



PLANNING COMMISSION MEETING AGENDA

Thursday, February 27, 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. Minutes from 1/27/25

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 Brook Road Loganville, GA 30052. Map/Parcel #C004009A00, Walton County, Georgia, 47.15+/- acres located on 4550 Tuck Road Loganville, GA 30052. Map/Parcel #C0040009, Walton County, Georgia. 0.83+/- acres located on 4332 Tom Brook Road Loganville, GA 30052. Map/Parcel #R4216 001, Gwinnett County, Georgia. 2.53+/- acres located on 4500 Tuck Road Loganville, GA 30052. Map/Parcel #LG060188. 8.07 +/- acres located on Tuck Road Loganville, GA 30052. Map/Parcel #LG060189. The property owners are TN Brooks, O H Brooks/Benny Stephenson, Trustee, Marson Holdings LLC and Uprise Development LLC. The current zoning is A2/B3/R100/CH/Vacant. The requested zoning is PUV for the development of a planned urban village.

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

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

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

6. ADJOURN

Public is welcomed to attend.



PLANNING COMMISSION MEETING MINUTES

Thursday, January 23, 2025 at 6:30 PM

Municipal Council Chambers, 4303 Lawrenceville Road

1. CALL MEETING TO ORDER

6:30pm

PRESENT

Chairman Keith Colquitt
Commissioner Linda Dodd
Commissioner Tiffany Ellis
Commissioner Michael Joyner
Commissioner Toyin Olaoluwa
Commissioner Cathy Swanson
Commissioner William Williams II

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A. Approval of Minutes from 10/24/24

Motion made by Commissioner Williams II to approve minutes, Seconded by Commissioner Ellis.
Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Williams II.

Minutes approved 6-0.

5. NEW BUSINESS

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

This was the second time this case has come before the Planning Commission. Zack Kittle stated that the site plan had been updated with the entrance on Cown Road being removed and replaced with an emergency exit/entrance. The project would have 9 acres of open space, 5.2 units per acre, with 4 units per building that come with rear loading garages. The developer would also pay \$180K to upgrade the sewer system. Questions were opened for the commissioners.

Commissioner Dodd wanted to know if HWY 78 would have a left/right turn into the development and wanted to verify that the two commercial properties at the front of the site plan were restaurants.

Commissioner Williams asked how many curb cuts there would be and Commissioner Swanson wanted to know if there was a sidewalk to the proposed dog park.

Commissioner Ellis asked if there was any overflow parking and if the hammerhead shown on the site plan would be updated to a Cul-de-sac.

Mr. Kittle stated that the commercial properties were restaurants, with signed lease agreements, that the left/right turn off of 78 would be determined by GDOT as well as how many curb cuts there would be. Sidewalks would be within the community but not from Cown road to the dog park as the dog park is intended to be private. The dog park would have parking for 15 cars and the hammerhead shown on the site plan would be converted to a cul-de-sac.

The public had no comments for or against this rezone.

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

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Williams II, Commissioner Joyner, Commissioner Olaoluwa

Voting Nay: Commissioner Swanson.

Motion approved 5-1.

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

Andrea Gray was the representative for John Mann on this case. Bay Creek Estates would be a community with 11 homes, 25% open space with mature trees, sidewalks/streetlights and contain an HOA. Lot sizes ranges from .53 to .37 acres, homes being a min of 2000 sq ft with 75% brick or stone siding.

The Planning Commission did not have any comments/questions, however there were citizen questions.

Charlie Goodwin, of 600 Hunters Cove, is on the corner lot adjacent to this project. His main concerns were those of the old trees on his property/on these parcels that needed to be cut down due to their dangerous conditions. He understood they would be protected by the CSO zoning, but urged for the applicant to look at these trees. He also wanted to question the water runoff issues that might come with building this community.

James Rutledge, of 571 Bay Creek Road, wanted to know where the drive would be coming out.

Mrs. Gray retorted that the applicant would be happy to remove any trees that were deemed dangerous by a hired arborist. She also stated that a self-contained stormwater detention pond on the property would prevent any excess water runoff issues. She also stated that the dive would be off of Bay Creek Road.

Motion made by Commissioner Ellis to approve rezone, Seconded by Commissioner Olaoluwa.

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Williams II.

Motion approved 6-0.

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

Shane Lanham of MPT Law firm was the representative for this case. He stated that the proposed development would be 78 fee simple townhomes at 1800 sq ft.

Commissioner Joyner asked if the community would be gated and Commissioner Dodd asked if the entry street would result in a dead-end. Mr. Lanham stated that it would not be a gated community and that the road would be rounded and not a hammerhead dead-end.

Commissioner Ellis asked if the detention pond would have landscaping, where the mailbox kiosk and parking would be. Mr. Lanham agreed with the landscaping around the pond and showed the parking/mail kiosk on the western side of the site plan.

Hayden Rice, a representative of Linda S. Knight and Bucky & Ginger Smith, presented a letter to the commission with her approval of this rezone. The letter will be attached as an article of these minutes.

Dwight Hamon and Greg Lot both spoke to the commissioners about their defense against this parcel being rezoned. Both stated that water runoff have been continuous issues for this area and their fear is that adding a new community will create even more issues.

Mr. Lanham stated that those water runoff issues should be submitted to the city in order for that to be corrected.

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

During this time, Commissioner Ellis added a condition to the approval; the stormwater management pond (viable part) that is be covered/landscaped/or fenced in.

Motion made by Commissioner Joyner to approve rezone with the condition Commissioner Ellis stated, Seconded by Commissioner Williams II.

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

Voting Nay: Commissioner Olaoluwa, Commissioner Swanson.

Motion approved 4-2.

6. ADJOURN

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

Voting Yea: Commissioner Dodd, Commissioner Ellis, Commissioner Joyner, Commissioner Olaoluwa, Commissioner Swanson, Commissioner Williams II.

Meeting adjourned 6-0, 7:43pm.

To: City of Loganville Planning Commission
From: Linda S. Knight
3415 Clay Road
Monticello, Georgia 31064

Re: Case #R24-036 Rezone of 13.15 acres located on Pecan Street

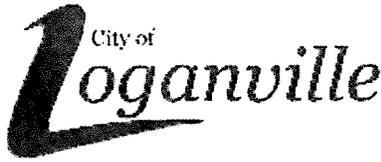
We are requesting that our property located on Pecan Street be rezoned from CH Commercial Highway to RM-6 for the development of town-homes. This property was originally zoned CH by a prospective purchaser, Asa Candler, of the property predicated on having access to highway 78, Atlanta Highway. There is no frontage property remaining to access the Atlanta highway since all of the frontage has been sold as CH. The remaining property with only Pecan street access is still Commercial Highway zoning, which could result in us selling the property to a department store, which would not benefit the residents on Pecan street and the community with traffic and safety. We felt morally townhomes were the best option for everyone involved. We believe that rezoning this property to RM-6 Town-homes is a viable alternative and will generate more tax revenue for the city with minimal impact on traffic for the city and supports the current zoning of residential for the neighborhood. We appreciate your consideration and recommendation for rezoning this referenced property to RM-6.

Thank You,
Linda S. Knight, Administrator for the William J. Smith Estate

Bucky + Ginger Smith

CH Zoning

- Animal Hospital
 - Auto repair Shop
 - Carwash
 - Tire Shop
 - Bank
 - clothing sales
 - Day care
 - drug store
 - Funeral home
 - drive in restaurants
 - Mobile Home Sales lot
-



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

Section 5, Item A.

Date: 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> ADDRESS: <u>P.O. Box 2743</u> CITY: <u>Loganville</u> STATE: <u>Ga</u> Zip: <u>30052</u> PHONE: <u>(770)318-5329</u>	NAME: <u>T N Brooks</u> ADDRESS: <u>4332 Tom Brooks Road</u> CITY: <u>Loganville</u> STATE: <u>GA</u> Zip: <u>30052</u> PHONE: <u>(</u> (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <input type="checkbox"/> Contract Purchaser <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>C0040009A00</u> PRESENT ZONING: <u>A2</u> (Separate rezoning request required) ADDRESS: <u>4332 Tom Brooks Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>9.34</u> PROPOSED DEVELOPMENT: <u>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: 3/8/2024

Accepted by Planning & Development: Shah Bhatia

DATE: 7/9/24

FEE PAID: \$300.00

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

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

Commission Chairman: [Signature]

DATE: 7-27-25

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

Mayor _____

City Clerk _____

Date _____

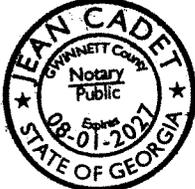
Applicant's Certification

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

[Signature] _____ 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

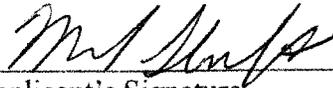
Sworn to and subscribed before me this 6 day of SEPTEMBER, 2024.

(Seal)  [Signature]
Signature of Notary Public

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.


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

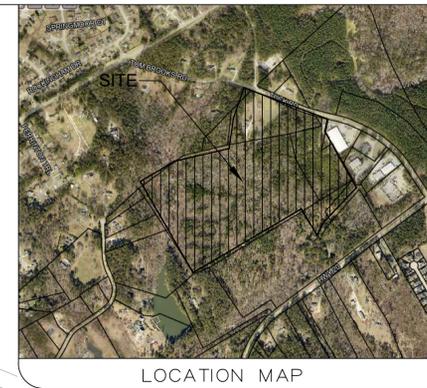
Developed by  Schneider GEOSPATIAL

PROJECT DATA:

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

LEGEND:

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



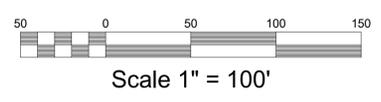
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
750 BELMONT ROAD
ATHENS, GA 30605
OFFICE 706-265-2443

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

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

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

DATE	10/18/25
SHEET	1 of 1



REVISIONS	DATE

ANDERSEN | TATE | CARR

September 6, 2024

COMBINED LETTER OF INTENT AND JUSTIFICATION FOR ANNEXATION AND REZONING

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

Applicant:
Uprise Development

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

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

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

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

I. INTRODUCTION

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



Walton County



Gwinnett County

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

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

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

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

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

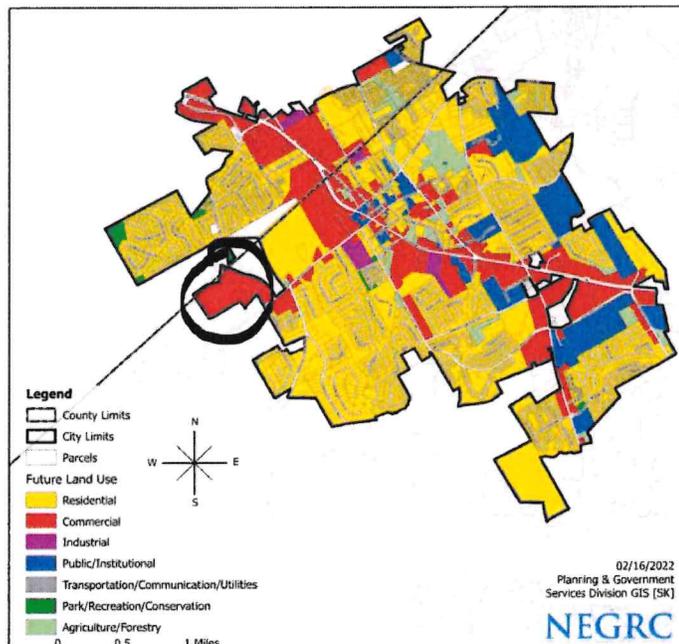
II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

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

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

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

Future Land Use Map



III. PROJECT SUMMARY

A. **Planned Urban Village (PUV)**

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

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

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

IV. SITE IMPACT ANALYSIS

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

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

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

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

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

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

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

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

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

V. JUSTIFICATION FOR REZONING

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

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

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

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

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

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

VI. CONCLUSION

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

Respectfully submitted this 6th day of September, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

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



Front Elevation

3 sided Masonry/Stone Waterfall





Front Elevation

End units to be 3 sided Masonry/Stone Waterfall

C0040009A00 & C0040009

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

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

UPRISE DEVELOPMENT LLC
P O BOX 2748
LOGANVILLE, GA 30052

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

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

C0040009

PHE PROPERTIES LLLP
P O BOX 338
SUWANEE, GA 30024

MARSON HOLDINGS LLC
P O BOX 2748
LOGANVILLE, GA 30052

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

VELASQUEZ CARLOS HUMBERTO
4964 DONALD DR
LOGANVILLE, GA 30052

JORDAN ROBERT
4954 DONALD DR
LOGANVILLE, GA 30052

SHARPLE MATTHEW
4944 DONALD DR
LOGANVILLE, GA 30052

CSI

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

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

February 16, 2025

RE: Water-Sewer Demands

To Whom It May Concern:

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

Assuming:

100 Single Family Homes
60 Townhomes

Commercial buildings are assumed to have up to 25 employees @ 25 gal/day per employee
and assumed 30 seat restaurant @ 50 gal/seat/day (per Environmental Health Manual)

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

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

Sincerely,



Brian Wood, P.E.

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

TRAFFIC MEMORANDUM

for

BROOKS LANDING SUBDIVISION

Tuck Road

City of Loganville, Walton County, Georgia

TPA Job No. 1-25-0044



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



FOR THE FIRM
Travis Pruitt & Associates, Inc.

Issued: 2/17/2025



Trip Generation Memorandum-Brooks Landing

Purpose

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

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

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

Existing Conditions

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

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

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

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

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

GDOT Programmed Improvements

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



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

Proposed Development

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

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

Trip Generation

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

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

Table 1. Trip Generation Results-Full Buildout

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

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



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

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

Analysis

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

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

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

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



Conclusions

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

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

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

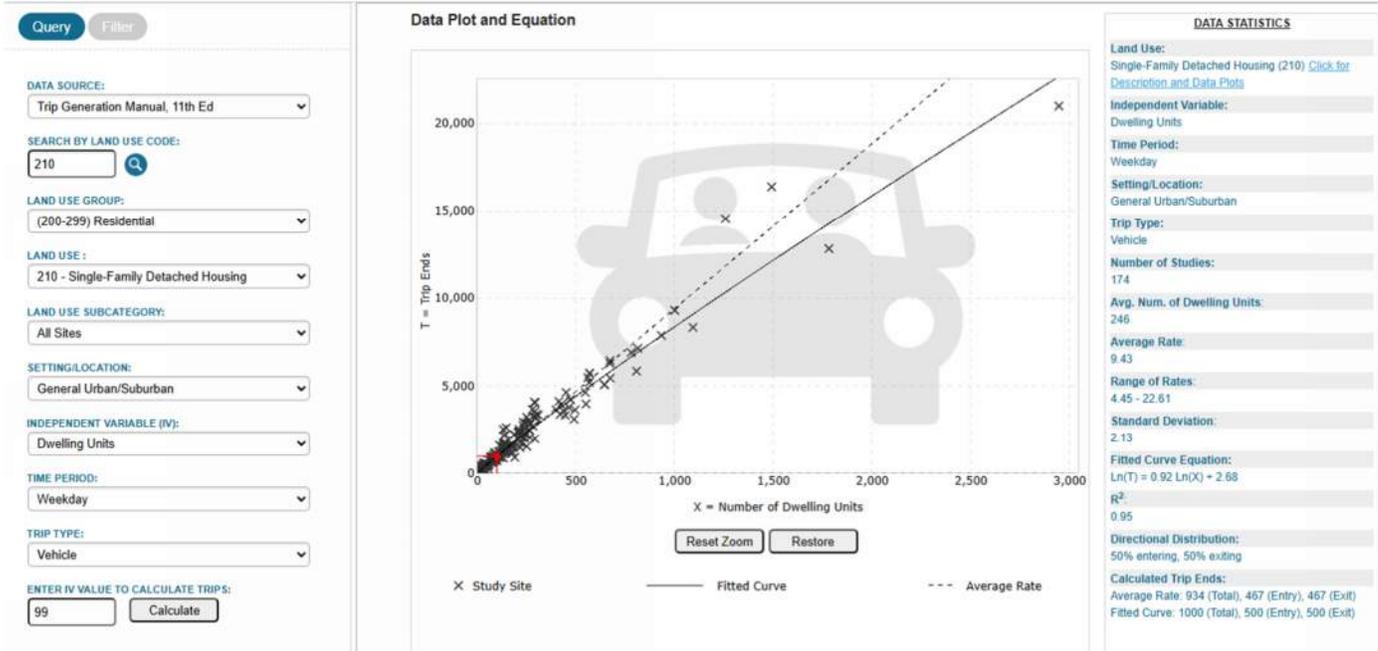
Please consider this memorandum as a formal request to consider the reclassification of Tuck Road from a local road to a major collector in future updates to the Walton County Comprehensive Plan and subsequently by the City of Loganville.



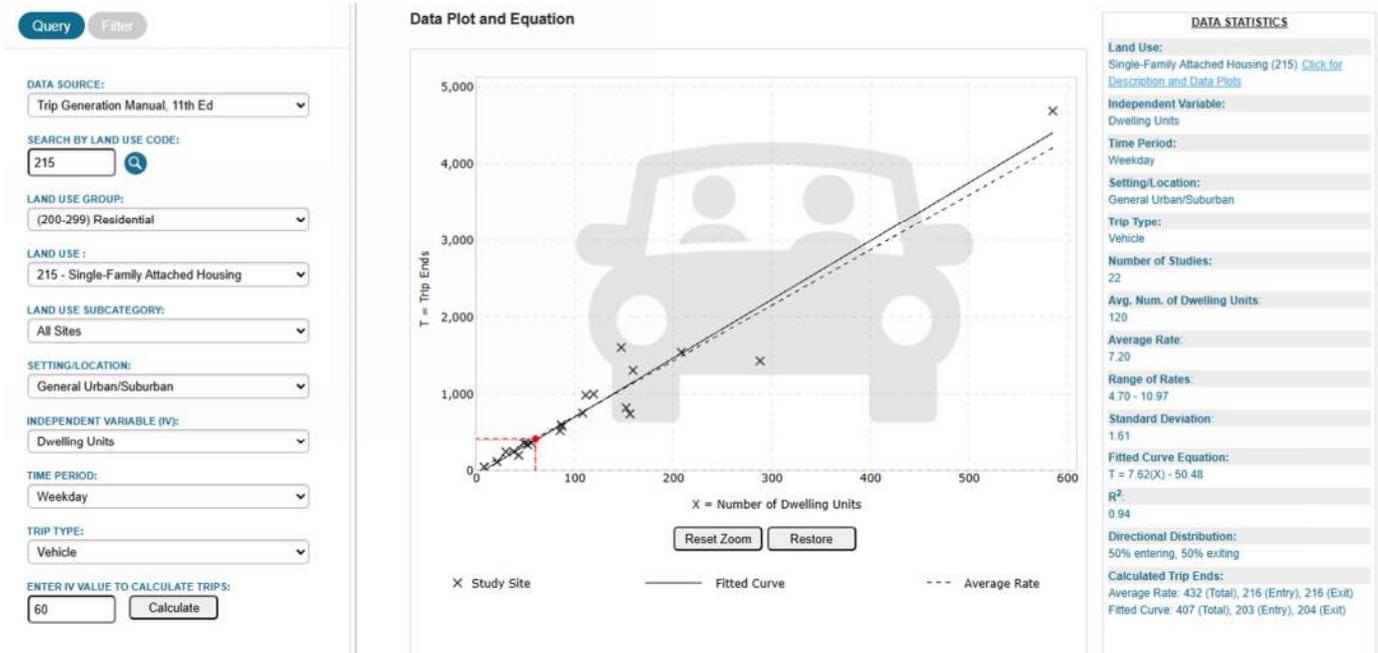
ITE Trip Generation Web-based App Output

Weekday Average Daily Traffic:

Single-Family Detached Housing

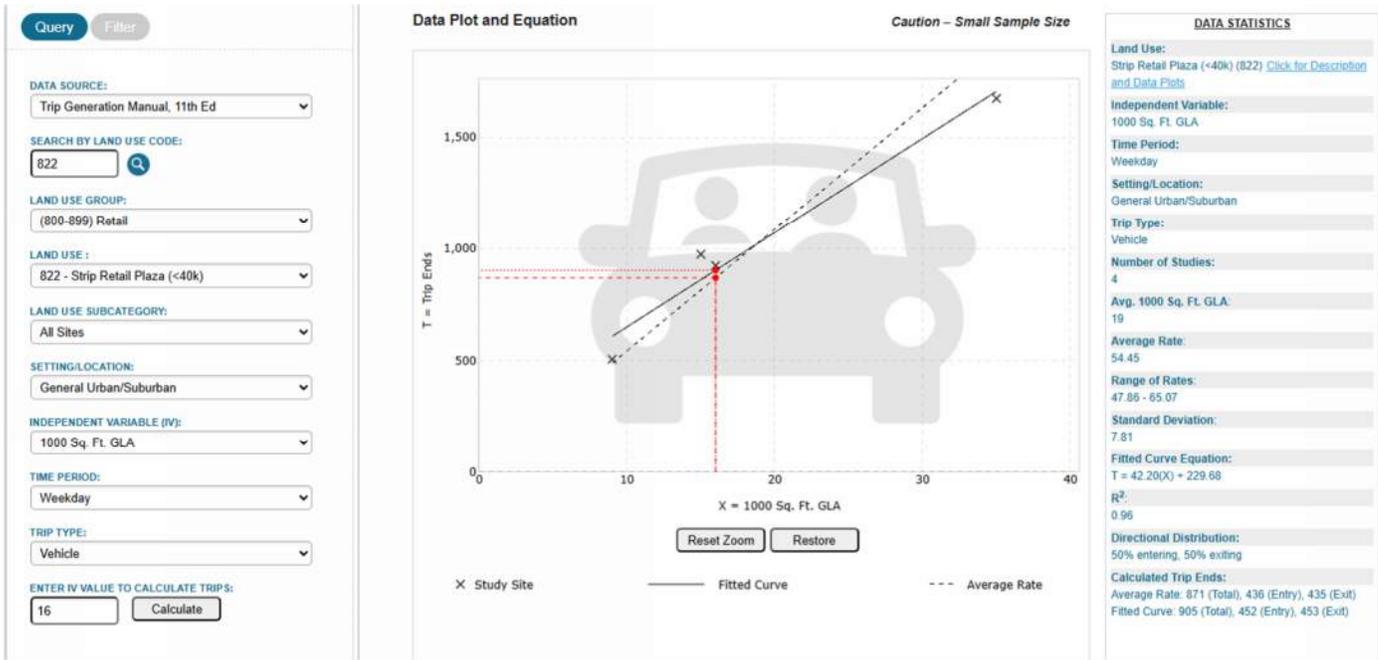


Single-Family Attached Housing



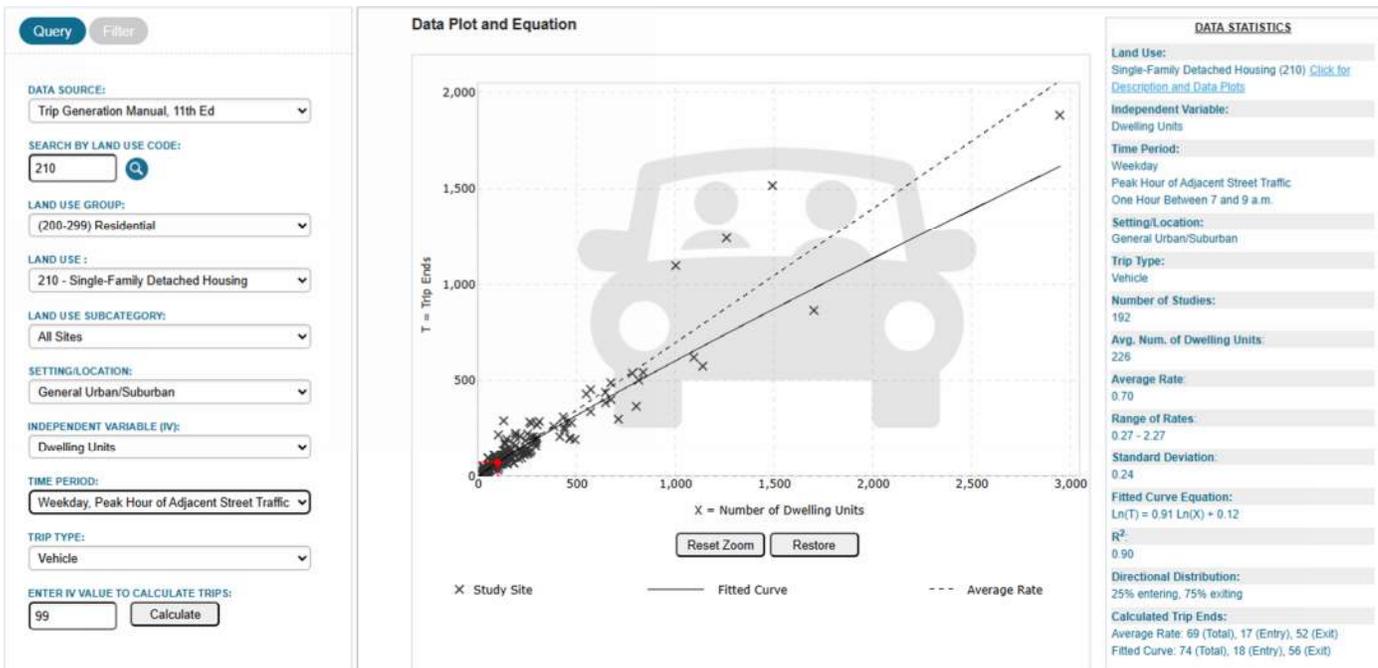


Retail Strip Plaza



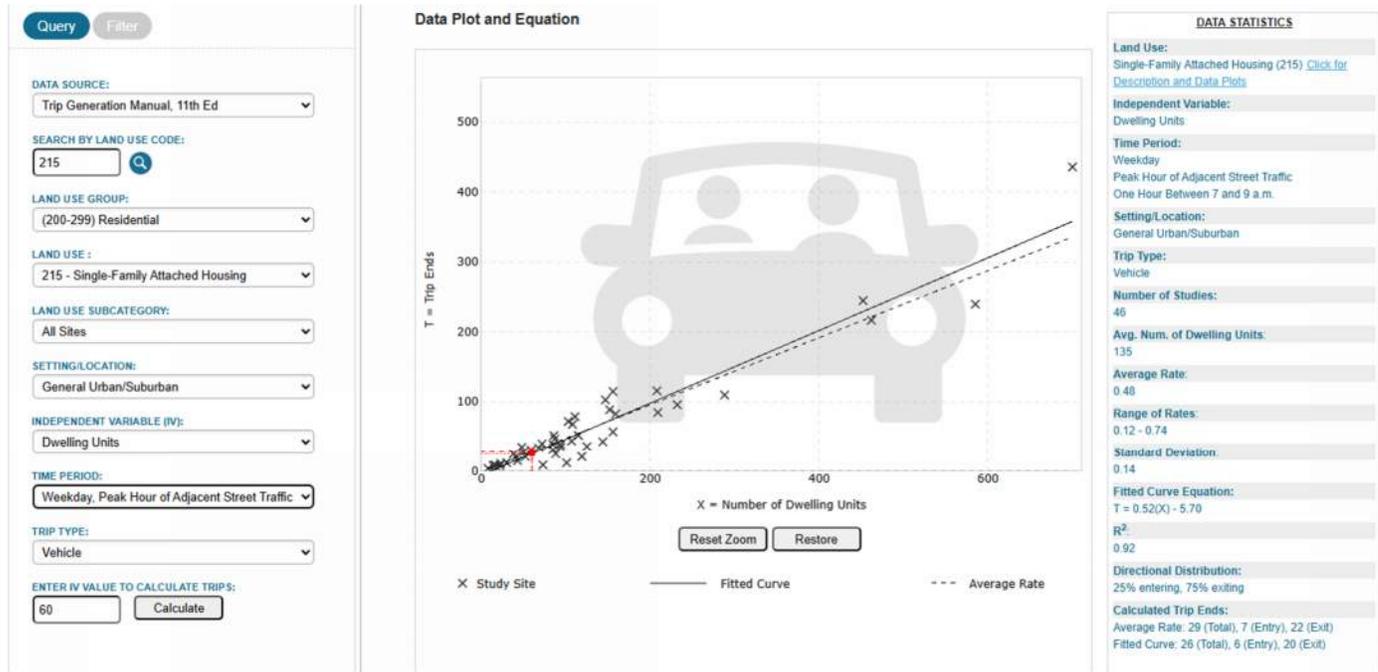
Weekday Peak Hour AM:

Single-Family Detached Housing

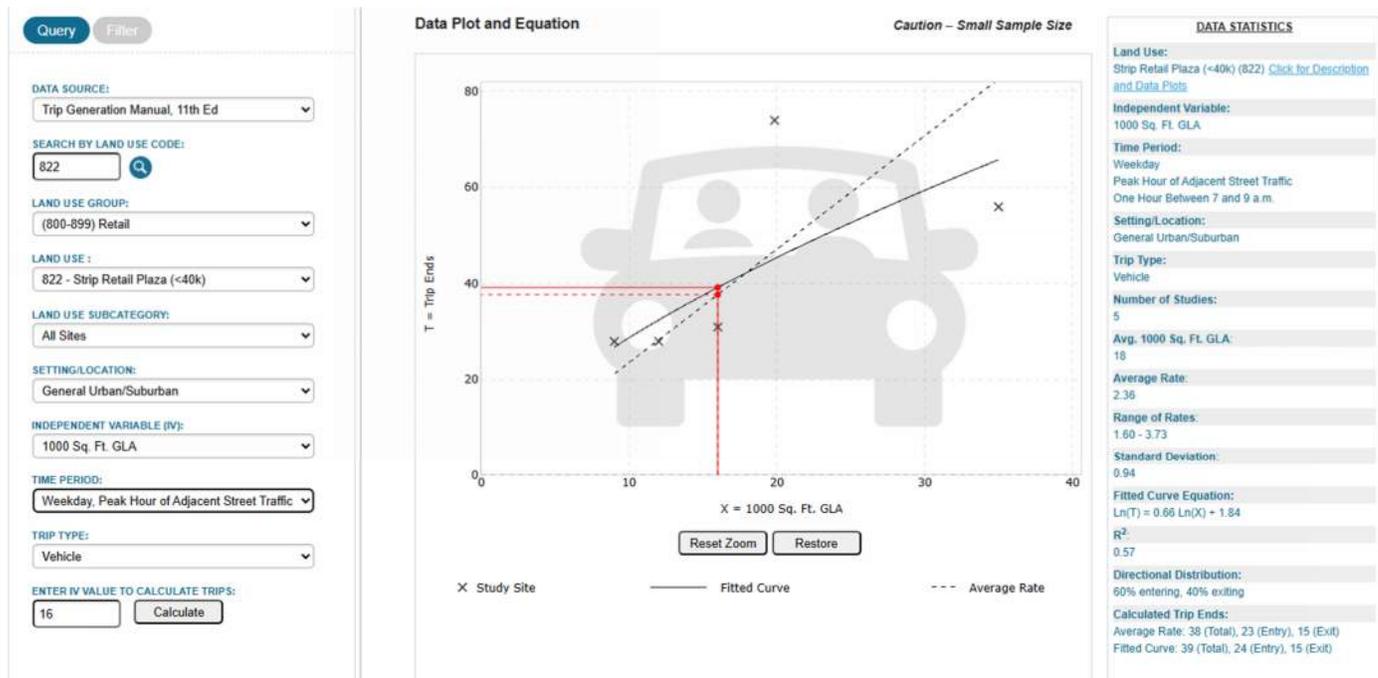




Single-Family Attached Housing



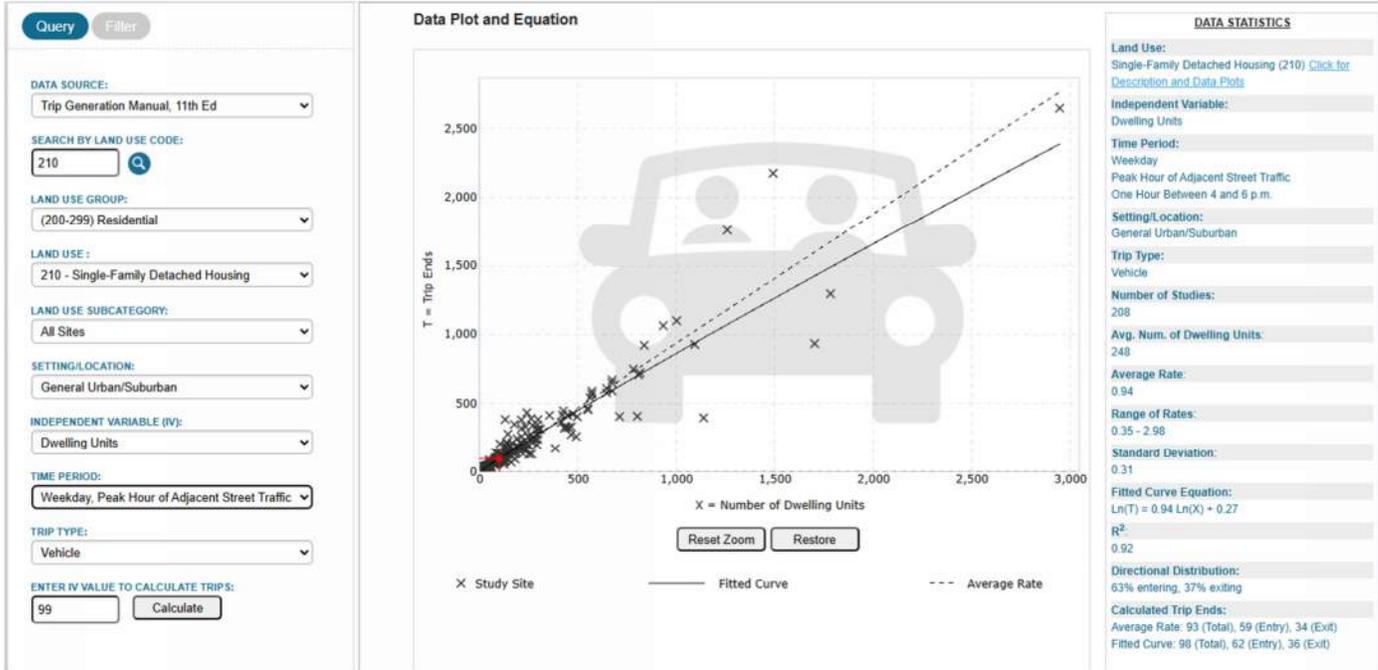
Retail Strip Plaza



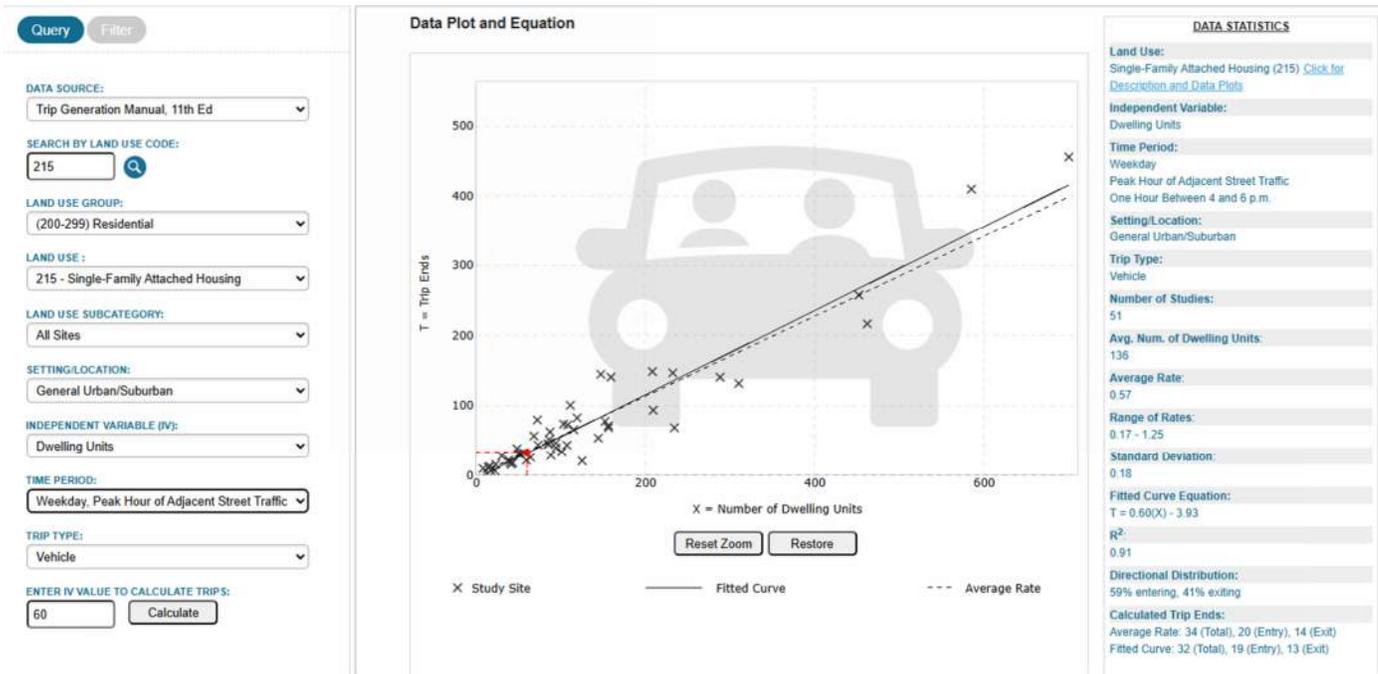


Weekday Peak Hour PM:

Single-Family Detached Housing



Single-Family Attached Housing





Retail Strip Plaza

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
822

LAND USE GROUP:
(800-899) Retail

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

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

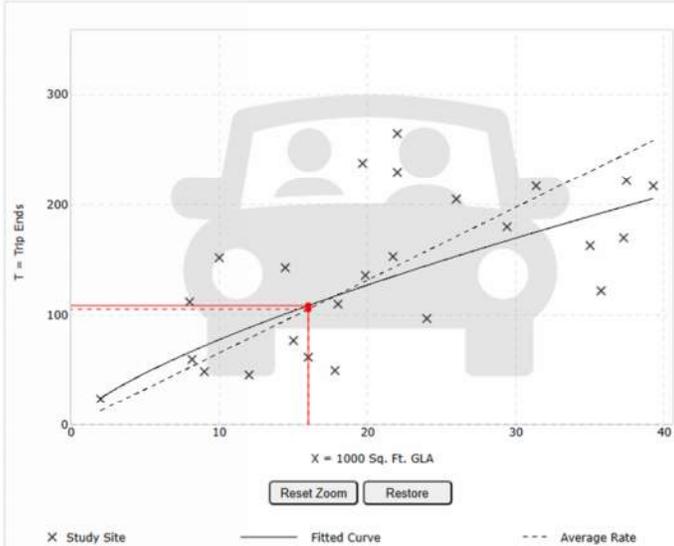
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GLA

TIME PERIOD:
Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
16 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Strip Retail Plaza (<40k) (822) Click for Description and Data Plots
Independent Variable:	1000 Sq. Ft. GLA
Time Period:	Weekday
Peak Hour of Adjacent Street Traffic:	One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	25
Avg. 1000 Sq. Ft. GLA:	21
Average Rate:	6.59
Range of Rates:	2.81 - 15.20
Standard Deviation:	2.94
Fitted Curve Equation:	$\ln(T) = 0.71 \ln(X) + 2.72$
R ² :	0.56
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 105 (Total), 53 (Entry), 52 (Exit) Fitted Curve: 109 (Total), 54 (Entry), 55 (Exit)



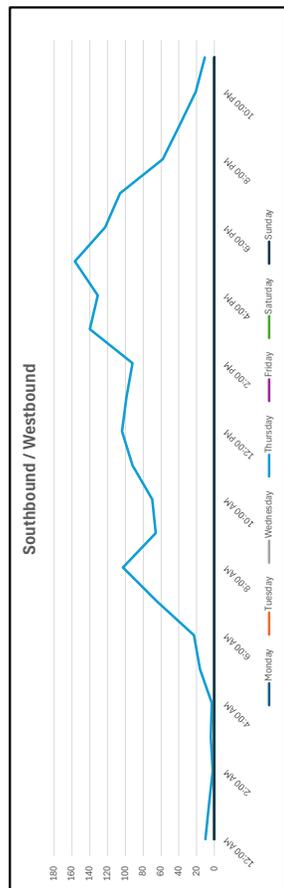
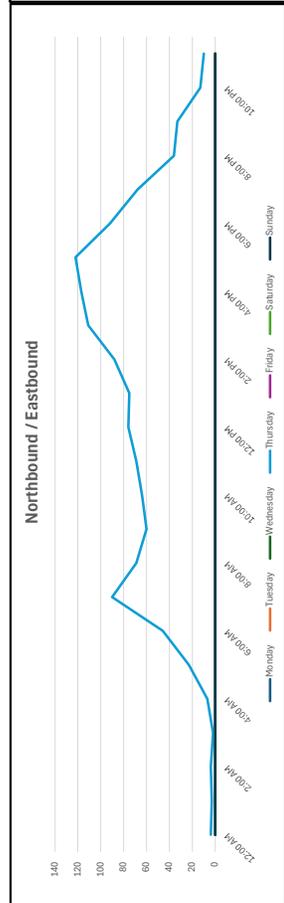
Traffic Counts (January 30, 2025)



Vehicle Volume Report - Hourly

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

Time	Monday 2/3/25			Tuesday 2/4/25			Wednesday 2/5/25			Thursday 1/30/25			Friday 1/31/25			Saturday 2/1/25			Sunday 2/2/25			3 Day Avg Tue-Thu			5 Day Avg Mon-Fri			7 Day Avg Mon-Sun		
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 9:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3:00 PM - 6:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM - 7:00 PM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12:00 AM - 12:00 AM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Percent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-





Concept Plan

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

OWNER & DEVELOPER
UPRISE DEVELOPMENT
P. O. BOX 2748
LOGANVILLE, GA 30052
PHONE: (770) 318-5329
MARK STREIFERT
3188 EXETER

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

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

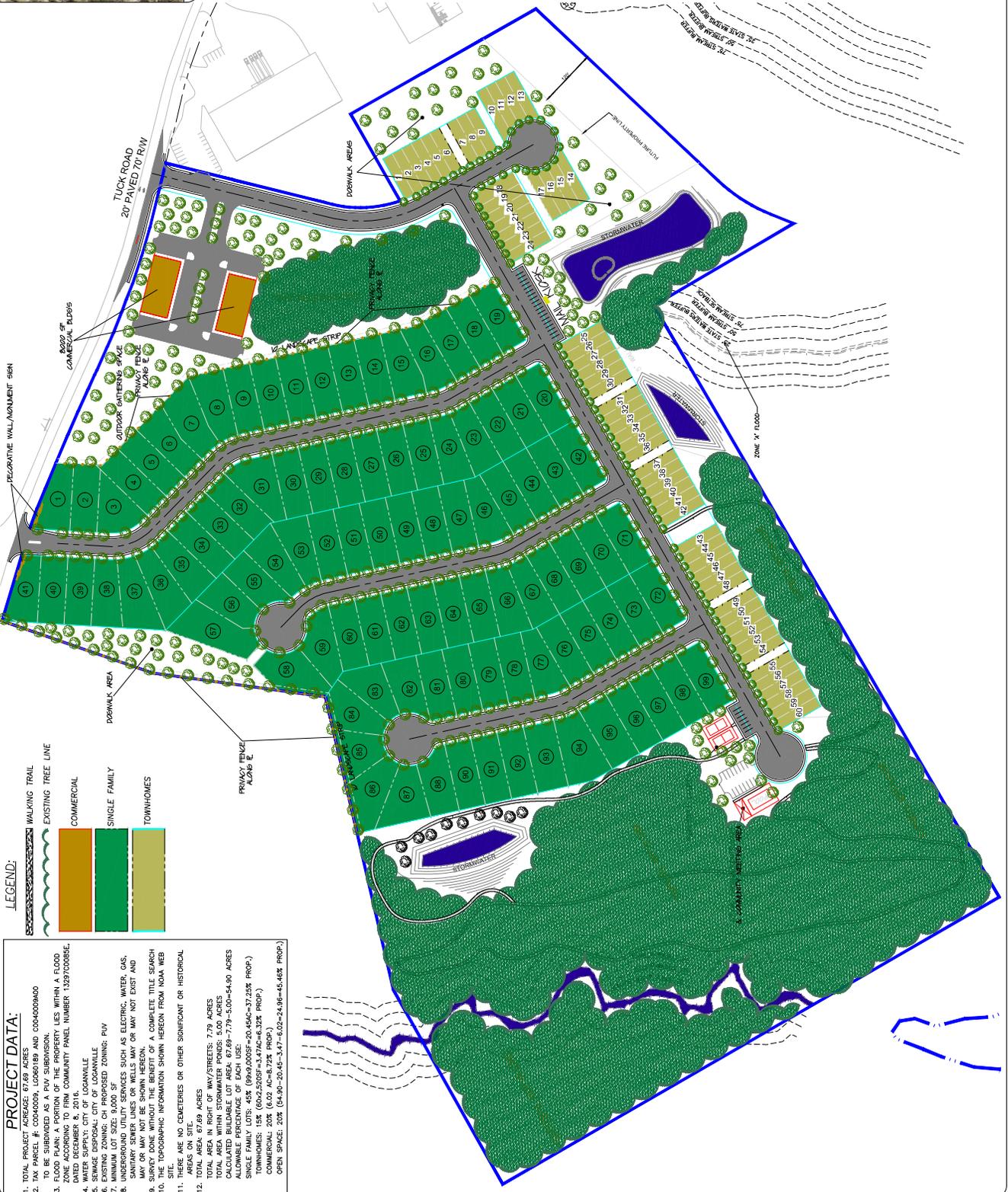
Section 5, Item A.

DATE	
REVISIONS	
1	
0	

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LOCATION MAP



LEGEND:

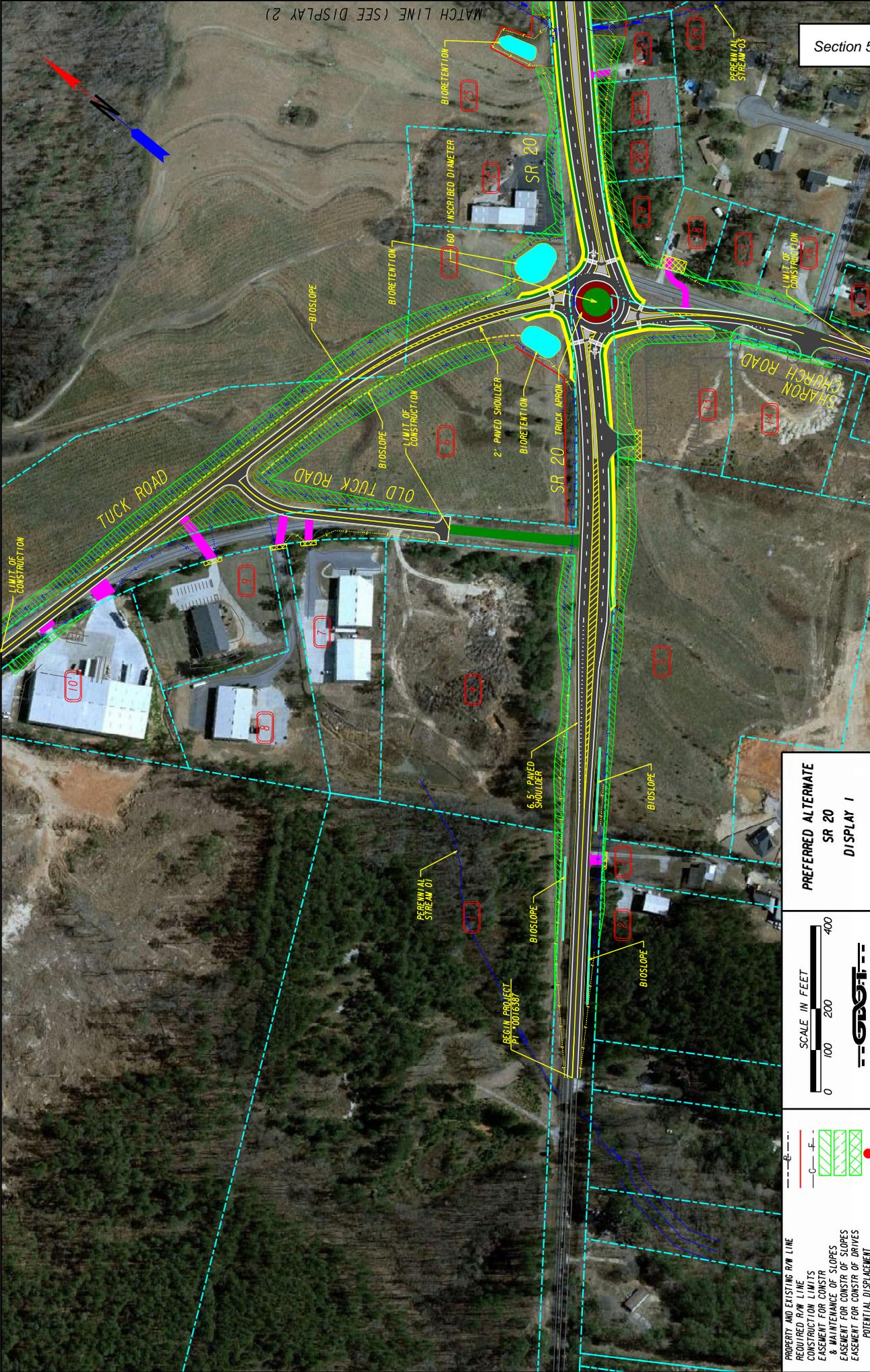
	WALKING TRAIL
	EXISTING TREE LINE
	COMMERCIAL
	SINGLE FAMILY
	TOWNHOMES

- PROJECT DATA:**
- TOTAL PROJECT ACRES: 67.68 ACRES
 - TAX PARCEL #s: C040009, L060189 AND C040400040
 - TO BE SUBDIVIDED AS A PUV SUBDIVISION.
 - FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD PLAIN. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER: 1257-00366, DATED DECEMBER 8, 2016.
 - WATER SUPPLY: CITY OF LOGANVILLE
 - SEWAGE DISPOSAL: CITY OF LOGANVILLE
 - MINIMUM LOT SIZE: 9,000 SF
 - 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. A COMPLETE TITLE SEARCH SHOULD BE CONDUCTED TO DETERMINE THE EXISTENCE OF SUCH SERVICES.
 - THE TOPOGRAPHIC INFORMATION SHOWN HEREON FROM NOAA WEB SITE.
 - THERE ARE NO CEMETERY OR OTHER SIGNIFICANT OR HISTORICAL MONUMENTS ON THE PROPERTY.
 - TOTAL AREA: 90.729 ACRES
 - TOTAL AREA IN RIGHT OF WAY/STREETS: 7.79 ACRES
 - TOTAL AREA WITHIN STORMWATER PONDS: 5.00 ACRES
 - CALCULATED BUILDABLE LOT AREA: 67.69-7.79=59.90=54.90 ACRES
 - ALLOWABLE PERCENTAGE OF EACH USE: COMMERCIAL=14.76% (PROP)
 - TOWNHOMES: 15% (6042.5025SF=3.4746=46.32% PROP)
 - COMMERCIAL: 20% (6.02 AC=8.72% PROP)
 - OPEN SPACE: 20% (54.90-20.45=3.47-6.02=24.98=46.46% PROP)



GDOT Concept Plan

MATCH LINE (SEE DISPLAY 2)



PREFERRED ALTERNATE
SR 20
DISPLAY 1



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

Staff Report — Annexation

ZONING CASE #: A24-023

LANDOWNERS: T N Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4332 Tom Brooks Road

MAP/PARCEL #: C0040009A00

PARCEL DESCRIPTION: Single Family Home

AREA: 9.34 acres

EXISTING ZONING: A2 (Walton County)

PROPOSED ZONING: PUV

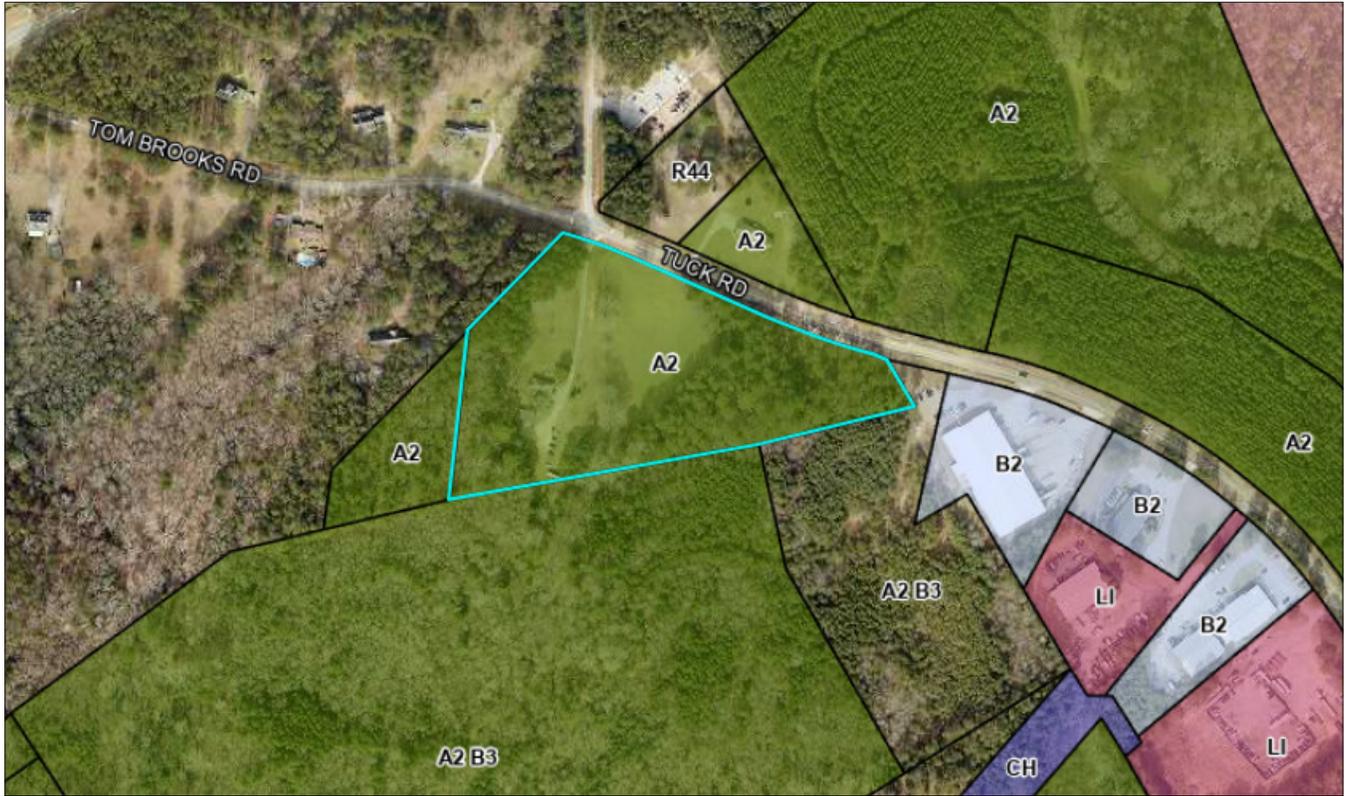
FUTURE LAND USE MAP: Neighborhood Residential (Walton County)

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

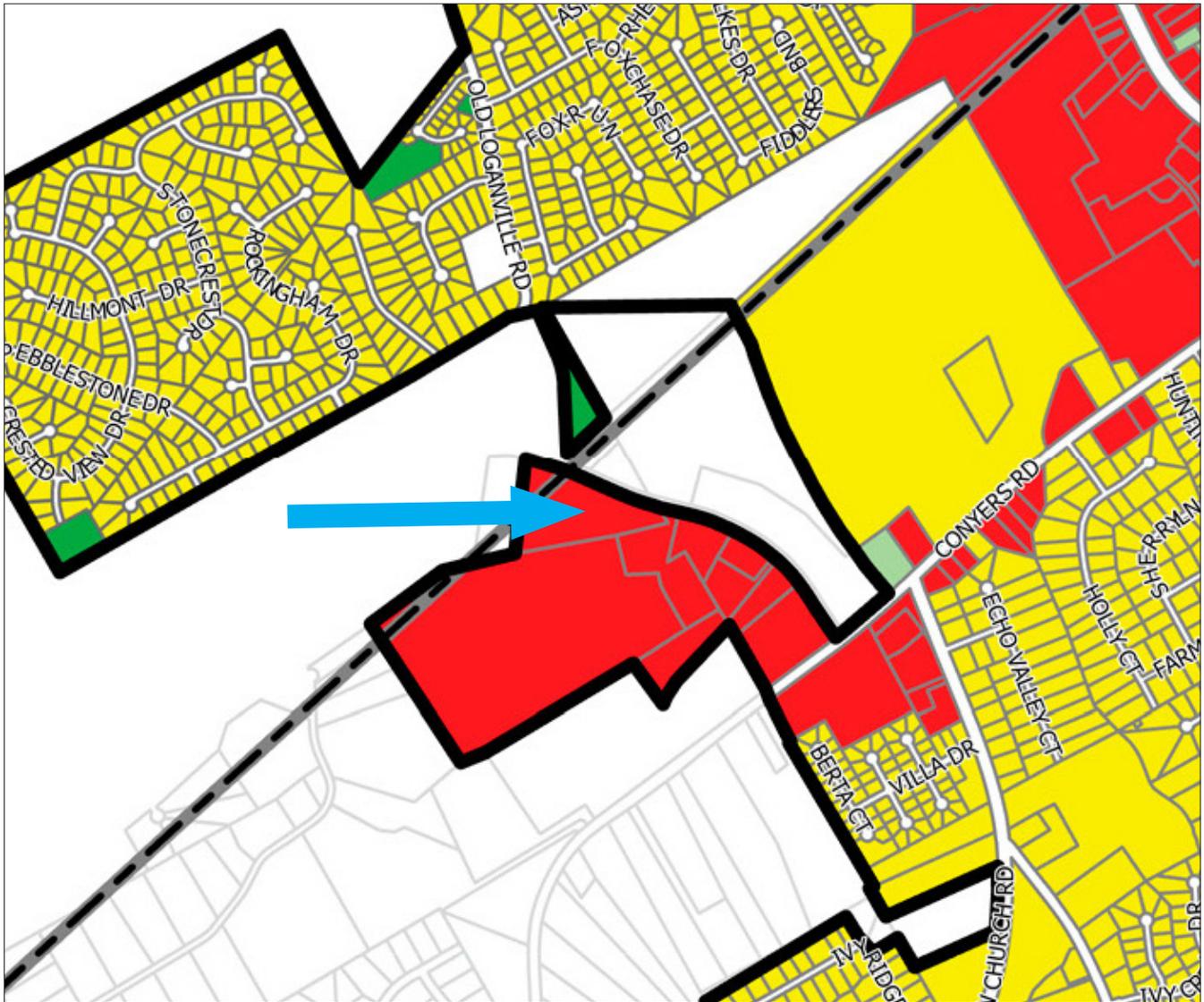
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions



Date: 7/19/24

Application # A 24-025

REQUEST FOR ANNEXATION

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

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

Applicant is: Property Owner Contract Purchaser Agent Attorney

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

PROPERTY INFORMATION

MAP & PARCEL # R4216 001 PRESENT ZONING: Residential Va C6 (ft) (Separate rezoning request required)

ADDRESS: 4332 Tom Brooks Road COUNTY: Gwinnett ACREAGE: 0.83

PROPOSED DEVELOPMENT: PLU

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

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

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

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

Commission Chairman: [Signature] DATE: 7/27/25

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

 Mayor City Clerk Date

Application # R

Applicant's Certification

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

[Signature] _____ 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

Application # R

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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


Applicant's Signature

Date

Mark Streifert
Print Name

Signature of Applicant's
Attorney or Agent

Date

Print Name

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

 YES

 NO

If YES, complete the following:

NAME OF INDIVIDUAL MAKING CONTRIBUTION _____

NAME & OFFICIAL POSITION
OF GOVERNMENT OFFICIAL

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

DATE OF
CONTRIBUTION

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

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



Property Detail

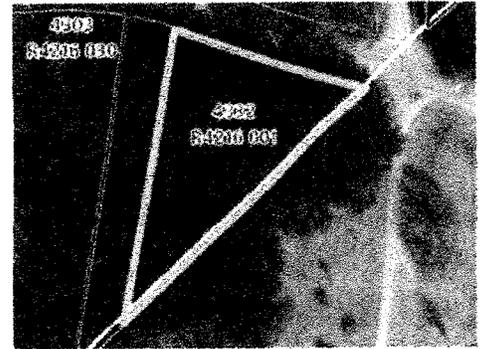
[Go Back](#)

[Neighborhood Sales](#)

[Property Report](#)

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

Property ID: R4216 001
 Alternate ID: 256498
 Address: 4332 TOM BROOKS RD
 Property Class: Residential Vacant
 Neighborhood: 8012
 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 Ass'd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000
Land Imp	\$0	\$0	\$0	\$0	\$0
Imp Ass'd	\$0	\$0	\$0	\$0	\$0
Total Ass'd	\$16,000	\$16,000	\$9,000	\$9,000	\$9,000

Sales history does not exist for this account.

Improvements do not exist for this account.

Primary Use: Undeveloped Area: 0.83 Net Prompts: 0 Net Points: 0

Site: 1

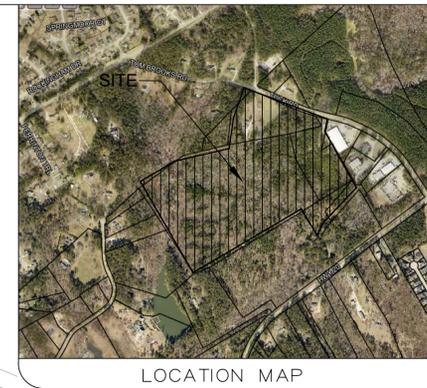
Use of Rights: HARRISON RD

PROJECT DATA:

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

LEGEND:

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



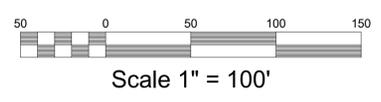
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
750 BELMONT ROAD
ATHENS, GA 30605
OFFICE 706-265-2443

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

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

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

DATE	01/18/25
SHEET	1 of 1



REVISIONS	DATE

Staff Report — Annexation

ZONING CASE #: A24-025

LANDOWNERS: T N Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4332 Tom Brooks Road

MAP/PARCEL #: 4216 001

PARCEL DESCRIPTION: Single Family Home

AREA: 0.83 acres

EXISTING ZONING: R100 (Gwinnett County)

PROPOSED ZONING: PUV

FUTURE LAND USE MAP: Established Neighborhood (Gwinnett County)

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

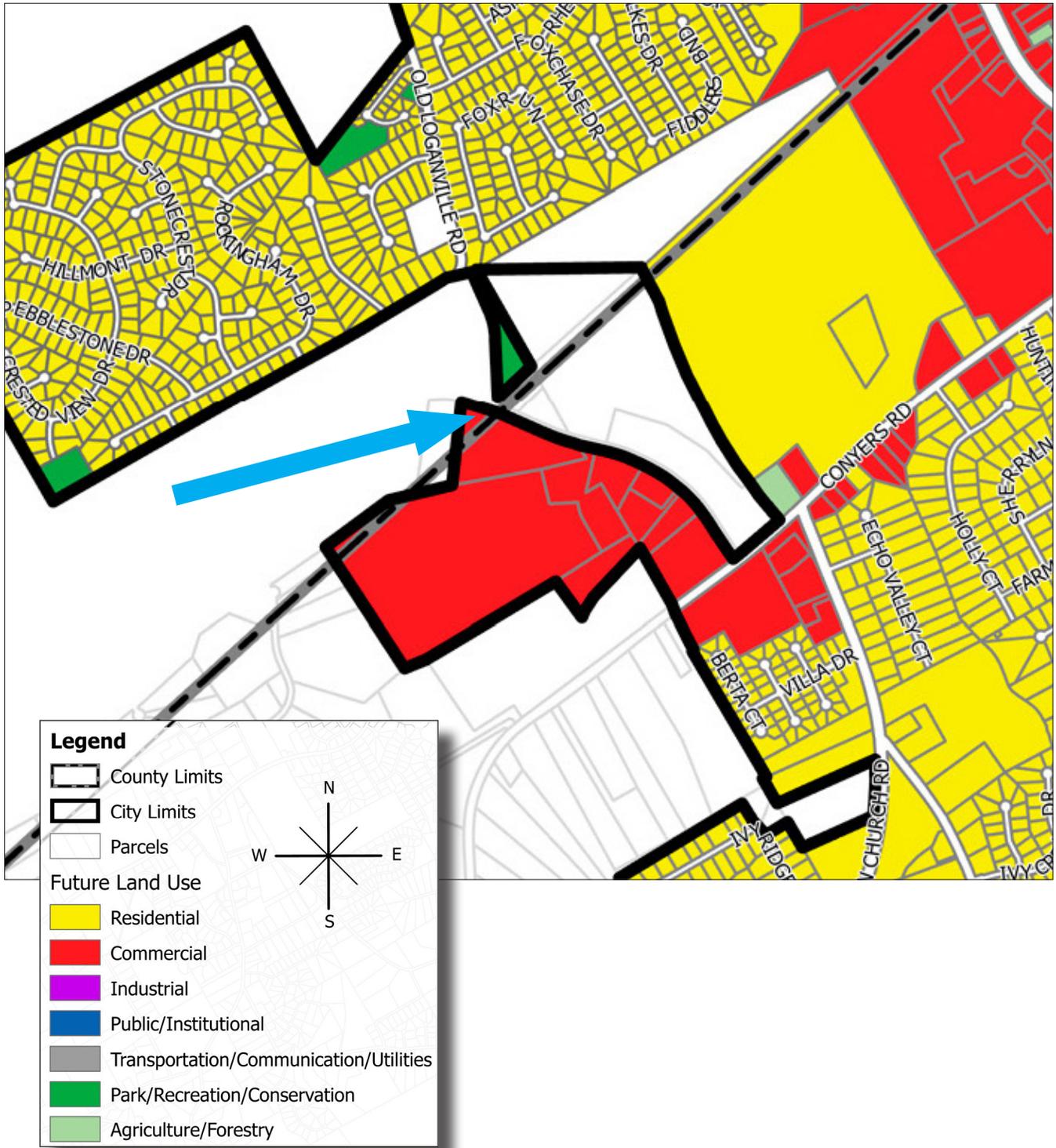
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

The property is currently a wooded lot.

Impact Analysis / Recommendation

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions



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

Section 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 Pappas Talk</u> CITY: <u>Social Circle</u> STATE: <u>GA</u> Zip: <u>30025</u> PHONE: <u>(678) 640-8020</u> (*attach additional pages if necessary to list all owners)
Applicant is: Property Owner <input type="checkbox"/> <u>Contract Purchaser</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Attorney <input type="checkbox"/>	
CONTACT PERSON: <u>Mark Streifert</u> PHONE: <u>(770) 318-5329</u> EMAIL: <u>mark@buildres.com</u> FAX: _____	
PROPERTY INFORMATION	
MAP & PARCEL # <u>C0040007</u> PRESENT ZONING: <u>A2/B3</u> (Separate rezoning request required) ADDRESS: <u>4550 TUCK Road</u> COUNTY: <u>Walton</u> ACREAGE: <u>47.15</u> PROPOSED DEVELOPMENT: <u>PUD</u>	

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

Pre-Application Conference Date: 3/15/24
 Accepted by Planning & Development: Sarah Black DATE: 7/19/24 FEE PAID: \$300.00
 CHECK # 18758 RECEIPT # _____ TAKEN BY: SB DATE OF LEGAL NOTICE: _____ NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: Approve Approve w/conditions Deny No Recommendation
 Commission Chairman: [Signature] DATE: 2/27/25
 CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn

Mayor _____ City Clerk _____ Date _____

Applicant's Certification

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

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

Mark Streifert, Manager
Print Name and Title

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

(Seal) _____
Signature of Notary Public

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

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

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

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

Owner's Signature Date

Benny Stephenson, Trustee
Print Name and Title

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

(Seal) _____
Signature of Notary Public

Applicant's Certification

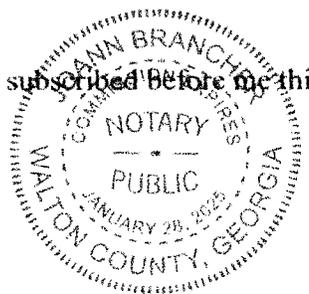
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

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

Mark Streifert, Manager
Print Name and Title

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

(Seal)



[Signature]
Signature of Notary Public

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

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

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

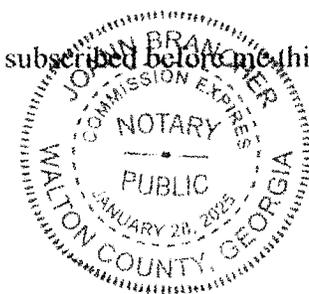
that all information contained in this application is complete and accurate to the best of their knowledge.

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

Benny Stephenson, Trustee
Print Name and Title

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

(Seal)



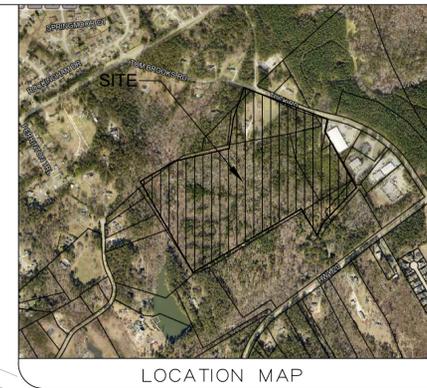
[Signature]
Signature of Notary Public

PROJECT DATA:

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

LEGEND:

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



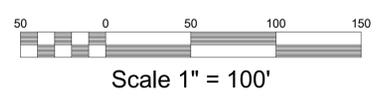
CIVIL SOLUTIONS, INC.
ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-265-2443

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

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

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

DATE	10/18/25
SHEET	1 of 1



REVISIONS	DATE

Staff Report — Annexation

ZONING CASE #: A24-027

LANDOWNERS: O H Brooks

APPLICANT: Uprise Development LLC

PROPERTY ADDRESS: 4550 Tom Brooks Road

MAP/PARCEL #: C0040009

PARCEL DESCRIPTION: Wooded area

AREA: 50.28 acres

EXISTING ZONING: A2 / B3 (Walton County)

PROPOSED ZONING: PUV

FUTURE LAND USE MAP: Commercial

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

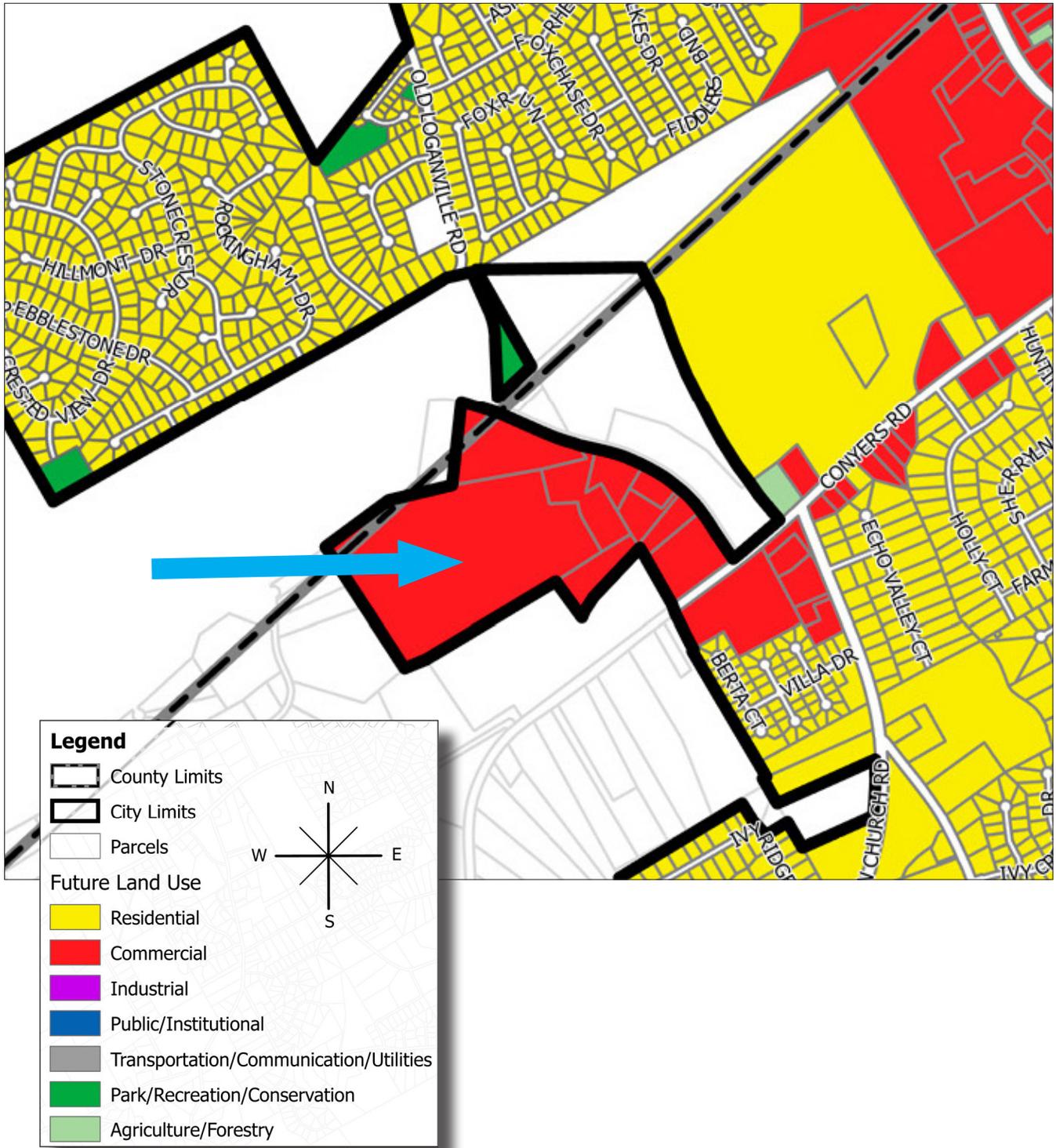
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

Area Zoning — Walton & Gwinnett Counties



Future Land Use Map — City of Loganville



Applicant's Request

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

Existing Conditions

The property is currently a wooded lot.

Impact Analysis / Recommendation

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

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions



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

Date: 7/19/24

Application # R-21024

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

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

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

PROPERTY INFORMATION

MAP & PARCEL # LG060188/LG060189/C0040009 PRESENT ZONING: A2/Res REQUESTED ZONING: PUV
29216001 rental/Vacant/B3/CH

ADDRESS: 4332 Tom Brooks Road COUNTY: Walton ACREAGE: 9.34 5732

PROPOSED DEVELOPMENT: PUV

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

Pre-Application Conference Date: 7/15/24
 Accepted by Planning & Development: Scath Black DATE: 7/19/24 FEE PAID: \$500.00

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

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

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

Mayor _____ City Clerk _____ Date _____

Applicant's Certification

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

[Handwritten Signature]
Applicant's Signature

9-6-24
Date

MARK STRELFORT - MANAGER / MEMBER
Print Name and Title

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



[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]
Owner's Signature

9-6-24
Date

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

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



[Handwritten Signature]
Signature of Notary Public

Application # **R** _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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



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
 Class Code Residential
 Taxing District Walton County
 Acres 9.34

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

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

(Number of sales for parcel may be greater than shown.)

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

Developed by  Schneider
 GEOSPATIAL

Walton County, GA

Summary

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



www.wcga.com

Owner

BROOKS T N
 4332 TOM BROOKS ROAD
 LOGANVILLE, GA 30052

Rural Land

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

Residential Improvement Information

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

Accessory Information

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

Sales

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

Valuation

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

STAFF REPORT — REZONE

ZONING CASE #: R24-024

LANDOWNERS: Multiple

APPLICANT: Uprise Development

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

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

PARCEL DESCRIPTION: Single Family Home, Wooded and Vacant land

AREA: 71.05 acres

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

PROPOSED ZONING: PUV

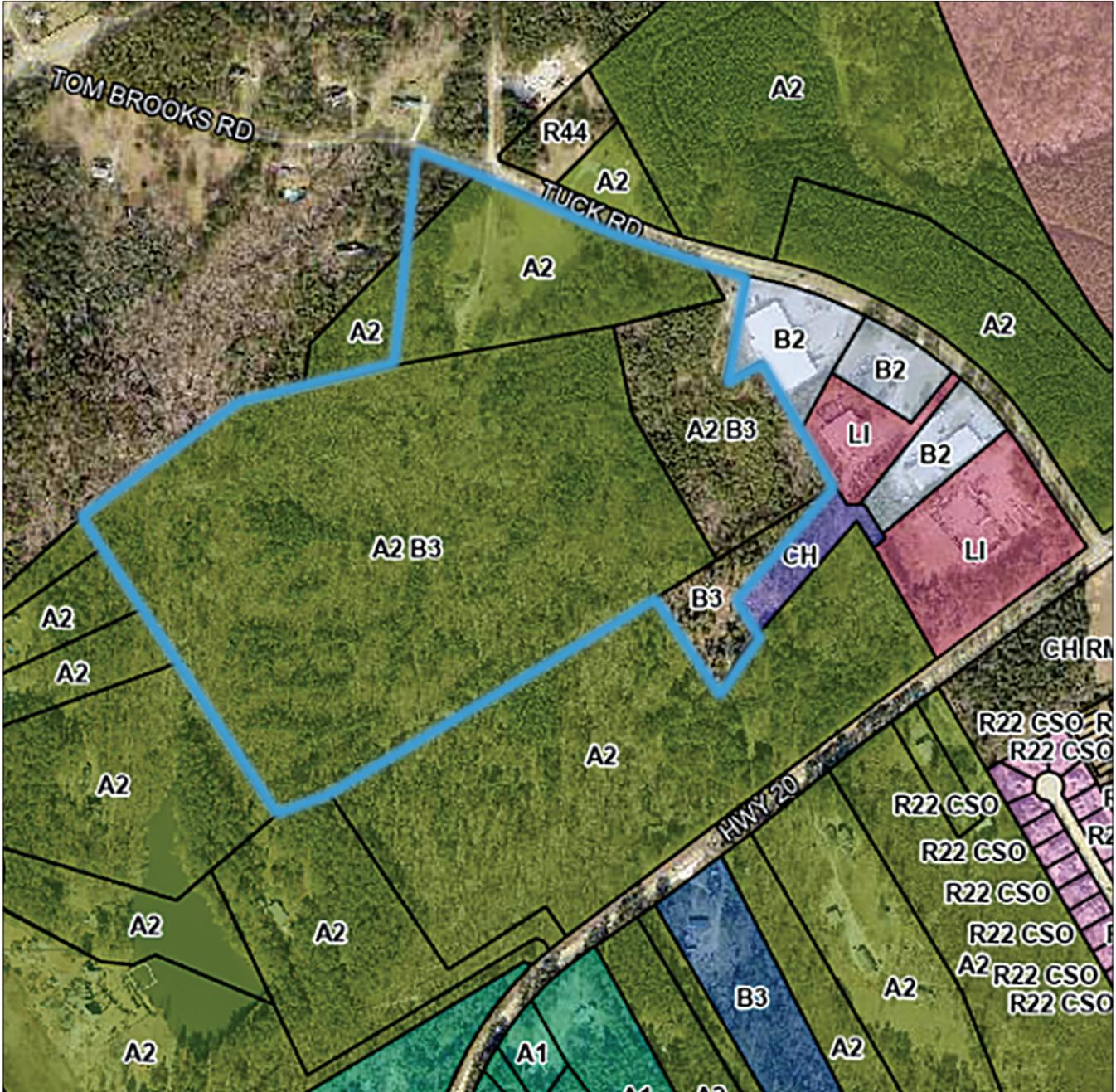
FUTURE LAND USE MAP: Commercial Highway, Established Neighborhood (Gwinnett County), Neighborhood Residential (Walton County)

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

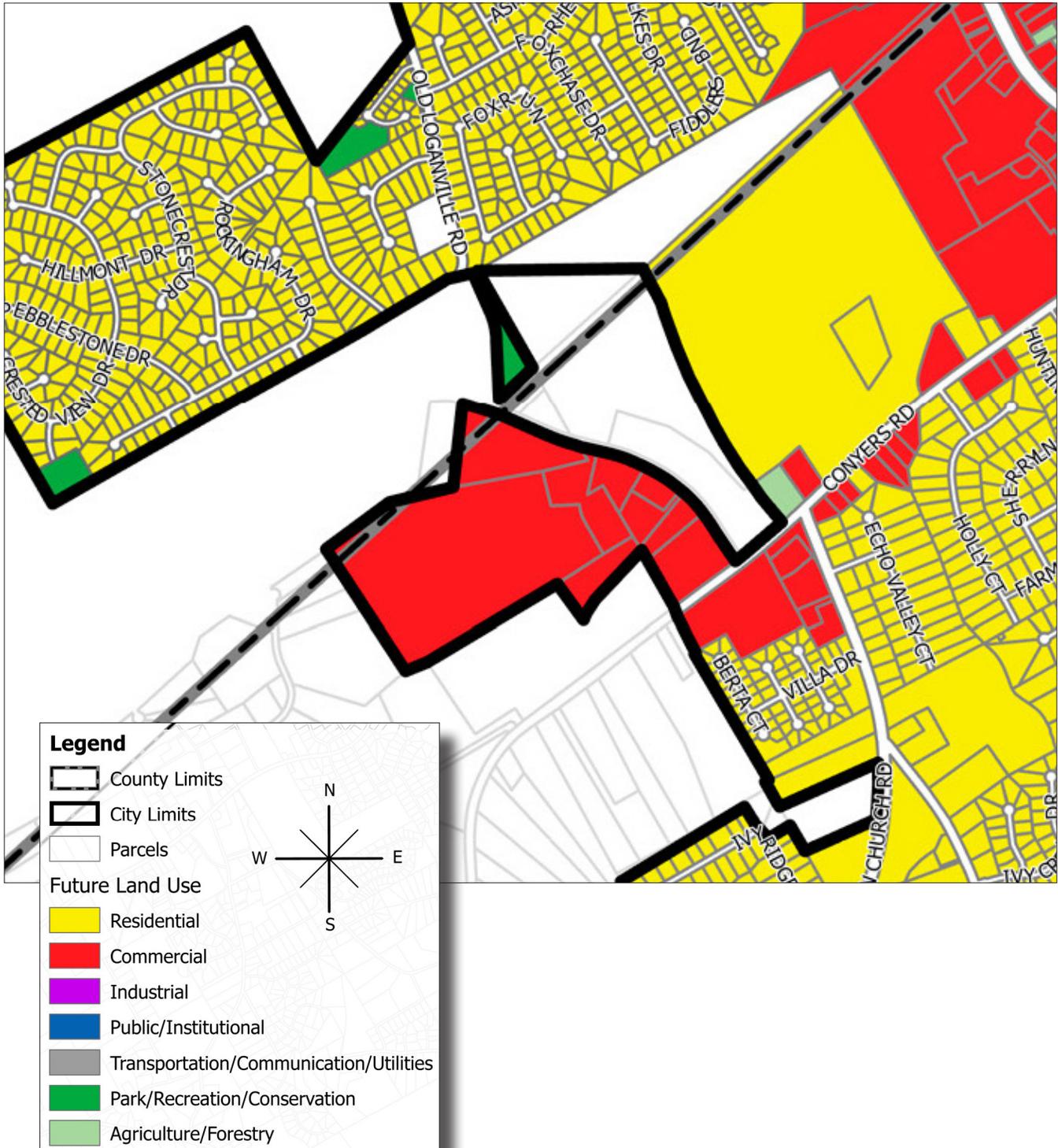
PLANNING COMMISSION HEARING: January 23, 2025

CITY COUNCIL HEARING: February 10 & 13, 2025

ZONING MAP



FUTURE LAND USE MAP



Applicant's Request

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

Existing Conditions

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

Impact Analysis / Recommendation

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

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

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

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

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

Impact Analysis / Recommendation *(continued)*

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

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

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

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

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

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

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 8 inches

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

Size of the sewer line? Unknown

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? Unknown

DATA APPENDIX

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

TRANSPORTATION

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

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

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

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? No

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

EMERGENCY SERVICES

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

Distance of the nearest station? 2 miles

Most likely station for 1st response? Station 18

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



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

Date: 1/3/2025

Application # R 25-001

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

Form with sections: APPLICANT INFORMATION, PROPERTY OWNER INFORMATION, CONTACT PERSON, and PROPERTY INFORMATION. Includes fields for Name, Address, City, State, Zip, Phone, and Zoning details.

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

Pre-Application Conference Date: _____

Accepted by Planning & Development: [Signature]

DATE: 1-3-25

FEE PAID: \$500.00

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

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

Commission Chairman: [Signature]

DATE: 2/27/25

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

Mayor

City Clerk

Date

Application # **R25-001**

Applicant's Certification

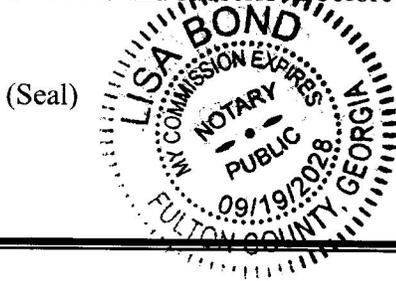
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Handwritten Signature]
Applicant's Signature

1/3/2025
Date

BERNIE SMITH Manager
Print Name and Title

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



[Handwritten Signature]
Signature of Notary Public

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

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

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

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

Owner's Signature

Date

Print Name and Title

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

(Seal)

Signature of Notary Public

APPLICANT'S RESPONSES TO EVALUATION CRITERIA

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

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels?
It will greatly improve the site with these attractive HOMES and Landscaping. We are also adding a Dog Park, TOT LOT AND Park next to the church.
2. How does the proposed use impact thoroughfare congestion and traffic safety?
It will not impact the traffic as it will be minimal traffic
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl?
It will not impact it with 44 units
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services;
It will not impact it with 44 units
5. How does the proposed zoning provide protection of property against blight and depreciation?
THE HOA WILL TAKE CARE OF The Landscaping & common Areas keeping it maintained and up to date.
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan?
It fits the comprehensive plan by providing housing to local residents that can walk to Loganville and provide the "missing middle" HOUSING MIX.
7. In what way does the proposed zoning affect adjacent property owners if the request is approved?
It will increase their property value and allow their neighbours ~~to be~~ the opportunity to live in downtown Loganville. The Church will have more families in walking distance.
8. What is the impact upon adjacent property owners if the request zoning is not approved?
The next use could be a higher density with less Open space. we kept less units and more parks in this plan.
9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville.
Being able to house local service providers in the town they work in is a big missing component in Loganville as is the "missing middle" housing mix. The Comprehensive Plan calls this out as a need.

DRAWING PATH/NAME: E:\2024\2024-154 BERNE LINE STREET PROJECT\154_official\office and c3d - rev\2024-154 BERNE LINE STREET PROJECT 241231.dwg
 DRAWING LAST SAVED: Tuesday, December 31, 2024 9:08:48 AM
 PLOT DATE: Friday, January 3, 2025 10:24:36 AM
 CLIENT NAME: MANOR RESTORATION
 PROJECT NAME: LINE STREET & PECAN STREET TOWNHOMES



AREA =
9.80 ACRES
 426,782 sq. ft.

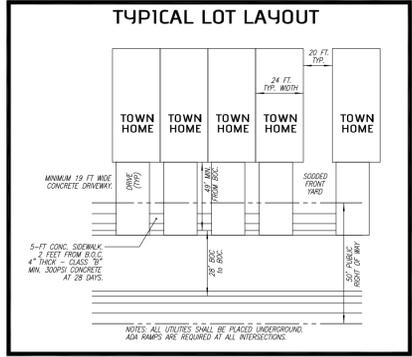
NUM	BEARING	DISTANCE
L1	S57°53'50"W	14.41'
L2	N28°08'10"W	49.30'
L3	N27°23'37"W	65.71'
L4	N29°04'04"W	105.04'
L5	N29°41'37"W	80.59'
L6	N30°10'25"W	63.18'
L7	N30°10'25"W	45.94'

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

PARENT TRACT STATISTICS (PARCEL LG040014A00)		
CURRENT ZONING RESIDENTIAL LOW DENSITY "R44"	TOTAL TRACT AREA PARENT TRACT AREA 9.80 ACRES	SEWER AVAILABILITY AS SHOWN TO THE SOUTHWEST IN PUBLIC RIGHT OF WAY OF PECAN STREET (40-FT R/W)
PUBLIC ACCESS 200-84 FEET ALONG PECAN STREET & 400-84 FEET ALONG LINE STREET.	AVAILABLE SIGHT DISTANCE ENHANCE 30 FT. DISTANCE (LINE 3) TO THE N.E. (LEFT) = 500+ FEET TO THE S.E. (RIGHT) = 500+ FEET	WATER AVAILABILITY N.E. SIDE OF LINE STREET

PROPOSED DEVELOPMENT STATISTICS		
TOTAL UNITS/DENSITY 44 UNITS, SINGLE FAMILY UNITS 4.48 UNITS PER ACRE	TOTAL AREA IN R/W 4.50 ACRES	TOTAL OPEN SPACE/BUFFERS 5.30 ACRES @ 53.72%
TOTAL PARKING UNITS PER UNIT TOTAL AREA PARKING SPACES = 2	TOTAL AREA IN OPEN SPACE 1.53 ACRES @ 15.72%	TOTAL AREA IN BUFFERS 1.00 ACRES @ 10.22%
TOTAL LENGTHS PUBLIC STREETS = 915 LF, DRAINAGE SYSTEM = 980 LF, SANITARY SYSTEM = 800 LF, WATER DISTRIBUTION = 800 LF	AREA IN DRAINAGE EASEMENT 0.84 ACRES	AREA IN SANITARY EASEMENT 0.80 ACRES @ 8.16%
PROPOSED SETBACKS FRONT = 20 FT., REAR = 10 FT., SEAR = 20 FT., DISTANCE BETWEEN BLOSS = 20 FT.	AREA IN PARKS 0.22 ACRES	IMPERVIOUS AREA 3.51 ACRES @ 35.82%

PROPOSED TOWNHOME STATISTICS	
PROPOSED FLOOR AREA MINIMUM HEATED FLOOR AREA - 1200 SQ. FT.	



LEWIS DEVELOPMENT CONCEPTS, LLC
 285 Tom Reeve Dr. Suite 301
 Carrollton, GA 30138
 770-280-5738
 Robert S. Lewis, LS #2789
 Ga. Reg. LS #2789
 Level II Cert.
 Dsgn. #0000029563

811
 Call Before You Dig!

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

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

REFERENCED NORTH

DATE OF ORIGINAL:
 01/02/2025

DATE LAST REVISED:
 NA

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

SHEET P001

LINE STREET TOWNHOME PROJECT

TRACT#1 LEGAL DESCRIPTION

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

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

With the **TRUE POINT OF BEGINNING** being established for **TRACT#1**; thence along the aforementioned apparent southerly right of way of Line Street in a northeasterly direction, **North 60 Degrees 01 minutes 35 seconds East a distance of 99.97 feet** to a point; thence continuing along the aforementioned apparent southerly right of way of Line Street, **North 59 Degrees 55 minutes 55 seconds East a distance of 101.02 feet** to a 1" OPEN TOP PIPE FOUND; thence leaving the aforementioned apparent southerly right of way of Line Street and in a southeasterly direction, **South 30 Degrees 04 minutes 05 seconds East a distance of 179.37 feet** to an IRON PIN SET; thence **North 59 Degrees 36 minutes 14 seconds East a distance of 200.00 feet** to an IRON PIN SET; thence **North 30 Degrees 04 minutes 05 seconds West a distance of 179.37 feet** to an IRON PIN SET at the aforementioned apparent southerly right of way of Line Street; thence along the aforementioned apparent southerly right of way of Line Street in a northeasterly direction, **North 59 Degrees 52 minutes 58 seconds East a distance of 249.85 feet** to a corner referenced by a ½" REBAR FOUND (said ½" REBAR FOUND 2.64 feet inside right of way); thence leaving the aforementioned apparent southerly right of way of Line Street and in a southeasterly direction, **South 30 Degrees 37 minutes 47 seconds East a distance of 193.18 feet** to a ½" REBAR FOUND; thence **South 63 Degrees 57 minutes 37 seconds West a distance of 63.98 feet** to a ANGLE IRON FOUND; thence **South 29 Degrees 00 minutes 25 seconds East a distance of 214.04 feet** to a SCRAPE BLADE FOUND; thence **North 54 Degrees 03 minutes 49 seconds East a distance of 106.70 feet** to a 1" OPEN TOP PIPE FOUND; thence **South 29 Degrees 26 minutes 28 seconds East a distance of 241.90 feet** to a ½" OPEN TOP PIPE FOUND; thence **North 62 Degrees 00 minutes 15 seconds East a distance of 82.88 feet** to a ½" OPEN TOP PIPE FOUND; thence **South 27 Degrees 56 minutes 53 seconds East a distance of 211.23 feet** to a AXLE FOUND; thence **South 28 Degrees 41 minutes 13 seconds East a distance of 100.84 feet** to a 2" OPEN TOP PIPE FOUND; thence **South 30 Degrees 23 minutes 21 seconds West a distance of 358.85 feet** to a AXLE FOUND; thence **North 36 Degrees 10 minutes 41 seconds West a distance of 124.19 feet** to a ½" REBAR FOUND; thence **North 32 Degrees 02 minutes 01 seconds West a distance of 200.17 feet** to a ½" OPEN TOP PIPE FOUND; thence **South 57 Degrees 53 minutes 50 seconds West a distance of 14.41 feet** to an IRON PIN SET; thence **North 32 Degrees 02 minutes 04 seconds West a distance of 336.46 feet** to an IRON PIN SET; thence **South 63 Degrees 55 minutes 05 seconds West a distance of 258.45 feet** to an IRON PIN SET at the aforementioned apparent westerly right of way of Pecan Street; thence along the aforementioned apparent westerly right of way of Pecan Street in a northwesterly direction, **North 30 Degrees 10 minutes 25 seconds West a distance of 45.94 feet** to point; thence continuing along the aforementioned apparent westerly right of way of Pecan Street, **North 30 Degrees 03 minutes 56 seconds West a distance of 235.05 feet** to point; said point being the **TRUE POINT OF BEGINNING** for said **TRACT#1**.

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

PROJECT DATA

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

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

SURVEY NOTES:

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

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA DISTO TOTAL STATION INSTRUMENT.

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

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0005E WITH AN EFFECTIVE DATE OF 12/16/2016, FOR COMMUNITY NUMBER 33038, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA.

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

FELDMARK COMPLETED: 12/6/2022.
TOTAL AREA = 11.930 ACRES

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

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

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

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

OWNER OF RECORD:
MARIE G. WOMBLE
4200 PECAN STREET
LOGANVILLE, GA 30052
TAX PARCEL LOG40013

DAN D. GARRETT ESTATE
4204 PECAN STREET
LOGANVILLE, GA 30052
TAX PARCEL LOG40013

- SURVEY LEGEND
BSL - BUILDING SETBACK LINE
CORNERED MARK TYPE
...
SM - SURVEY MONUMENT

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

1/3/2023
DATE

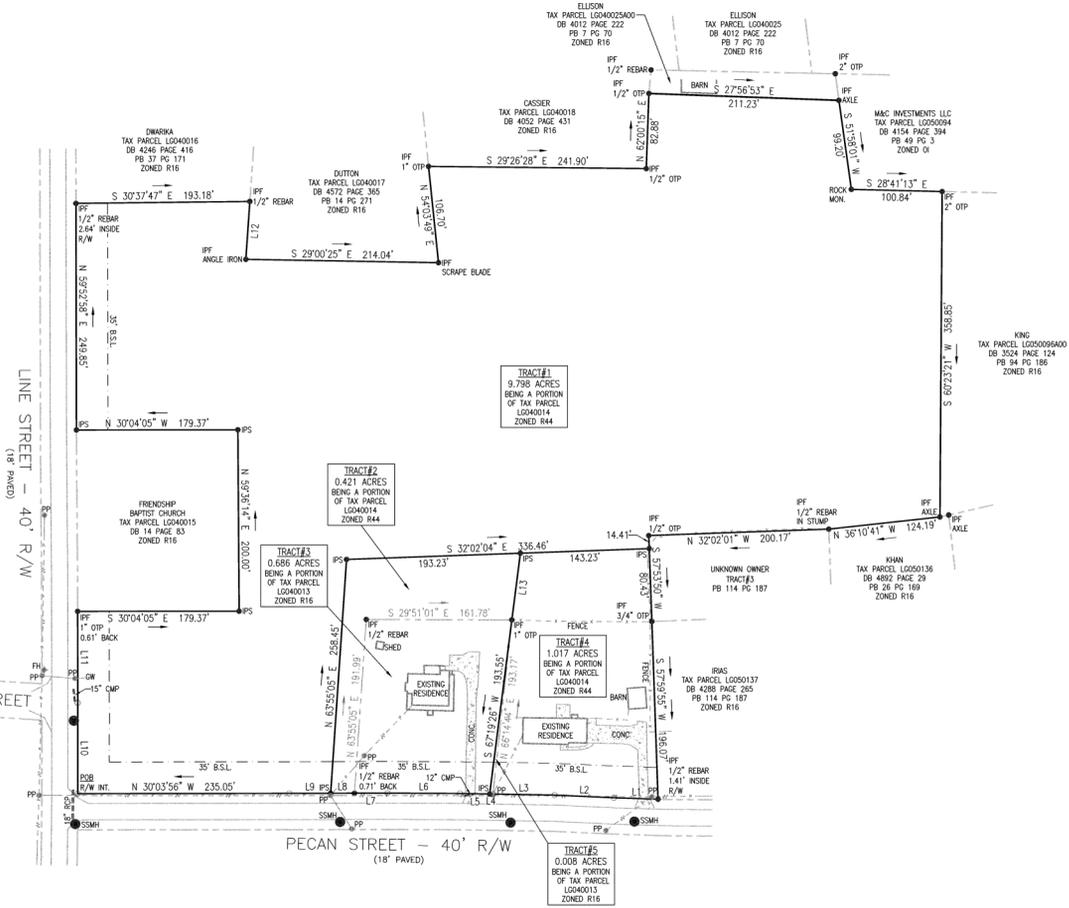


Table with columns: LINE #, BEARING, DISTANCE. Lists lines L1 through L13 with their respective bearings and distances.



W&A ENGINEERING
A Walter Communities Collaboration Company

ATHENS • ATLANTA • AUGUSTA
BIRMINGHAM • NASHVILLE
1002 South Broad Street
Monroe, GA 30855

770.267.4703
WWW.WAENGINEERING.COM
WWW.WAENGINEERING.COM

ALL INFORMATION SHOWN IS BASED ON THE BEST OF OUR KNOWLEDGE AND BELIEF. IT IS THE POLICY OF W&A ENGINEERING TO MAINTAIN AN ACCURATE RECORD OF ALL SURVEYS. WE DO NOT WARRANT THE ACCURACY OF ANY INFORMATION NOT SHOWN ON THIS PLAT. THERE IS NO IMPLIED WARRANTY OR GUARANTEE.

MONITOR SUBMISSIONS RECOMBINATION PLAT FILE
MARIE G. WOMBLE

DATE: 1/3/2023

APPROVED FOR FILING
FOR RECORDING
CITY OF LOGANVILLE
Includes a north arrow and a graphic scale bar showing 0, 30, 60, 120 feet.



22-1539

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:
CITY OF LOGANVILLE, GA
PLANNING AND DEVELOPMENT
LOGANVILLE
DATE: 03 Jan, 2023

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.
SHEET 1 OF 1

January 3rd, 2025

City of Loganville Zoning Department

RE: Line Street and Pecan Street Project

Dear City of Loganville,

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

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

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

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

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

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

Sincerely,

Bernie Smith

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT C

DESIGN GUIDELINES

Manor Estates

DESIGN GUIDELINES

February 25, 2025

I. PURPOSE

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

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

II. DESIGN REVIEW BOARD

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

Formation of the DRB:

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

Initial Submission:

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

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

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

Final Submission:

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

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

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

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

Changes after Final Submission:

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

Fees:

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

III. ZONING RESTRICTIONS AND STIPULATIONS

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

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

IV. SITE PLANNING

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

V. SITEWORK AND GRADING

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

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

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

VI. HEIGHT LIMITATIONS

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

VII. SERVICE AREAS

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

VIII. SITE LIGHTING

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

IX. UTILITIES

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

Group utility meters with transformers where possible.

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

X. ARCHITECTURAL DESIGN

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

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

1) Townhome

Townhome Community Standards

Setbacks

Front: 35 feet(no rear access)

Side: 20 feet(between building)

Rear: 20 feet

Size

Minimum heated floor area 1,400 sf

Architectural Standards

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

XI. LANDSCAPING

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

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

Manicured:

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

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

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

XII. GENERAL MAINTENANCE

Undeveloped Areas:

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

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

Developed Areas:

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

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

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

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

XIII. SUBMISSION OF UTILITY DRAWINGS

Interior Directional Signs:

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

Monument Signs:

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

EXHIBIT D

LIST OF ALLOWED USES

1. All uses in the RM-6 District.

DRAWING PATH/NAME: C:\15 Develop\2024\2024-154 BERNIE LINE STREET PROJECT\154 BERNIE LINE STREET PROJECT.dwg
 DRAWING LAST SAVED: Friday, January 10, 2025 12:29:42 PM
 PLOT DATE: Monday, March 31, 2025 10:02:46 AM
 CLIENT NAME: MANOR RESTORATION
 PROJECT NAME: LINE STREET & PECAN STREET TOWNHOMES



AREA = 9.80 ACRES
 426,782 sq. ft.

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

LEWIS DEVELOPMENT CONCEPTS, LLC
 288 Tom Reeves Dr. Suite 301
 Carrollton, GA 30086
 770-280-5738
 Robert S. Lewis, Ga. Reg. LS #2789, Level II Cert. #0808029563, Desgn. #0808029563

811
 Call Before You Dig!

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

REGISTERED PROFESSIONAL SURVEYOR
 ROBERT S. LEWIS
 No. 2789
 Level II Cert. #0808029563
 Robert S. Lewis, Ga. Reg. LS #2789, Level II Cert. #0808029563, Desgn. #0808029563

REFERENCED NORTH

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

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

SHEET P001

STAFF APPLICATION ANALYSIS REPORT

ZONING CASE #: R25-001

LANDOWNERS: Marie Womble, David Garrett and Deann Miller

APPLICANT: Manor Restorations LLC

PROPERTY ADDRESS: Corner of Pecan Street and Line Street

MAP/PARCEL #: LG040014A00

PARCEL DESCRIPTION: Vacant / Wooded Lot

AREA: 9.87 acres

EXISTING ZONING: R-44

PROPOSED ZONING: RM-6

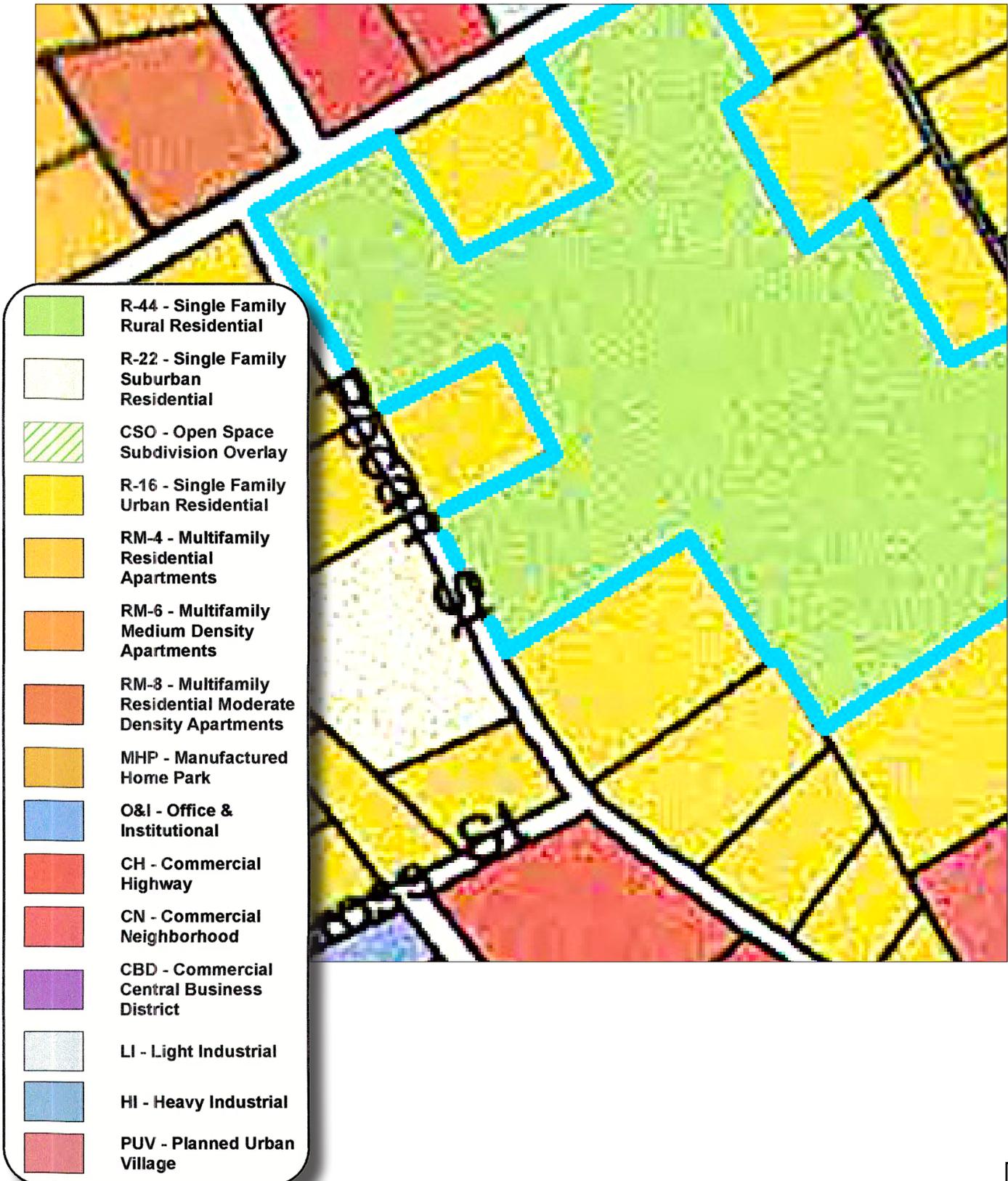
FUTURE LAND USE MAP: Residential

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

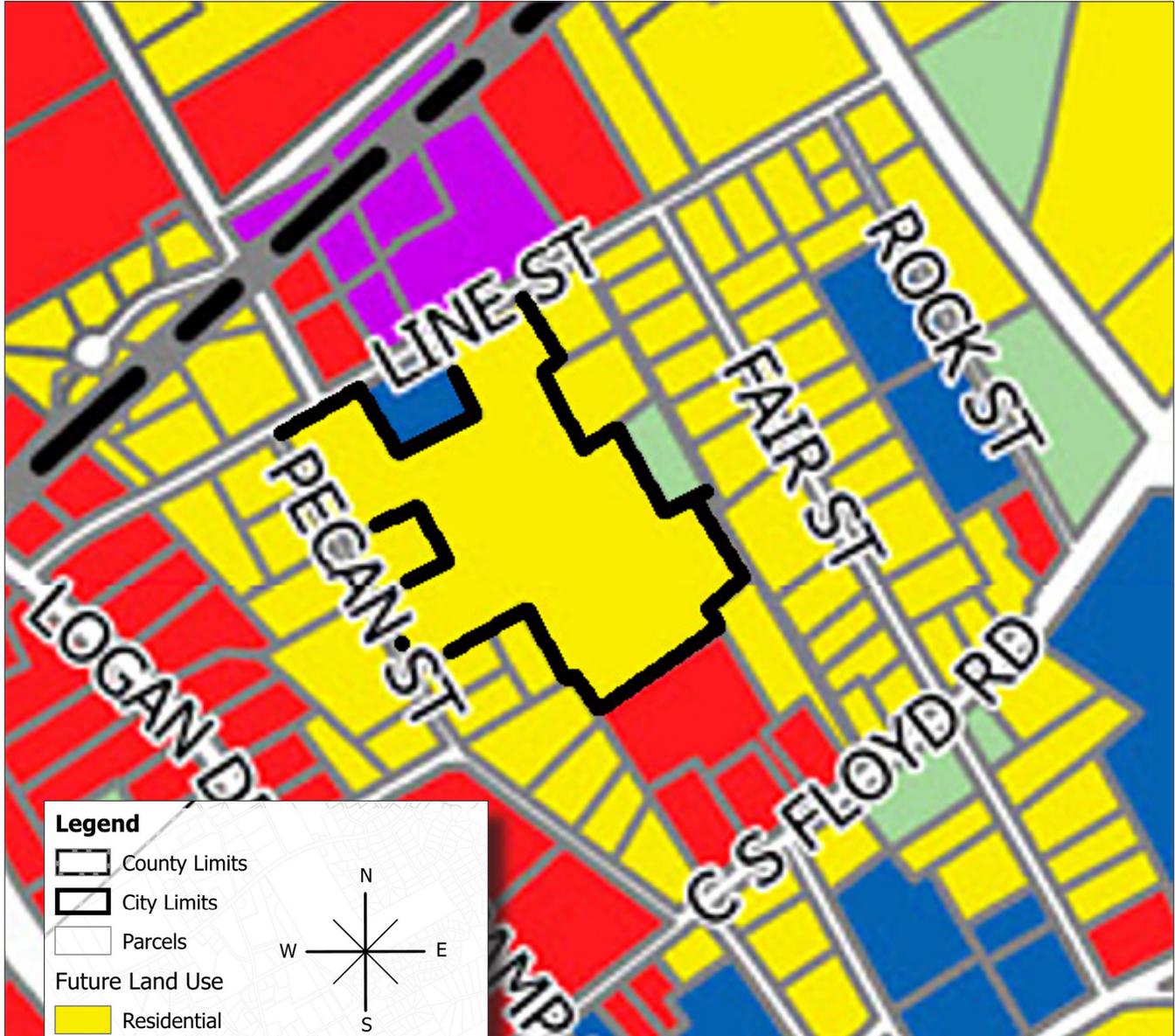
PLANNING COMMISSION HEARING: Feb. 27, 2025

CITY COUNCIL HEARING: March 10, 2025

ZONING MAP



FUTURE LAND USE MAP



Legend	
	County Limits
	City Limits
	Parcels
Future Land Use	
	Residential
	Commercial
	Industrial
	Public/Institutional
	Transportation/Communication/Utilities
	Park/Recreation/Conservation
	Agriculture/Forestry

Applicant's Request

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

Existing Conditions

The land is currently wooded with no existing structures.

Impact Analysis / Recommendation

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

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

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

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

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

Impact Analysis / Recommendation

Is the proposed use consistent with the adopted Comprehensive Plan? The Comprehensive Plan shows the property as being residential.

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

What is the impact upon adjacent property owners if the request is not approved? There would be no impact as the parcel would remain in its current condition.

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

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

Planning Commission Recommended Conditions

City Council Conditions

DATA APPENDIX

WATER

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

Size of the water line? 8 inches PVC along Line Street, 6 inches PVC along Pecan Street.

Capacity of the water line? Unknown

Approximate water usage by proposed use? Unknown

SEWER

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

Size of the sewer line? 12 inches clay on corner of Line Street and Pecan Road, 8 inches clay along Pecan Street

Capacity of the sewer line? Unknown

Estimated waste generated by proposed development? Unknown

DRAINAGE AND ENVIRONMENTAL CONCERNS

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

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

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

Do stream bank buffers exist on the parcel? No

Are there other topographical concerns on the parcel? Unknown

Are the storm water issues related to the application? No

DATA APPENDIX

TRANSPORTATION

What is the road affected by the proposed change? What is the classification of the road? Line Street (minor collector)

What is the traffic count for the road? Unknown

Estimated number of cars generated by the proposed development? Unknown

Estimated number of trips generated by the proposed development? Unknown

Do sidewalks exist in the area? No

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

EMERGENCY SERVICES

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

Distance of the nearest station? 1.1 miles

Most likely station for 1st response? Station 18

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

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

THE COUNCIL OF THE CITY OF LOGANVILLE HEREBY ORDAIN AS FOLLOWS:

ARTICLE I.

The Code of Ordinances of the City of Loganville, Georgia, Subpart B, Land Development and Related Ordinances, Chapter 119 - Zoning, Article IV. – District Regulations, Division 1. – Generally, Section 119-177. – Uses Common to All Residential Districts, is hereby amended by implementing the below text amendment as follows, wherein underlined sections are added and stricken sections are being removed.

Sec. 119-177. Uses common to all residential districts.

There exist certain uses that are deemed to be compatible and acceptable when located in a residential district provided each use meets the space limits of the particular residential district. The following uses are allowed in all residential districts subject to the restrictions imposed by the district regulations.

(1) *Permitted uses.*

- a. Existing single-family residences.
- b. Existing cemeteries.
- c. Local, state and federal government buildings.

(2) *Accessory uses.*

- a. Accessory buildings and structures.
- b. Home occupations.
- c. Public parks, playgrounds and community buildings.
- d. Subdivision recreation areas owned, operated and maintained by homeowners associations exclusively for the use of residents and their guests.
- e. The parking of one unoccupied travel trailer, motor coach or pleasure boat, subject to provisions of this chapter.

(3) *Special uses.*

a. Public, parochial and private schools and colleges including dormitories, convents and monasteries when located on the same site as the school or college. The minimum site shall be three acres for such facilities.

b. Communication towers: See article VIII of this chapter.

~~c. Churches, synagogues, chapels and other places of religious worship and instruction when located on a thoroughfare having minimum classification of at least a major collector street, and having a minimum lot area of three acres.~~ All churches, synagogues, chapels, and other places of religious worship and instructions located in residential zoning districts shall have a minimum lot area of three acres and comply with all other building and lot standards, including but not limited to building setbacks, maximum impervious surface area, building sizes, etc., of the O and I - Office and Institutional District requirements stated in Section 119-216 of the City's Zoning Ordinance.

d. Country clubs, swim clubs, tennis clubs and neighborhood clubhouses, all of which shall be located on a site with not less than two acres and open to paid membership. Sleeping quarters for one caretaker, security guard, or manager shall be permitted.

e. Power substations and pumping stations.

ARTICLE II.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ARTICLE III.

This ordinance shall take effect from and after its adoption by the Mayor and Council of the City of Loganville, Georgia.

READ AND ADOPTED, this ____ day of _____, 2025.

CITY OF LOGANVILLE, GEORGIA

By: _____ (SEAL)

Skip Baliles, Mayor

Attest: _____ (SEAL)

Kristi Ash, Deputy Clerk