,700
11230	78	4/12/1995	TRANSAMERICA FINANCIAL SERV	HAMMOND DENNIS D ETAL		WD	Y	No	\$65,700
		1/3/1995		DANIEL ROOSEVELT		DP	0	No	\$0
11078	00064	1/3/1995	DANIEL ROOSEVELT	TRANSAMERICA FINANCIAL SERV		DP	N	No	\$0
11078	64	1/3/1995	DANIEL ROOSEVELT	TRANSAMERICA FINANCIAL SERV		DP	0	No	\$0



Gwinnett

Tax Assessor's Office

Property Detail	
HAMMOND MARGARET Mailing Address 4128 PECAN ST LOGANVILLE, GA 30052-2249 Property Location 4128 PECAN RD	Property ID R5161 012 Alternate ID 526541 Address 4128 PECAN RD Property Class Conservation Improved Neighborhood 8310 10 Deeded Acres 17.0000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$632,400	\$102,200	\$734,600	\$252,960	\$0	\$40,880	\$293,840
2023	ADD CUVA Exemption	\$551,000	\$111,400	\$662,400	\$220,400	\$0	\$44,560	\$264,960
2023	Adjusted for Market Conditions	\$551,000	\$111,400	\$662,400	\$220,400	\$0	\$44,560	\$264,960
2023	REMOVE CUVA Exemption	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2022	Notice of Current Assessment	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2021	Notice of Current Assessment	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2020	Adjusted for Market Conditions	\$378,800	\$93,100	\$471,900	\$151,520	\$0	\$37,240	\$188,760
2019	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2018	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2017	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2016	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2015	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2014	Notice of Current Assessment	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2013	ADD CUVA Exemption	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2013	REMOVE CUVA Exemption	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2013	Adjusted for Market Conditions	\$300,500	\$80,600	\$381,100	\$120,200	\$0	\$32,240	\$152,440
2012	Notice of Current Assessment	\$401,000	\$80,600	\$481,600	\$160,400	\$0	\$32,240	\$192,640
2011	Adjusted for Market Conditions	\$401,000	\$80,600	\$481,600	\$160,400	\$0	\$32,240	\$192,640
2007	Correct Val Detail Line	\$598,500	\$91,300	\$689,800	\$239,400	\$0	\$36,520	\$275,920
2007	Land & Bld Value Adj For Mkt	\$598,500	\$91,300	\$689,800	\$239,400	\$0	\$36,520	\$275,920
2004	Conversion	\$373,100	\$64,900	\$438,000	\$149,240	\$0	\$25,960	\$175,200
2003	Conversion	\$373,100	\$64,900	\$438,000	\$149,240	\$0	\$25,960	\$175,200
2002	Conversion	\$373,100	\$64,900	\$438,000	\$149,240	\$0	\$25,960	\$175,200
2001	Conversion	\$298,500	\$56,300	\$354,800	\$119,400	\$0	\$22,520	\$141,920
2000	Conversion	\$238,800	\$43,500	\$282,300	\$95,520	\$0	\$17,400	\$112,920
1999	Conversion	\$238,800	\$43,500	\$282,300	\$95,520	\$0	\$17,400	\$112,920

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
55364	767	11/7/2013	HAMMOND HENRY L	HAMMOND MARGARET	S	QC	0	No	\$0

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		1.0000	0.00	0.00



Gwinnett

Tax Assessor's Office

Property Detail	
APIF - GEORGIA LLC Mailing Address 950 TOWER LN STE 800 FOSTER CITY, CA 94404-2191 Property Location 4160 LOGAN DR	Property ID R5160 179 Alternate ID 2594462 Address 4160 LOGAN DR Property Class Office Warehouse Neighborhood 9320 Grayson Deeded Acres 7.1700

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$2,023,900	\$110,200	\$2,134,100	\$809,560	\$0	\$44,080	\$853,640
2023	Adjusted for Market Conditions	\$946,400	\$784,600	\$1,731,000	\$378,560	\$0	\$313,840	\$692,400
2022	Adjusted for Market Conditions	\$413,000	\$1,239,000	\$1,652,000	\$165,200	\$0	\$495,600	\$660,800
2021	Notice of Current Assessment	\$659,800	\$631,400	\$1,291,200	\$263,920	\$0	\$252,560	\$516,480
2020	Adjusted for Market Conditions	\$659,800	\$631,400	\$1,291,200	\$263,920	\$0	\$252,560	\$516,480
2019	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2018	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2017	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2016	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2015	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2014	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2013	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2012	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2011	Notice of Current Assessment	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2010	Correct Landsize Only	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2004	Conversion	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2003	Appeal Current Year Only	\$1,311,900	\$1,557,200	\$2,869,100	\$524,760	\$0	\$622,880	\$1,147,640
2002	Conversion	\$1,500,300	\$1,368,800	\$2,869,100	\$600,120	\$0	\$547,520	\$1,147,640
2001	Conversion	\$107,600	\$0	\$107,600	\$43,040	\$0	\$0	\$43,040
2000	Conversion	\$107,600	\$0	\$107,600	\$43,040	\$0	\$0	\$43,040
1999	Conversion	\$86,100	\$0	\$86,100	\$34,440	\$0	\$0	\$34,440

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
57091	136	11/22/2019	BROADSTONE USPO PORTFOLIO LLC	APIF - GEORGIA LLC	S	Fu		No	\$4,030,450
56048	1058	8/10/2018	JOHNCO LP	BROADSTONE USPO PORTFOLIO LLC	S	Fu	Y	No	\$3,200,000
24757	00260	9/26/2001	FIRST NATIONAL BANK	JOHNCO LP		WD	N	No	\$0
24757	260	9/26/2001	FIRST NATIONAL BANK	JOHNCO LP		WD	0	No	\$0
16106	00157	5/5/1998	POSTAL SERVICES LLC	FIRST NATIONAL BANK		DP	N	Yes	\$0
16106	157	5/5/1998	POSTAL SERVICES LLC	FIRST NATIONAL BANK		DP	0	Yes	\$0
15043	00080	9/8/1997	BISON GROUP INC THE	POSTAL SERVICES LLC		QC	N	Yes	\$0
15043	80	9/8/1997	BISON GROUP INC THE	POSTAL SERVICES LLC		QC	0	Yes	\$0
		1/15/1997		BISON GROUP INC THE		WD	0	Yes	\$700,000
13725	00079	1/15/1997	BISON GROUP INC THE	BISON GROUP INC THE		WD	8	Yes	\$700,000



Gwinnett

Tax Assessor's Office

Property Detail	
LOGANVILLE PARTNERS 2002 LLC Mailing Address 800 MOUNT VERNON HWY NE STE 425 ATLANTA, GA 30328-4226 Property Location 4132 ATLANTA HWY	Property ID R5160 033 Alternate ID 526151 Address 4132 ATLANTA HWY Property Class Strip Shopping Center Neighborhood 9320 Grayson Deeded Acres 2.7500

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Notice of Current Assessment	\$1,197,900	\$2,027,100	\$3,225,000	\$479,160	\$0	\$810,840	\$1,290,000
2024	Adjusted for Market Conditions	\$1,482,400	\$2,901,300	\$4,383,700	\$592,960	\$0	\$1,160,520	\$1,753,480
2023	Notice of Current Assessment	\$1,197,900	\$2,027,100	\$3,225,000	\$479,160	\$0	\$810,840	\$1,290,000
2022	Appeal Current Year Plus Two	\$1,197,900	\$2,027,100	\$3,225,000	\$479,160	\$0	\$810,840	\$1,290,000
2022	Adjusted for Market Conditions	\$1,197,900	\$2,135,100	\$3,333,000	\$479,160	\$0	\$854,040	\$1,333,200
2021	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2020	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2019	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2018	Notice of Current Assessment	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2017	Appeal Current Year Plus Two	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2017	Adjusted for Market Conditions	\$1,197,900	\$2,111,600	\$3,309,500	\$479,160	\$0	\$844,640	\$1,323,800
2016	Notice of Current Assessment	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2015	Notice of Current Assessment	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2014	Appeal Current Year Plus Two	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2014	Notice of Current Assessment	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2013	Appeal Current Year Plus Two	\$1,650,000	\$600,000	\$2,250,000	\$660,000	\$0	\$240,000	\$900,000
2013	Notice of Current Assessment	\$1,800,000	\$600,000	\$2,400,000	\$720,000	\$0	\$240,000	\$960,000
2012	Appeal Current Year Only	\$1,800,000	\$600,000	\$2,400,000	\$720,000	\$0	\$240,000	\$960,000
2012	Notice of Current Assessment	\$1,916,600	\$648,400	\$2,565,000	\$766,640	\$0	\$259,360	\$1,026,000
2011	Appeal Current Year Only	\$1,916,600	\$648,400	\$2,565,000	\$766,640	\$0	\$259,360	\$1,026,000
2011	Notice of Current Assessment	\$1,916,600	\$783,400	\$2,700,000	\$766,640	\$0	\$313,360	\$1,080,000
2010	Appeal Current Year Only	\$1,916,600	\$783,400	\$2,700,000	\$766,640	\$0	\$313,360	\$1,080,000
2010	Return Filed - No Change	\$1,916,600	\$983,400	\$2,900,000	\$766,640	\$0	\$393,360	\$1,160,000
2009	Return Filed - Market Adjustme	\$1,916,600	\$983,400	\$2,900,000	\$766,640	\$0	\$393,360	\$1,160,000
2005	Appeal Current Year Plus Two	\$1,916,600	\$1,283,400	\$3,200,000	\$766,640	\$0	\$513,360	\$1,280,000
2005	Land & Bld Value Adj For Mkt	\$1,916,600	\$2,337,400	\$4,254,000	\$766,640	\$0	\$934,960	\$1,701,600
2004	Appeal Current Year Only	\$1,022,000	\$1,178,000	\$2,200,000	\$408,800	\$0	\$471,200	\$880,000



Gwinnett

Tax Assessor's Office

Property Detail	
BOSTWICK PROPERTIES LLC Mailing Address PO BOX 308 BOSTWICK, GA 30623-0308 Property Location 4092 ATLANTA HWY	Property ID R5160 031 Alternate ID 526134 Address 4092 ATLANTA HWY Property Class Fast Food Neighborhood 9320 Grayson Deeded Acres 0.9400

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$563,000	\$2,826,800	\$3,389,800	\$225,200	\$0	\$1,130,720	\$1,355,920
2023	Notice of Current Assessment	\$641,000	\$864,000	\$1,505,000	\$256,400	\$0	\$345,600	\$602,000
2022	Notice of Current Assessment	\$641,000	\$864,000	\$1,505,000	\$256,400	\$0	\$345,600	\$602,000
2021	Appeal Current Year Plus Two	\$641,000	\$864,000	\$1,505,000	\$256,400	\$0	\$345,600	\$602,000
2021	Adjusted for Market Conditions	\$641,000	\$949,300	\$1,590,300	\$256,400	\$0	\$379,720	\$636,120
2020	Notice of Current Assessment	\$573,200	\$572,500	\$1,145,700	\$229,280	\$0	\$229,000	\$458,280
2019	Notice of Current Assessment	\$573,200	\$572,500	\$1,145,700	\$229,280	\$0	\$229,000	\$458,280
2018	Adjusted for Market Conditions	\$573,200	\$572,500	\$1,145,700	\$229,280	\$0	\$229,000	\$458,280
2017	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2016	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2015	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2014	Notice of Current Assessment	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2013	Adjusted for Market Conditions	\$573,200	\$572,900	\$1,146,100	\$229,280	\$0	\$229,160	\$458,440
2012	Notice of Current Assessment	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2011	Notice of Current Assessment	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2010	Return Filed - No Change	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2005	Bld Added, Updated or Razed	\$574,400	\$554,000	\$1,128,400	\$229,760	\$0	\$221,600	\$451,360
2005	Land Value Adjusted For Market	\$574,400	\$0	\$574,400	\$229,760	\$0	\$0	\$229,760
2004	Conversion	\$155,800	\$54,200	\$210,000	\$62,320	\$0	\$21,680	\$84,000
2003	Conversion	\$155,800	\$54,200	\$210,000	\$62,320	\$0	\$21,680	\$84,000
2002	Conversion	\$155,800	\$54,200	\$210,000	\$62,320	\$0	\$21,680	\$84,000
2001	Conversion	\$71,800	\$47,500	\$119,300	\$28,720	\$0	\$19,000	\$47,720
2000	Conversion	\$71,800	\$47,500	\$119,300	\$28,720	\$0	\$19,000	\$47,720
1999	Conversion	\$71,800	\$47,500	\$119,300	\$28,720	\$0	\$19,000	\$47,720

Sales History										
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price	
37189	00237	1/19/2004	FISTER & ASSOCIATES INC	BOSTWICK PROPERTIES LLC		WD	3	No	\$565,000	
37189	237	1/19/2004	FISTER & ASSOCIATES INC	BOSTWICK PROPERTIES LLC		WD	L	No	\$565,000	
		3/30/1998		RANGE FAYETTE S ETAL		WD	0	Yes	\$190,000	
15742	00024	3/30/1998	RANGE FAYETTE S ETAL	FISTER & ASSOCIATES INC		WD	Y	Yes	\$190,000	
				FISTER & ASSOCIATES						



Gwinnett

Tax Assessor's Office

Property Detail	
REDDY FAMILY, LLC Mailing Address PO BOX 1433 WATKINSVILLE, GA 30677-0029 Property Location 4072 ATLANTA HWY	Property ID R5160 029 Alternate ID 526118 Address 4072 ATLANTA HWY Property Class Medical Office Neighborhood 9320 Grayson Deeded Acres 0.7000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$311,500	\$295,300	\$606,800	\$124,600	\$0	\$118,120	\$242,720
2023	Adjusted for Market Conditions	\$217,500	\$476,500	\$694,000	\$87,000	\$0	\$190,600	\$277,600
2022	Adjusted for Market Conditions	\$152,500	\$344,500	\$497,000	\$61,000	\$0	\$137,800	\$198,800
2021	Notice of Current Assessment	\$152,500	\$507,200	\$659,700	\$61,000	\$0	\$202,880	\$263,880
2020	Notice of Current Assessment	\$152,500	\$507,200	\$659,700	\$61,000	\$0	\$202,880	\$263,880
2019	Bld Added, Updated or Razed	\$152,500	\$507,200	\$659,700	\$61,000	\$0	\$202,880	\$263,880
2018	Bld Added, Updated or Razed	\$195,200	\$0	\$195,200	\$78,080	\$0	\$0	\$78,080
2017	Notice of Current Assessment	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2016	Notice of Current Assessment	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2015	Notice of Current Assessment	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2014	Adjusted for Market Conditions	\$25,000	\$48,100	\$73,100	\$10,000	\$0	\$19,240	\$29,240
2013	Notice of Current Assessment	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2012	Correct Val Detail Line	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2012	Notice of Current Assessment	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2011	Notice of Current Assessment	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2011	Correct Val Detail Line	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2004	Conversion	\$189,600	\$47,900	\$237,500	\$75,840	\$0	\$19,160	\$95,000
2003	Conversion	\$56,900	\$47,900	\$104,800	\$22,760	\$0	\$19,160	\$41,920
2002	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000
2001	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000
2000	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000
1999	Conversion	\$114,400	\$58,100	\$172,500	\$45,760	\$0	\$23,240	\$69,000

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
53884	605	10/15/2015	MCCULLERS BETTY BREWER	Reddy Family, LLC	S	AD	M	Yes	\$275,000

Land Details				
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		0.5000	0.00	0.00
		0.2000	0.00	0.00

Legal Description	
Line	Description
1	19 WHIORTH PROP



Tax Assessor's Office

Property Detail	
BVA NORTH LOGAN LLC Mailing Address 176 N MAIN ST STE 210 FLORIDA, NY 10921-1021 Property Location 4022 ATLANTA HWY	Property ID R5160 264 Alternate ID 33289696 Address 4022 ATLANTA HWY Property Class Community Shopping Mall Neighborhood 9320 Grayson Deeded Acres 16.5000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2024	Adjusted for Market Conditions	\$2,515,600	\$11,341,400	\$13,857,000	\$1,006,240	\$0	\$4,536,560	\$5,542,800
2024	Adjusted for Market Conditions	\$6,226,100	\$19,356,892	\$25,582,992	\$2,490,440	\$0	\$7,742,760	\$10,233,200
2023	Notice of Current Assessment	\$2,515,600	\$11,341,400	\$13,857,000	\$1,006,240	\$0	\$4,536,560	\$5,542,800
2022	Appeal Current Year Plus Two	\$2,515,600	\$11,341,400	\$13,857,000	\$1,006,240	\$0	\$4,536,560	\$5,542,800
2022	Adjusted for Market Conditions	\$2,515,600	\$13,497,400	\$16,013,000	\$1,006,240	\$0	\$5,398,960	\$6,405,200
2021	Appeal Current Year Only	\$3,593,700	\$6,773,800	\$10,367,500	\$1,437,480	\$0	\$2,709,520	\$4,147,000
2021	Notice of Current Assessment	\$3,593,700	\$7,319,400	\$10,913,100	\$1,437,480	\$0	\$2,927,760	\$4,365,240
2020	Appeal Current Year Only	\$3,593,700	\$7,319,400	\$10,913,100	\$1,437,480	\$0	\$2,927,760	\$4,365,240
2020	Notice of Current Assessment	\$3,593,700	\$13,632,400	\$17,226,100	\$1,437,480	\$0	\$5,452,960	\$6,890,440
2019	Appeal Current Year Only	\$3,593,700	\$13,632,400	\$17,226,100	\$1,437,480	\$0	\$5,452,960	\$6,890,440
2019	Adjusted for Market Conditions	\$3,593,700	\$16,252,500	\$19,846,200	\$1,437,480	\$0	\$6,501,000	\$7,938,480
2018	Appeal Current Year Only	\$4,599,900	\$12,629,000	\$17,228,900	\$1,839,960	\$0	\$5,051,600	\$6,891,560
2018	Adjusted for Market Conditions	\$4,599,900	\$15,246,300	\$19,846,200	\$1,839,960	\$0	\$6,098,520	\$7,938,480
2017	Notice of Current Assessment	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2016	Notice of Current Assessment	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2015	Notice of Current Assessment	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2014	Adjusted for Market Conditions	\$4,599,900	\$9,911,100	\$14,511,000	\$1,839,960	\$0	\$3,964,440	\$5,804,400
2013	Appeal Current Year Plus Two	\$4,948,400	\$5,251,600	\$10,200,000	\$1,979,360	\$0	\$2,100,640	\$4,080,000
2013	Notice of Current Assessment	\$4,948,400	\$5,251,600	\$10,200,000	\$1,979,360	\$0	\$2,100,640	\$4,080,000
2012	Appeal Current Year Plus Two	\$4,948,400	\$5,251,600	\$10,200,000	\$1,979,360	\$0	\$2,100,640	\$4,080,000
2012	Notice of Current Assessment	\$4,948,400	\$7,116,600	\$12,065,000	\$1,979,360	\$0	\$2,846,640	\$4,826,000
2011	Appeal Current Year Plus Two	\$4,948,400	\$7,116,600	\$12,065,000	\$1,979,360	\$0	\$2,846,640	\$4,826,000
2011	Appeal Current Year Plus Two	\$7,116,600	\$4,948,400	\$12,065,000	\$2,846,640	\$0	\$1,979,360	\$4,826,000
2011	Notice of Current Assessment	\$4,948,400	\$7,751,600	\$12,700,000	\$1,979,360	\$0	\$3,100,640	\$5,080,000
2010	Appeal Current Year Plus Two	\$4,948,400	\$7,751,600	\$12,700,000	\$1,979,360	\$0	\$3,100,640	\$5,080,000
2010	Bld Added, Updated or Razed	\$4,948,400	\$8,012,600	\$12,961,000	\$1,979,360	\$0	\$3,205,040	\$5,184,400
2009	Appeal Current Year Plus Two	\$4,948,400	\$6,551,600	\$11,500,000	\$1,979,360	\$0	\$2,620,640	\$4,600,000

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

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

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

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

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

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

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

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

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

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

STAFF REPORT — REZONE

ZONING CASE #: R24-036

LANDOWNERS: Linda Knight

APPLICANT: Walker Anderson Homes

PROPERTY ADDRESS: Pecan Road

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

PARCEL DESCRIPTION: Wooded and Vacant land

AREA: 13.1 acres

EXISTING ZONING: Commercial Highway

PROPOSED ZONING: RM-6

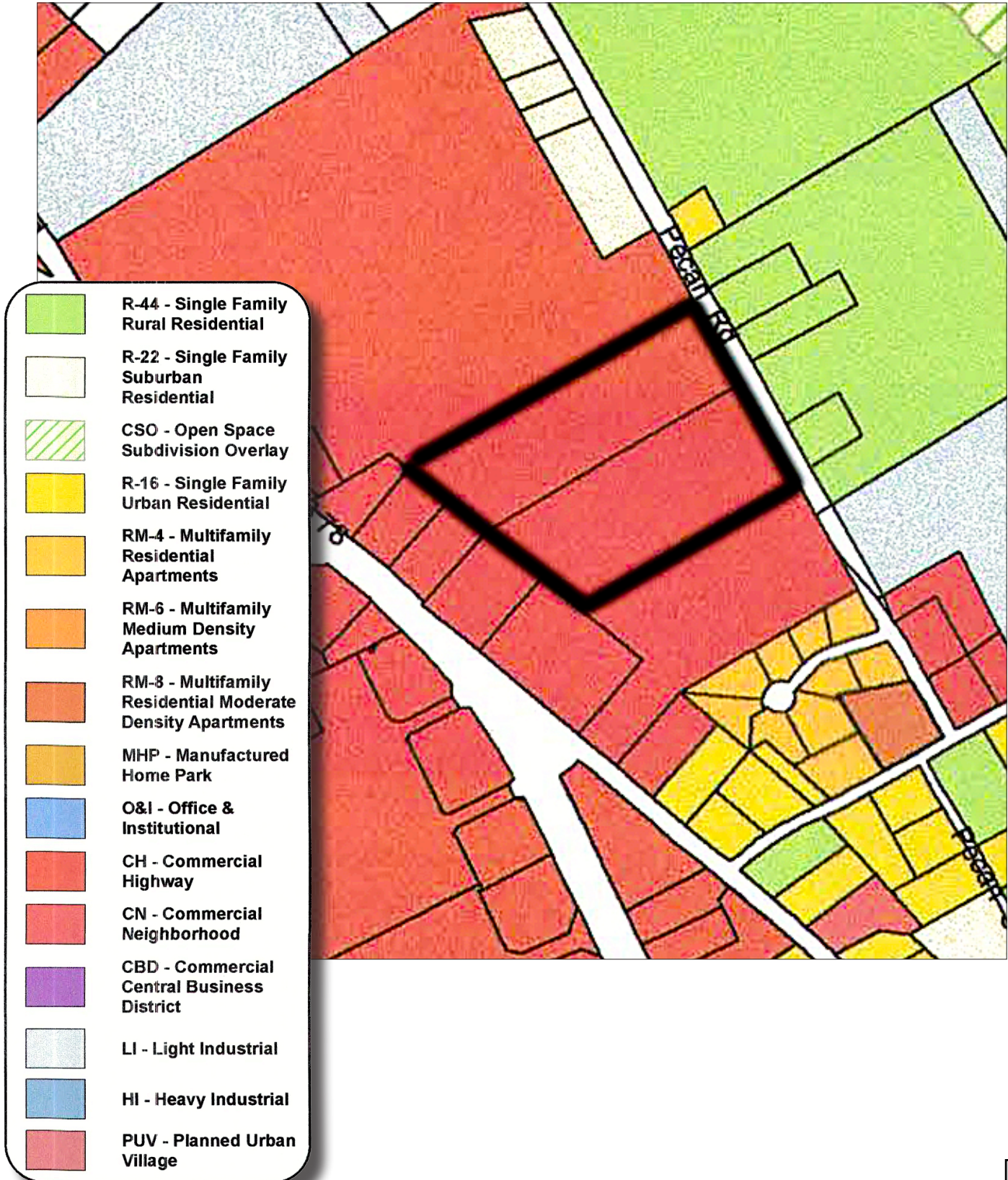
FUTURE LAND USE MAP: Commercial

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

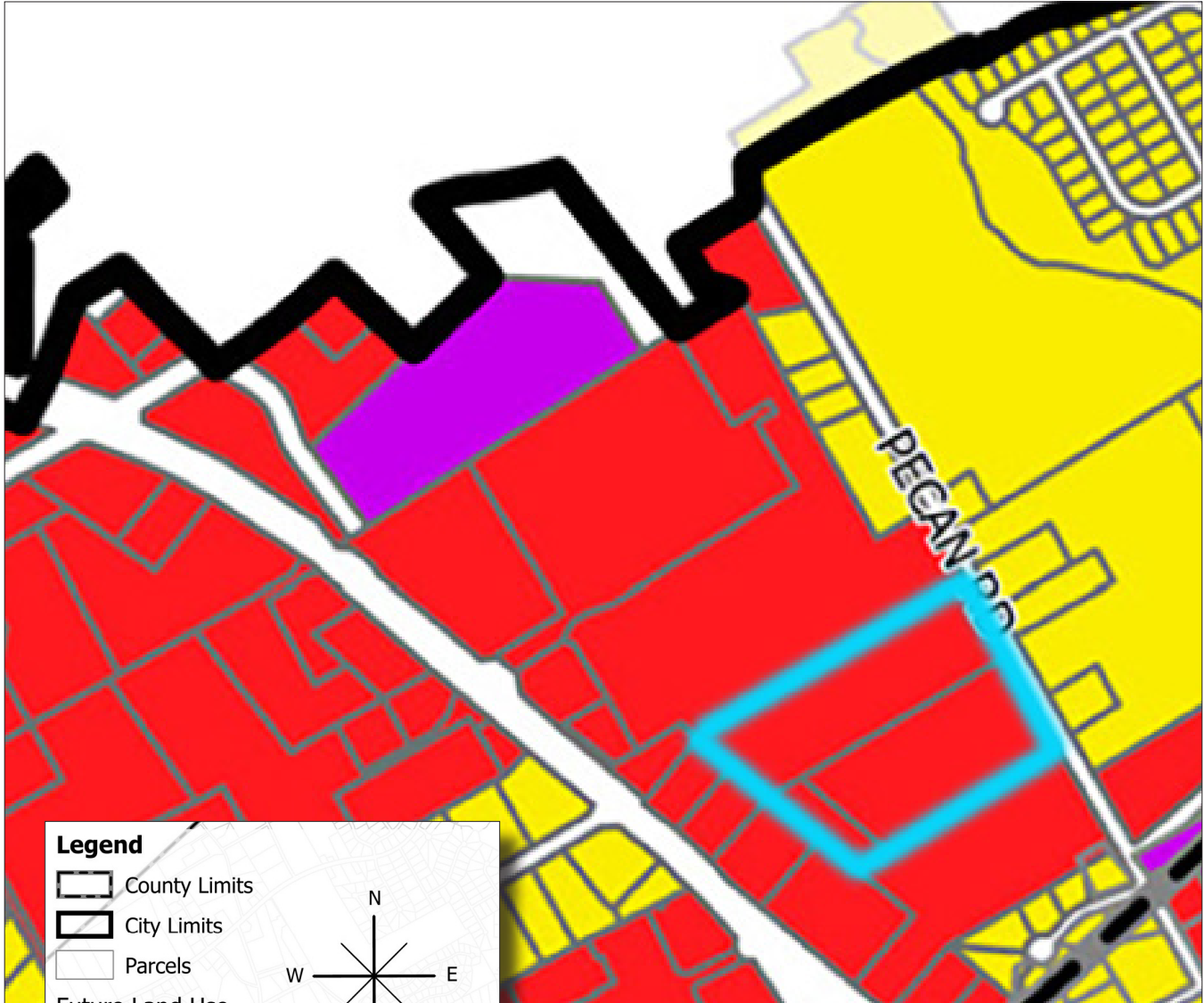
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Legend

- County Limits
- City Limits
- Parcels

Future Land Use

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

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Applicant's Request

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

Existing Conditions

The parcels are vacant and wooded.

Impact Analysis / Recommendation

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

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

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

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

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

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

Impact Analysis / Recommendation *(continued)*

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

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

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

Are there any other factors effecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville? No.

Recommended action: This project meets the standards of the RM-6 zoning, though there are concerns about the increased traffic on Pecan Road. The applicant must also decide whether the project will have the 74 townhomes as listed on the application or the 78 shown on the site plan. Staff recommendation is to approve the rezone.

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 6-inch PVC

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

Size of the sewer line? 12-inch clay

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Pecan Road (minor collector)

What is the traffic count for the road? Unknown

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? Yes

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

EMERGENCY SERVICES

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

Distance of the nearest station? 1.1 miles

Most likely station for 1st response? Station 18

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